

WAGNER MALL SHOPPING CENTER

NWC Hwy 20 (3rd St.) & NE Revere Ave.
Bend, OR



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

WAGNER MALL



SHOP SPACE AVAILABLE

Wagner Mall is located in the heart of Bend at the intersection of NE 3rd St. (also known as Hwy 20) & NE Revere Ave., not far from the Revere exit of Hwy 97 (the main north/south thoroughfare in Bend). The center is also a short drive from Downtown Bend as well as St. Charles Medical Center which is the largest medical facility in Central Oregon. As a result there is a robust daytime population in the area with over 33,000 employees within 2 miles of the center. Anchoring Wagner Mall is Albertsons, Rite Aid, and Aaron's. Albertsons has been in the center since 1994 to 2015 when the store was sold to Haggen; two years later Albertsons purchased the store back given its strong historical performance. The city of Bend as a whole continues to grow and is expected to hit 130,000 full time residents by 2030, which is roughly 33% increase from the population amount in 2020.

DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
9,498	40,378	79,709

POPULATION



1-Mile	2-Mile	3-Mile
\$112,598	\$124,457	\$135,189

AVG. HH INCOME



1-Mile	2-Mile	3-Mile
10,135	33,131	46,080

EMPLOYEES



101,751
CITY OF BEND POPULATION

TRAFFIC COUNTS



17,550 ADT
SOUTHERN CROSSING
NE 3RD STREET (HWY 20)

10,824 ADT
OLD FARM DISTRICT
NE REVERE AVENUE



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WAGNER MALL

NORTH BEND ACTIVITY KEY

- PLANNED HOUSING
- UNDER CONSTRUCTION HOUSING
- MAJOR EMPLOYER
- MEDICAL CENTER / HEALTH CARE FACILITY

SHELVIN WEST
SUBDIVISION
115 UNITS

SHELVIN HEALTH &
WELLNESS CENTER
47,000 S.F.

