

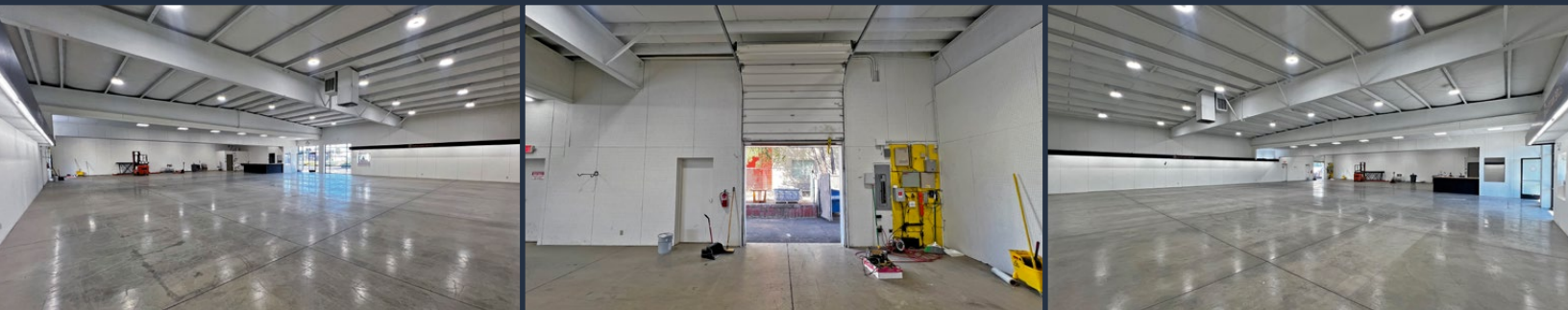
# FOR LEASE

7,000 SF | \$1.55/SF/MO. NNN

## High Visibility Retail Space

63011 N Highway 97, Bend, OR 97703

**RATE REDUCED**  
Was \$1.65/SF/Mo. NNN



### PROPERTY DETAILS

Avail. Space:	7,000 SF
Lease Rate:	<del>\$1.65/SF/Mo. NNN</del> \$1.55/SF/Mo. NNN
CAMs:	Est. at \$0.46/SF/Mo.
Zoning:	Commercial General (CG)
Parking:	Ample onsite spaces

### HIGHLIGHTS

- Highly visible retail suite on Business Hwy 97
- Traffic counts exceeding 21,380 AADT (ODOT 2023) on NE 3rd Street/Hwy 97
- Easy access to Highway 97/Bend Parkway
- Near hotels, fast food and other retailers
- Open layout with high ceilings
- Delivery access with roll-up door

**Grant Schultz, CCIM**

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**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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# FOR LEASE

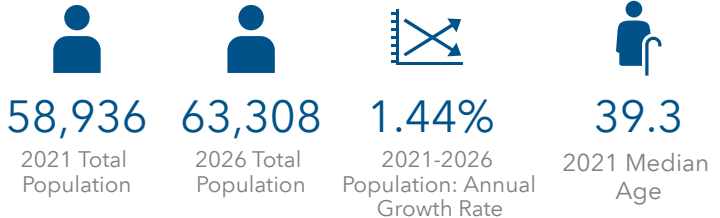
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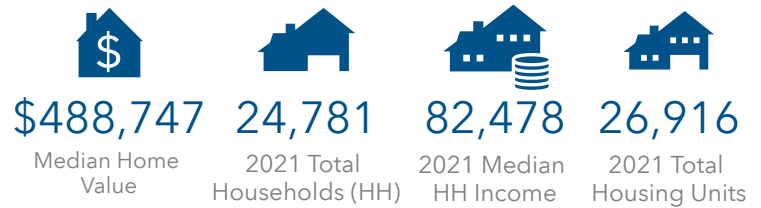
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### DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

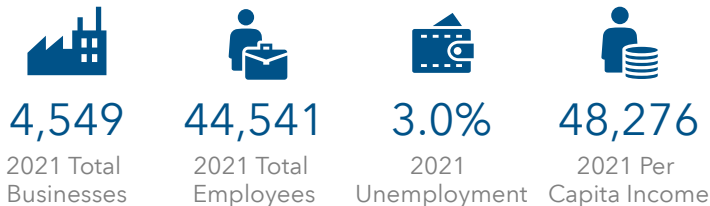
#### POPULATION



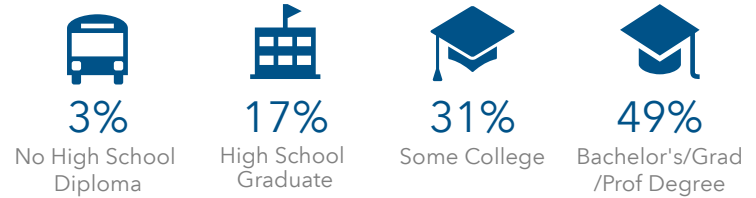
#### HOUSING



#### BUSINESS



#### EDUCATION



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