

# FOR LEASE: TURNKEY SPA OR MEDICAL BUILDING

Prime Corner Location on NW Wall Street and NW Colorado Avenue



FOR LEASE: 2,950 SF | 125 NW WALL STREET | BEND, OR 97703

COMPASS  
COMMERCIAL

REAL  
ESTATE  
SERVICES



# THE OFFERING



## TURNKEY SPA OR MEDICAL LEASE OPPORTUNITY

This well-equipped standalone building offers a rare turnkey spa or medical lease opportunity in one of Bend's most desirable west side locations. The first floor includes a welcoming reception area, large nail room with two manicure stations, fully built-out pedicure area with four chairs, laundry room with dual washer/dryer sets, spacious locker room with showers, and two massage rooms with sinks. The second floor features three massage rooms with sinks, a hydrotherapy room, treatment room, steam room, private office, and restroom.

With extensive plumbing throughout, the space is perfectly suited for medical, dental, or wellness users. Existing furniture and equipment may be available for tenant use, offering a truly ready-to-occupy layout.

Located at the corner of NW Wall Street and NW Colorado Avenue, the property provides excellent visibility and parking, just steps from the Deschutes River, Bend White Water Park, downtown Bend, and the Old Mill District, capturing clientele from both locals and visitors alike.

LEASE INFORMATION	Address	125 NW Wall Street, Bend, OR 97703
	Building Size	2,950 SF
	Lease Rate	\$2.50/SF/Mo. NNN
	NNNs	TBD
	Year Built	2000
	Tax Lot	171232CD12900
	Lot Size	0.22 Acres
	Zoning	Limited Commercial (CL)
	Parking	12 onsite parking spaces



# BUILDING HIGHLIGHTS



## TURNKEY SPA

Fully equipped spa layout with massage, facial, hydrotherapy, and locker rooms



## MEDICAL/DENTAL USE

Extensive plumbing throughout supports medical, dental, or wellness users



## CORNER LOCATION

Signalized intersection of NW Wall St. & NW Colorado Ave.



## FULLY FURNISHED

Personal property may be available, including massage tables and spa furnishings



## HIGH VISIBILITY

Prominent street presence with strong traffic counts and signage potential



## CONVENIENT PARKING

Ample on-site parking for clients and employees



## NEARBY AMENITIES

Steps from the Deschutes River, nearby trails, and Bend White Water Park



## WEST SIDE LOCATION

Near the Deschutes River, downtown, and Old Mill District appealing to locals and visitors