DISCOVERY WEST
MASTER PLAN AREA
780 UNITS

UPPER TERRACE
SUBDIVISION
313 UNITS

U.S. BANK
REGIONAL OFFICE
258 EMPLOYEES

LONZA
361 EMPLOYEES

WAGNER MALL
Albertsons CVS

RIVERHOUSE
220 EMPLOYEES

O.D.O.T.
REGIONAL OFFICE

BRITTA
MULTI FAMILY
178 UNITS

SUTERRA
162 EMPLOYEES

HIGH LAKES HEALTH
140 EMPLOYEES

THE ORTHO CENTER
252 EMPLOYEES

BEAR CREEK
MULTI-FAMILY
180 UNITS

JELD-WEN
375 EMPLOYEES

ST. CHARLES
MEDICAL CENTER
3,361 EMPLOYEES

BEND BROADBAND
280 EMPLOYEES

10 BARREL BREWING
236 EMPLOYEES

MOSAIC MEDICAL
303 EMPLOYEES

PACIFIC SOURCE
223 EMPLOYEES

SKY VISTA
SINGLE FAMILY
70 UNITS

PETROSA
SINGLE FAMILY
440 UNITS

LES SCHWAB H.Q.
456 EMPLOYEES

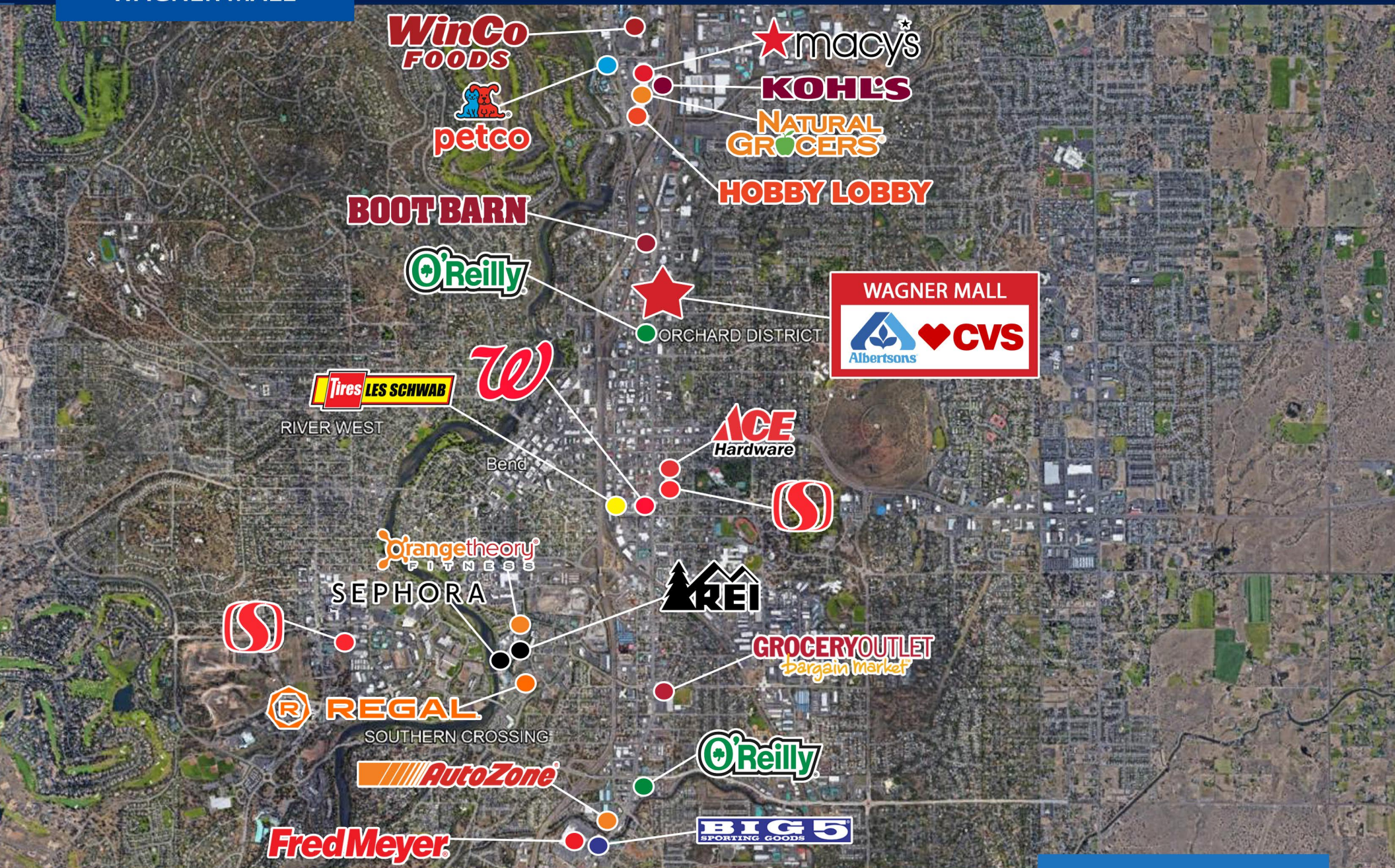
ACADIA POINT
SINGLE FAMILY
90 UNITS

WILDFLOWER
MASTER PLAN
518 UNITS

PARKSIDE PLACE
SUBDIVISION
238 LOTS

AERIAL

WAGNER MALL



RETAIL AERIAL

WAGNER MALL

King Buffet
LIQUOR STORE

4TH STREET

5,288 ADT

Aaron's

CVS

WAGNER
MALL

SPACE AVAILABLE
(SEE NEXT PAGE)

Albertsons

NE 3RD STREET (US HWY 97)

