

FOR LEASE

DISCOVERY CORNER Ground Floor Retail/Commercial Suite

674 SF | \$3.50/SF/MO. NNN

1123 NW Ochoa Dr., Bend, OR 97703



**DISCOVERY
WEST**

BRAND NEW DEVELOPMENT IN THE HEART OF DISCOVERY WEST



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SERVICES**

FOR LEASE

\$3.50/SF/MO. NNN

DISCOVERY CORNER

Retail/Commercial Suite

PROPERTY DETAILS

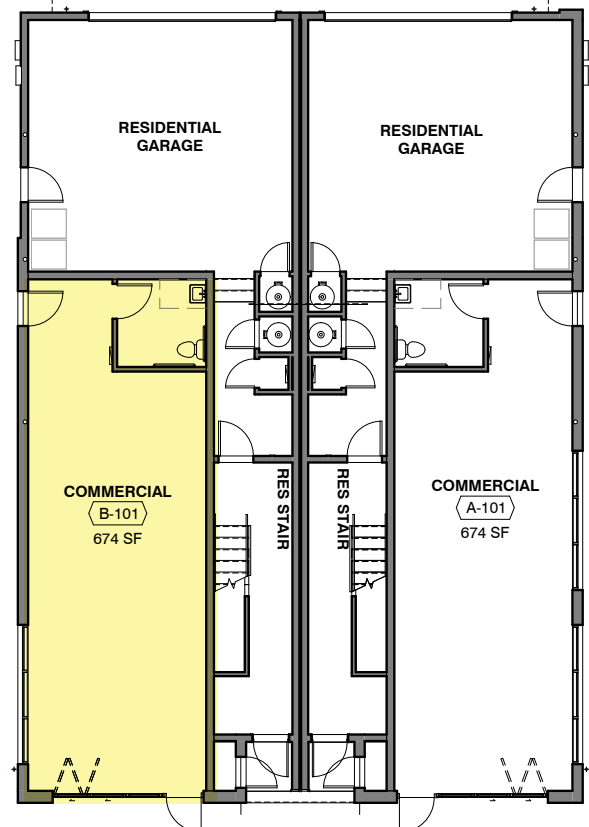
- Unit Size:** 674 SF
- No. of Units:** 1 Available, 10 Total
- Lease Rate:** \$3.50/SF/Mo. NNN
- NNNs:** Est. at \$0.95/SF/Mo. (electricity and internet metered separately)
- TI Allowance:** \$65/SF
- Zoning:** Discovery West Master Plan Residential Mixed-Use District

HIGHLIGHTS

- One 674 SF retail suite available on the ground floor with short-term residential rentals above
- Join Harcourts, MCD Homes Construction, Bluebird Skin Therapy & Aesthetics, Anna Salon, Put a Cork in It, Sparrow Mercato, Locavore, Form Pilates, and Harper House Interior Design
- Excellent opportunity for businesses to provide needed services to surrounding residents
- Adjacent plaza for public outdoor seating and gatherings
- Located along Skyline Ranch Road in the heart of the Discovery West Community
- Surrounded by schools, businesses and residential neighborhoods
- Nearby Discovery Park, Summit High School, Pacific Crest Middle School and William E Miller Elementary School
- Near the award-winning mixed-use community of NorthWest Crossing. With almost 1,550 housing units stretching over 486 acres, NorthWest Crossing follows the “traditional neighborhood development” concept of design that is embraced in Bend real estate and across the country



