FOR LEASE

1,441 SF | $30.00/SF/YR. NNN

BEND RIVER PROMENADE
High Traffic Retail/Restaurant Space
3148 N Highway 97, Bend, OR 97703

Bend River Promenade | HOBBY LOBBY | TJ·maxx | KOHL'S | macy's | AutoZone | NATURAL GROCERS | M.JACOBS | CHI chinese & sushi bar | Elmer's breakfast · lunch · dinner

REGIONAL SHOPPING CENTER ANCHORED BY HOBBY LOBBY, TJ MAXX AND NATURAL GROCERS

SUITE 106

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COMPASS COMMERCIAL REAL ESTATE SERVICES

FOR LEASE **1,441 SF**

Bend River Promenade – High Traffic Retail/Restaurant Spaces

REGIONAL SHOPPING CENTER

The Bend River Promenade is situated in the heart of Bend, Oregon, offering excellent access and visibility from Highway 97 (Bend Parkway) and Business 97. Located just across the street from the scenic Deschutes River and near two of the area's finest motels, it is one of the first shopping destinations visitors encounter while exploring Central Oregon. The Promenade features a variety of co-tenants, including T.J. Maxx, Hobby Lobby, Natural Grocers, Kohl's, Macy's, M. Jacobs, Chi Chinese and Sushi Bar, Elmer's, and other local retailers.

HIGHLIGHTS

- Anchored by T.J. Maxx, Hobby Lobby, Natural Grocers and Macy's and shadow anchored by Kohl's
- High traffic counts of 50,158 vehicles/day on Business Hwy 97 and 47,470 vehicles/day on Hwy 97 (Bend Parkway) (AADT)
- Excellent highway visibility
- Near convention center and hotels
- Zoned Commercial General (CG)
- Ample onsite parking
- Low NNNs, call for details

SUITE	SIZE	LEASE RATE	SPACE TYPE
106	1,441 SF	$30.00/SF/Yr. NNN	In-line retail by Macy's

Regional Overview

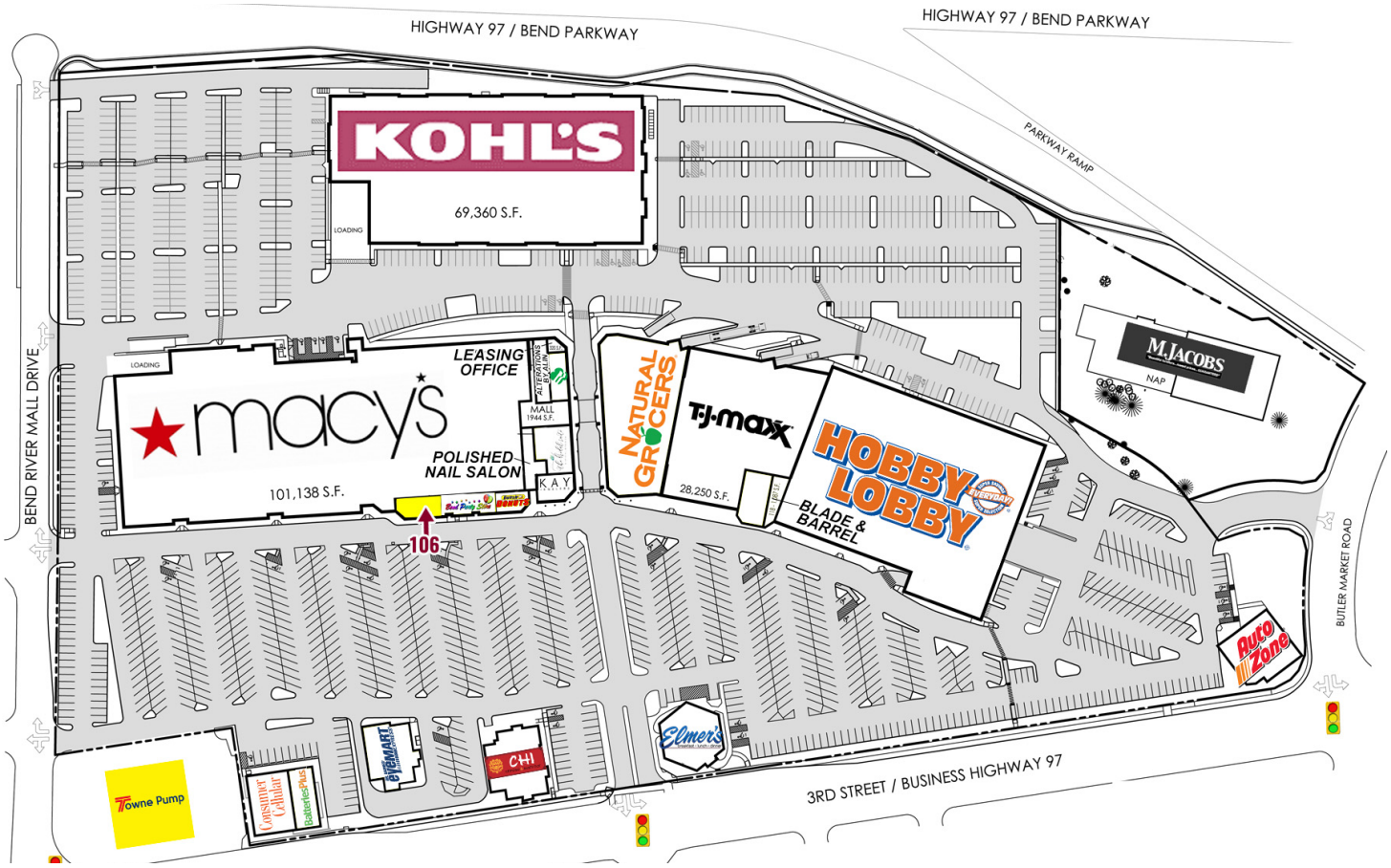
With a population of 109,500 (2025), Bend is the sixth-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

