

FOR LEASE

2,488 SF | \$3.00/SF/MO. NNN

THE SHOPS AT THE OLD FAIR DISTRICT Prime End Cap Retail Space Along Hwy 97

1380 SW Canal Blvd, Redmond, OR 97756



PROPERTY DETAILS

Suite 101:	2,488 SF
Lease Rate:	\$3.00/SF/Mo. NNN
CAMs:	Est. at \$0.87/SF/Mo.
Zoning:	Central Business District (C2)
Parking:	85 onsite shared spaces
Date Avail.:	December 1, 2024

HIGHLIGHTS

- Excellent visibility from Hwy 97
- Located at a prominent signalized intersection
- Join a vibrant mix of tenants including Starbucks, Cold Stone, Pizza Hut, OnPoint, and Mattress Firm
- Shadow-anchored by Lowe's Home Improvement
- High traffic counts of 33,753 (AADT 2022) on Hwy 97 and 13,190 (AADT 2022) on Veterans Way

Graham Dent, SIOR | Dan Kemp, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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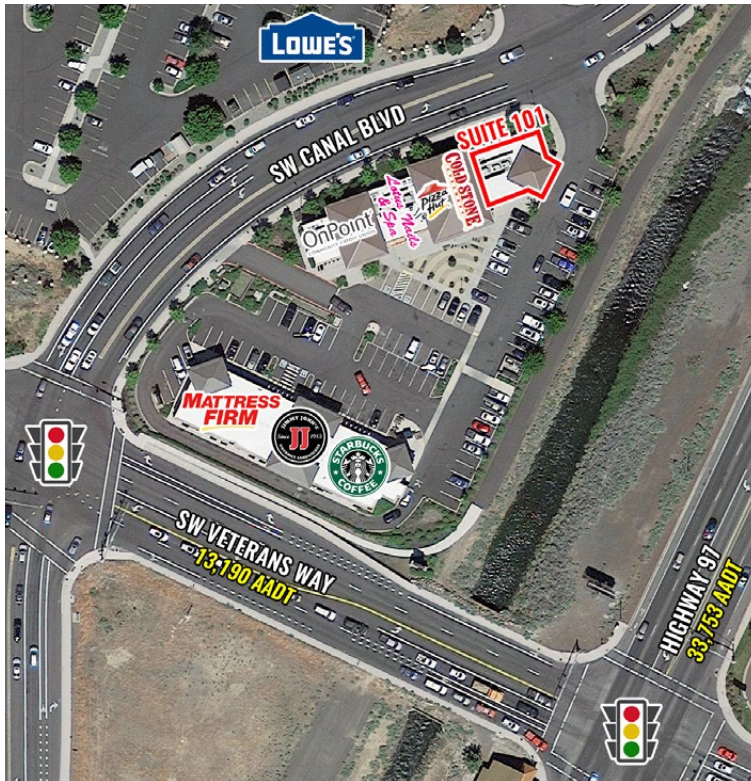
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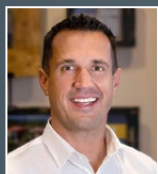
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