FIRST FLOOR PLAN



**CHECK OUT DISCOVERY WEST AT
DISCOVERYWESTBEND.COM**

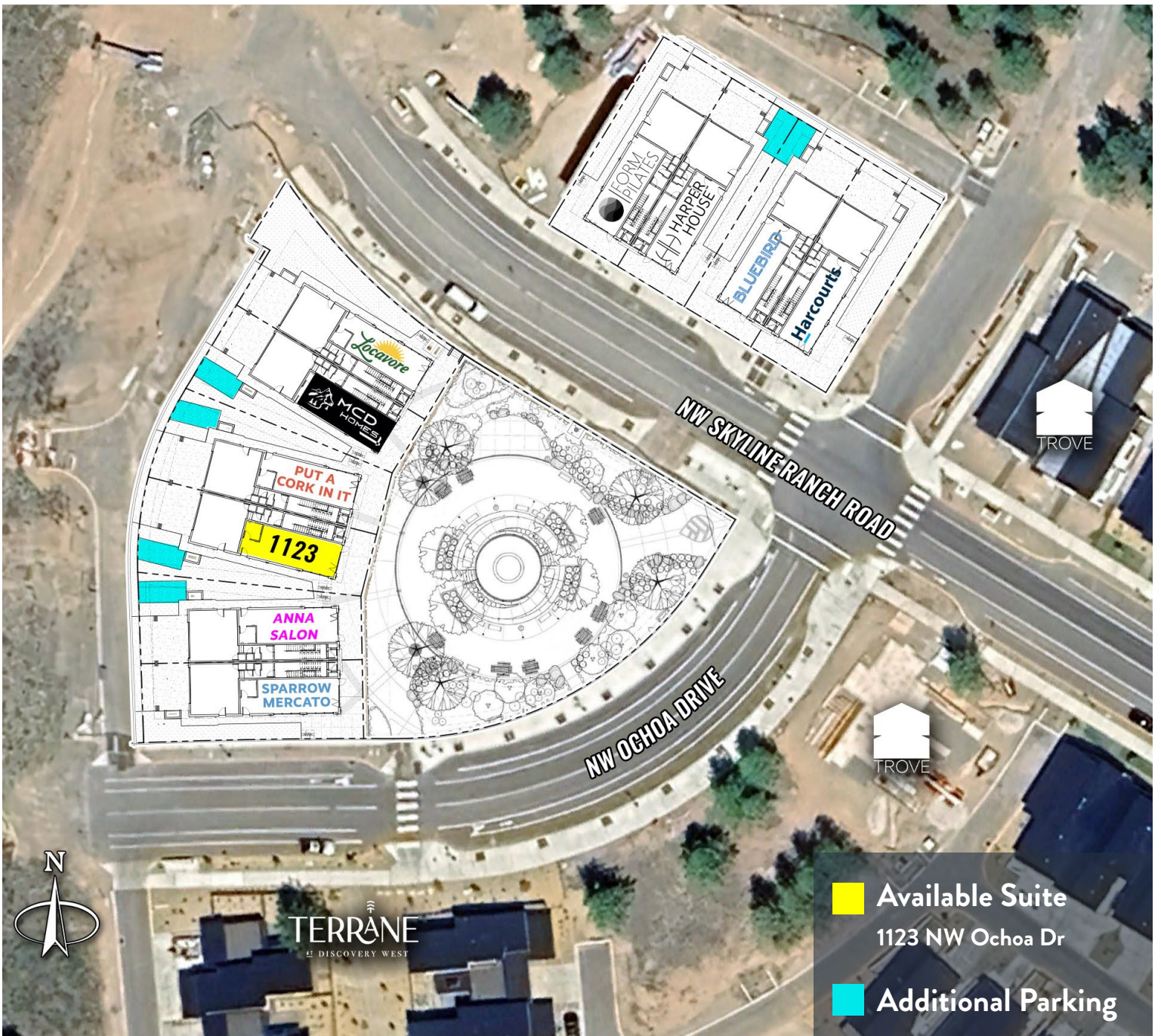


**DISCOVERY
WEST**

Discovery West is a master planned community with no less than 650 homes stretching over 245 acres west of NorthWest Crossing. Residents will have access to 40 acres of parks, miles of trails and proximity to all that NorthWest Crossing has to offer. The community offers a variety of housing options, ranging from single-family homes and cottages to townhomes and apartments. Discovery West is being developed under the “transect” concept of urbanism, where density decreases the farther you get from the urban core. This approach helps to mitigate negative impacts on wildlife and the threat of wildfire spread.

DISCOVERY CORNER

This central hub in Discovery West will feature a vibrant mix of small business storefronts, gathering spaces, and a place for neighborhood events. At the center of the plaza is a hand-forged sculpture within a generous fire pit that invites friends, family and neighbors to linger and enjoy a cozy outdoor space.

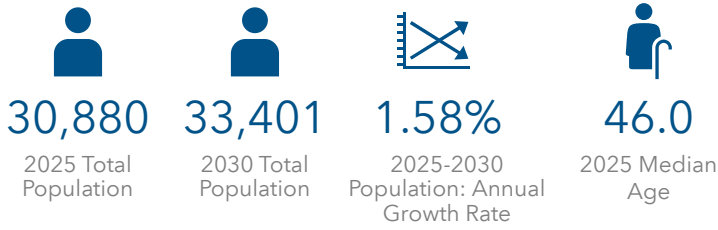


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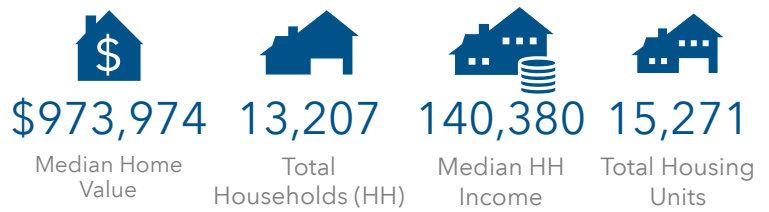
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DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

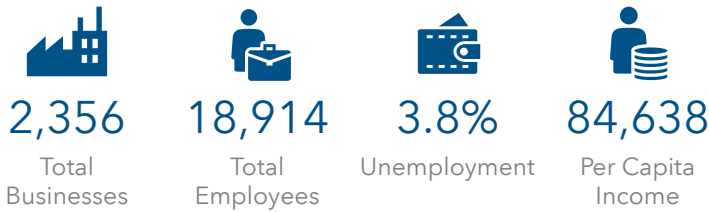
POPULATION STATS



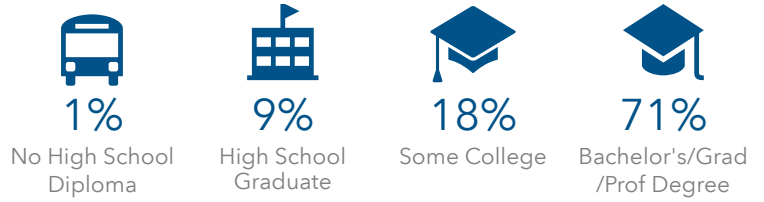
2025 HOUSING STATS



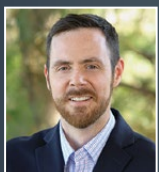
2025 BUSINESS STATS



2025 EDUCATION STATS



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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