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.

AIRPORT

Redmond Municipal Airport (RDM) offers daily non-stop flights to Burbank, Denver, Las Vegas, Los Angeles, Palm Springs, Phoenix, Portland, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle. These destinations are served by airlines including Alaska Airlines, American Airlines, Avelo Airlines, Delta Air Lines, and United Airlines. The airport is undergoing a $170 million expansion to double its terminal size, adding a new concourse with seven jet bridges by 2027.

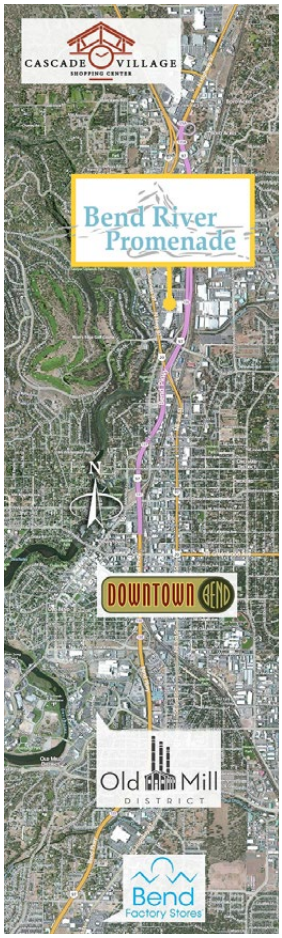


FOR LEASE

3148 N Highway 97, Bend, OR 97703

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles	Tri-County
2024 Population	70,105	112,447	134,029	269,816
2029 Population	75,736	120,998	143,993	289,501
2023-2028 Growth Rate	1.56%	1.48%	1.44%	1.42%
2024 Median Age	39.7	40.5	41.6	43.3
2024 Median Home Value	$716,849	$714,008	$724,449	$649,276
2024 Housing Units	31,912	49,748	59,019	124,987
2029 Households	32,445	50,260	59,331	117,057
2024 Med. Household Income	$87,734	$91,530	$92,642	$82,196
2024 Population Age 18+	56,977	90,336	108,078	217,259
High School Diploma	5,971	10,491	13,618	35,913
Bachelor's Degree	15,359	24,358	28,307	48,238
Graduate/Professional Degree	10,879	16,160	18,893	28,520
2024 Businesses	5,169	6,648	7,125	11,801
2024 Employees	48,729	59,262	61,976	102,658
2024 Unemployment Rate	3.2%	3.0%	3.1%	3.9%



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.

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