17,550 ADT

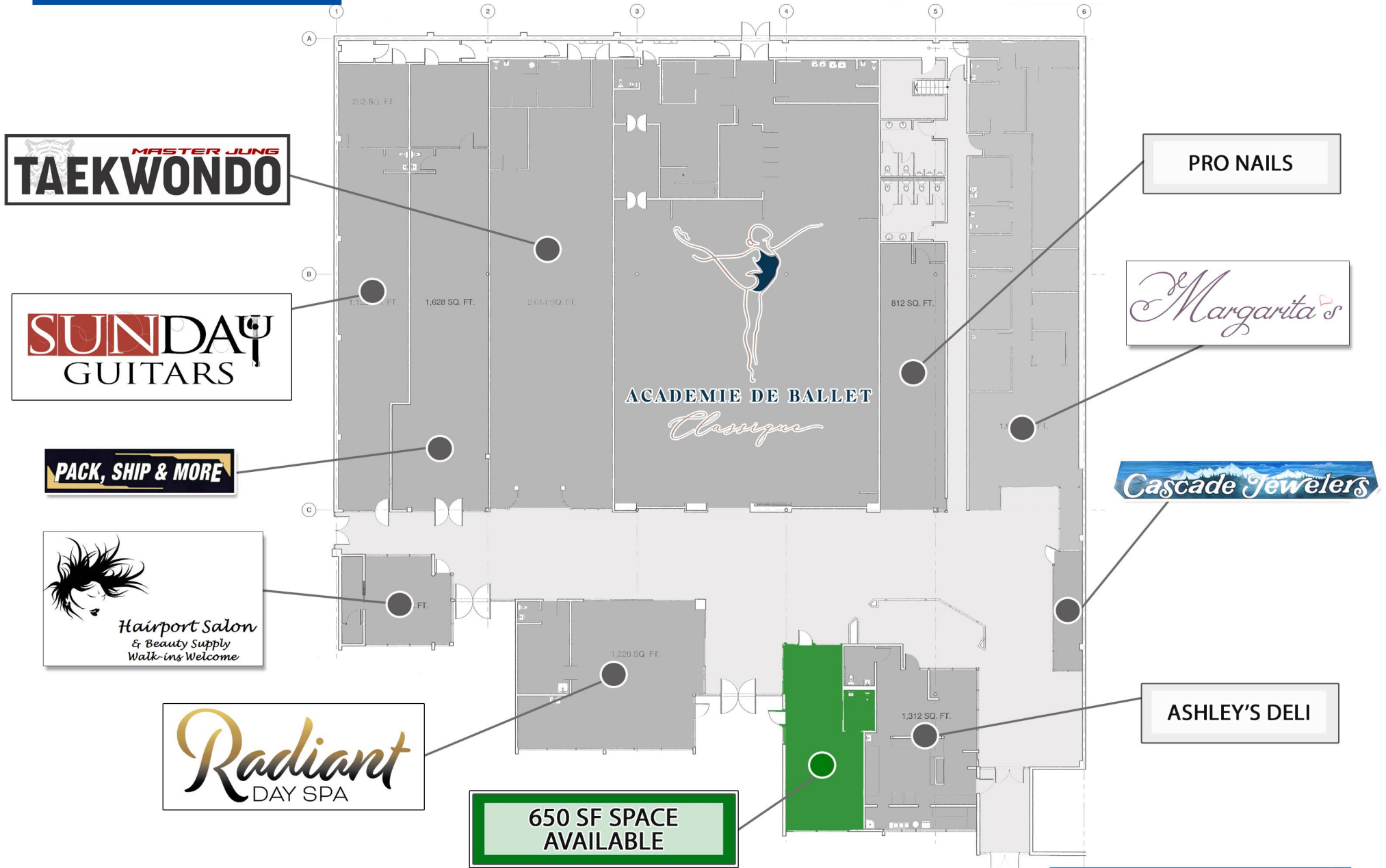
UNDERWOOD AVENUE

REVERE AVENUE
10,824 ADT



SITE PLAN

WAGNER MALL

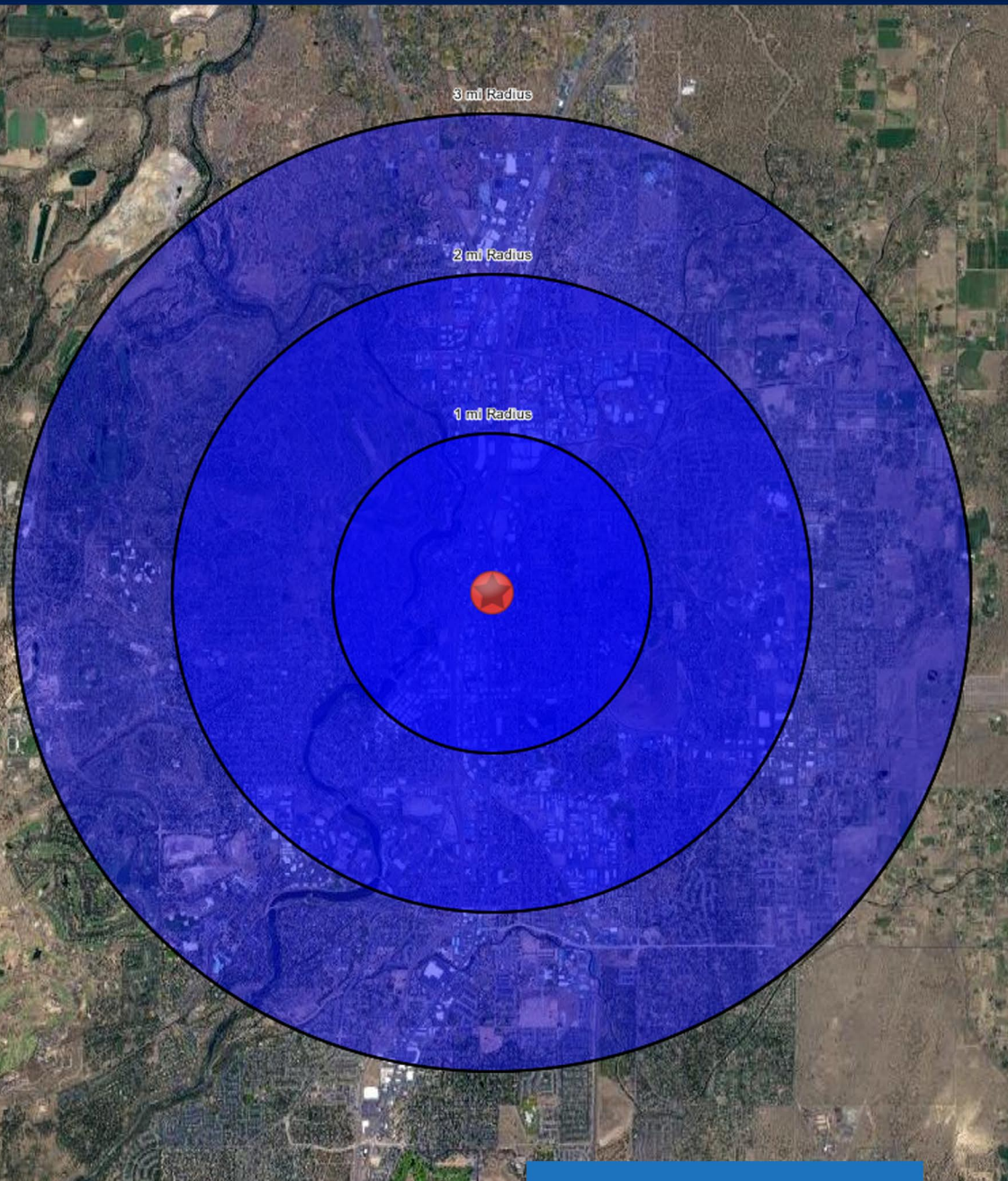


MALL PLAN

WAGNER MALL

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	9,498	40,378	79,709
2030 Projected Population	9,822	42,089	83,694
2020 Census Population	9,788	39,888	77,407
2010 Census Population	7,906	32,448	60,550
Projected Annual Growth 2025 to 2030	0.7%	0.8%	1.0%
Historical Annual Growth 2010 to 2025	1.3%	1.6%	2.1%
2025 Median Age	37.9	37.9	38.9
Households			
2025 Estimated Households	4,446	18,263	34,259
2030 Projected Households	4,653	19,251	36,378
2020 Census Households	4,443	17,545	32,423
2010 Census Households	3,553	14,142	25,372
Projected Annual Growth 2025 to 2030	0.9%	1.1%	1.2%
Historical Annual Growth 2010 to 2025	1.7%	1.9%	2.3%
Race and Ethnicity			
2025 Estimated White	86.6%	87.4%	87.3%
2025 Estimated Black or African American	0.9%	0.8%	0.8%
2025 Estimated Asian or Pacific Islander	2.0%	1.9%	2.0%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2025 Estimated Other Races	10.1%	9.4%	9.5%
2025 Estimated Hispanic	10.2%	9.6%	9.6%
Income			
2025 Estimated Average Household Income	\$112,598	\$124,457	\$135,189
2025 Estimated Median Household Income	\$86,184	\$92,987	\$99,826
2025 Estimated Per Capita Income	\$52,794	\$56,388	\$58,209
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.9%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.6%	2.4%
2025 Estimated High School Graduate	15.8%	15.2%	15.4%
2025 Estimated Some College	16.0%	18.7%	19.7%
2025 Estimated Associates Degree Only	11.1%	10.8%	10.0%
2025 Estimated Bachelors Degree Only	32.8%	31.1%	31.6%
2025 Estimated Graduate Degree	21.7%	19.7%	19.0%
Business			
2025 Estimated Total Businesses	1,765	5,054	7,355
2025 Estimated Total Employees	10,135	33,131	46,080
2025 Estimated Employee Population per Business	5.7	6.6	6.3
2025 Estimated Residential Population per Business	5.4	8.0	10.8



DEMOGRAPHICS