# BUILDING PHOTOS



FOR LEASE | 125 NW WALL STREET | BEND, OR 97703



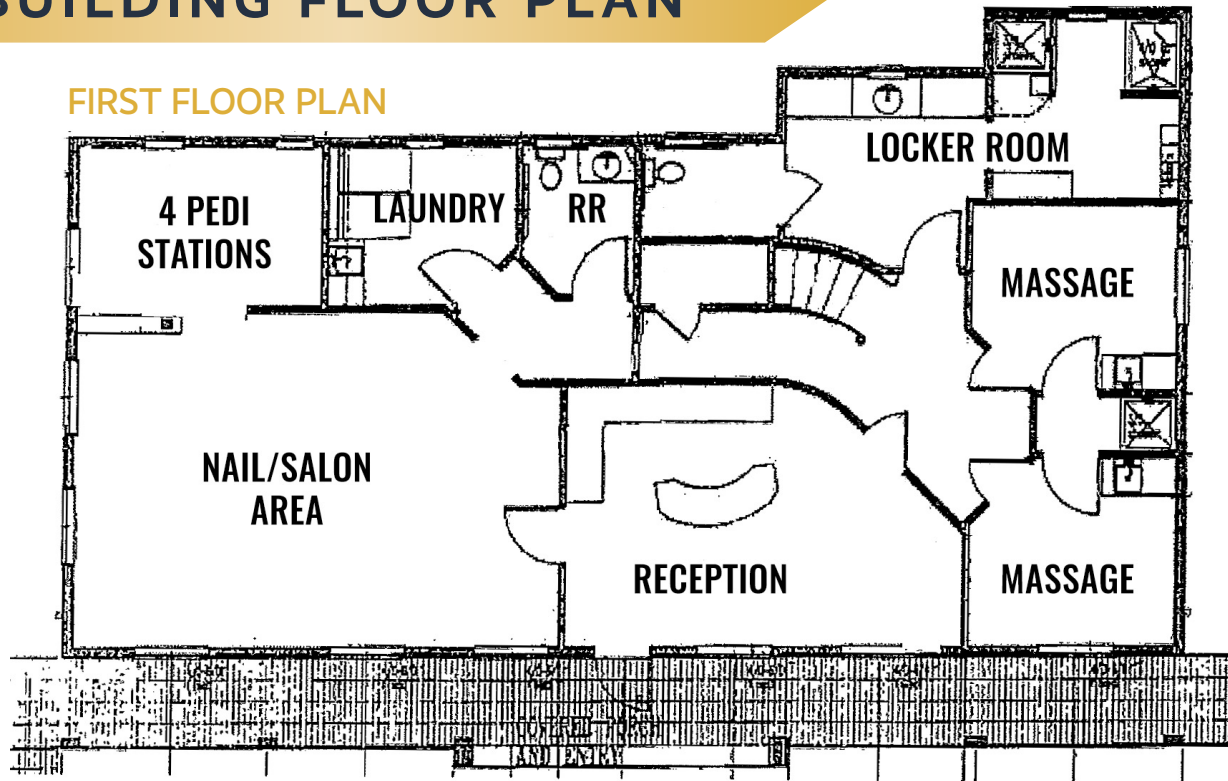


## BUILDING PHOTOS

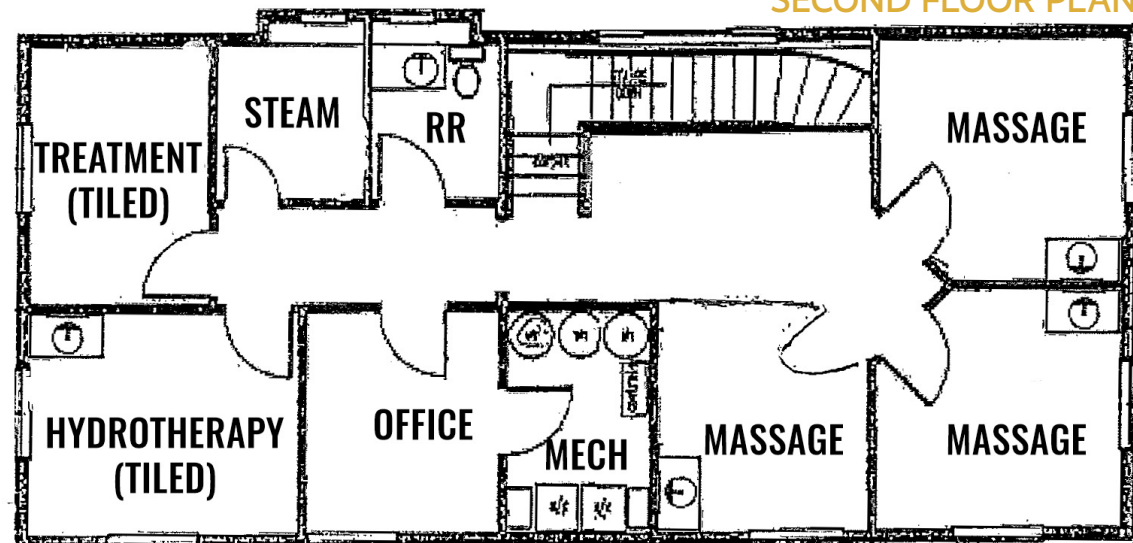


# BUILDING FLOOR PLAN

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN





# AERIAL MAP





# BEND, OREGON

With a population of 106,926 (2024), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

## LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



**BEST PERFORMING  
SMALL CITY IN THE U.S.**

**#1**

Milken Institute  
2017, 2018, 2019 & 2020  
(Ranked #5 in 2023 & #6 in 2024)



**FASTEST-GROWING  
CITY IN THE U.S.**

**#4**

Checkr  
2023



**HIGHEST 5-YEAR JOB  
GROWTH IN THE U.S.**

**#9**

Milken Institute  
2023



# CENTRAL OREGON

## LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

## EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

## AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of  
Sunshine



Miles  
of Trails



30 Breweries  
& Counting



Thriving Arts  
& Culture



30 Golf Courses

## Demographics

### POPULATION



266,916

2025 Total  
Population (Esri)



287,491

2030 Total  
Population (Esri)



1.50%

2025-2030 Growth  
Rate (Esri)

### INCOME



\$95,728

Median  
Household  
Income



\$52,104

Per Capita Income



\$336,530

Median Net Worth

### EDUCATION



5%

No High School  
Diploma



22%

High School  
Graduate



31%

Some College



42%

Bachelor's/Grad/  
Prof Degree

### BUSINESS



11,878

Total Businesses



104,183

Total Employees



3.8%

Unemployment Rate





## TURNKEY SPA OR MEDICAL BUILDING – 125 NW WALL STREET, BEND, OR 97703

### EXCLUSIVELY LISTED BY:



**JAY LYONS, SIOR, CCIM**

Partner, Principal Broker

Cell 541.410.6519

[jlyons@compasscommercial.com](mailto:jlyons@compasscommercial.com)



**ADAM BLEDSOE**

Principal Broker

Cell 541-915-5669

[abledsoe@compasscommercial.com](mailto:abledsoe@compasscommercial.com)



*Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.*