

FOR LEASE

1,460-1,680 SF RETAIL SPACE

**Retail Space at Paulina Square
Fred Meyer Anchored Shopping Center**
61535 S Highway 97, Bend, OR 97702



HIGH TRAFFIC RETAIL CENTER ON S HIGHWAY 97



SUITE 11



SUITE 11

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REAL ESTATE SERVICES

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1,460-1,680 SF

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PROPERTY DETAILS

Suite 4:	1,680 SF - \$24.00/SF/Yr. NNN
Suite 11:	1,460 SF - \$22.00/SF/Yr. NNN
CAMs:	Est. at \$0.55/SF/Mo.
Year Built:	1995
Zoning:	General Commercial (CG)
Parking:	410 onsite surface spaces Ratio of 1.9/1,000 SF for the Center

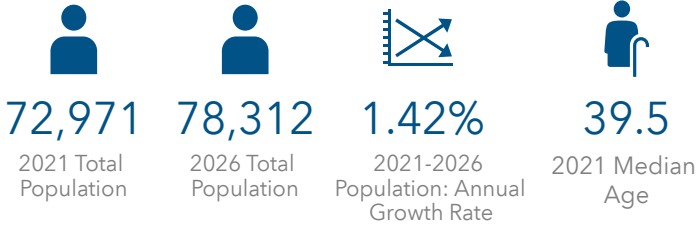
HIGHLIGHTS

- Fred Meyer anchored shopping center with smaller retail tenants along the store's perimeter
- Suite 4 is the former T-Mobile space with an open floor plan, one office and private restroom
- Suite 11 is the former Perfect Look Salon space with open retail piped for sinks, storage room and private restrooms
- Prime shopping destination in Bend near the Bend Factory Stores and Walmart Supercenter
- High visibility and ample parking
- Easy access from the Bend Parkway/Highway 97 and 3rd Street/S Highway 97

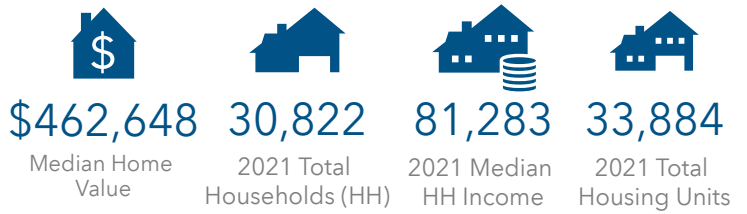


DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

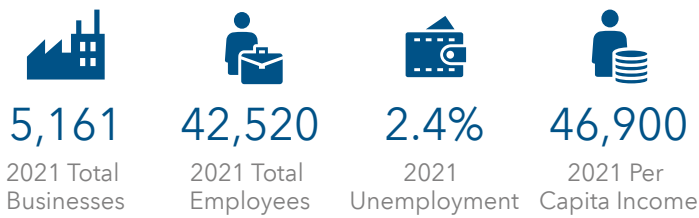
POPULATION



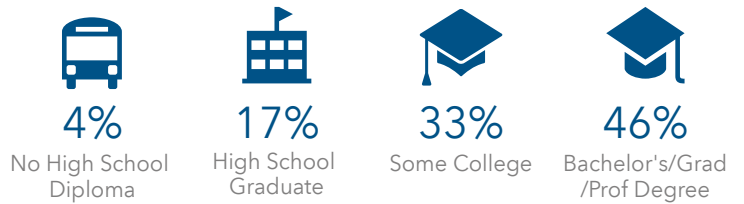
HOUSING



BUSINESS

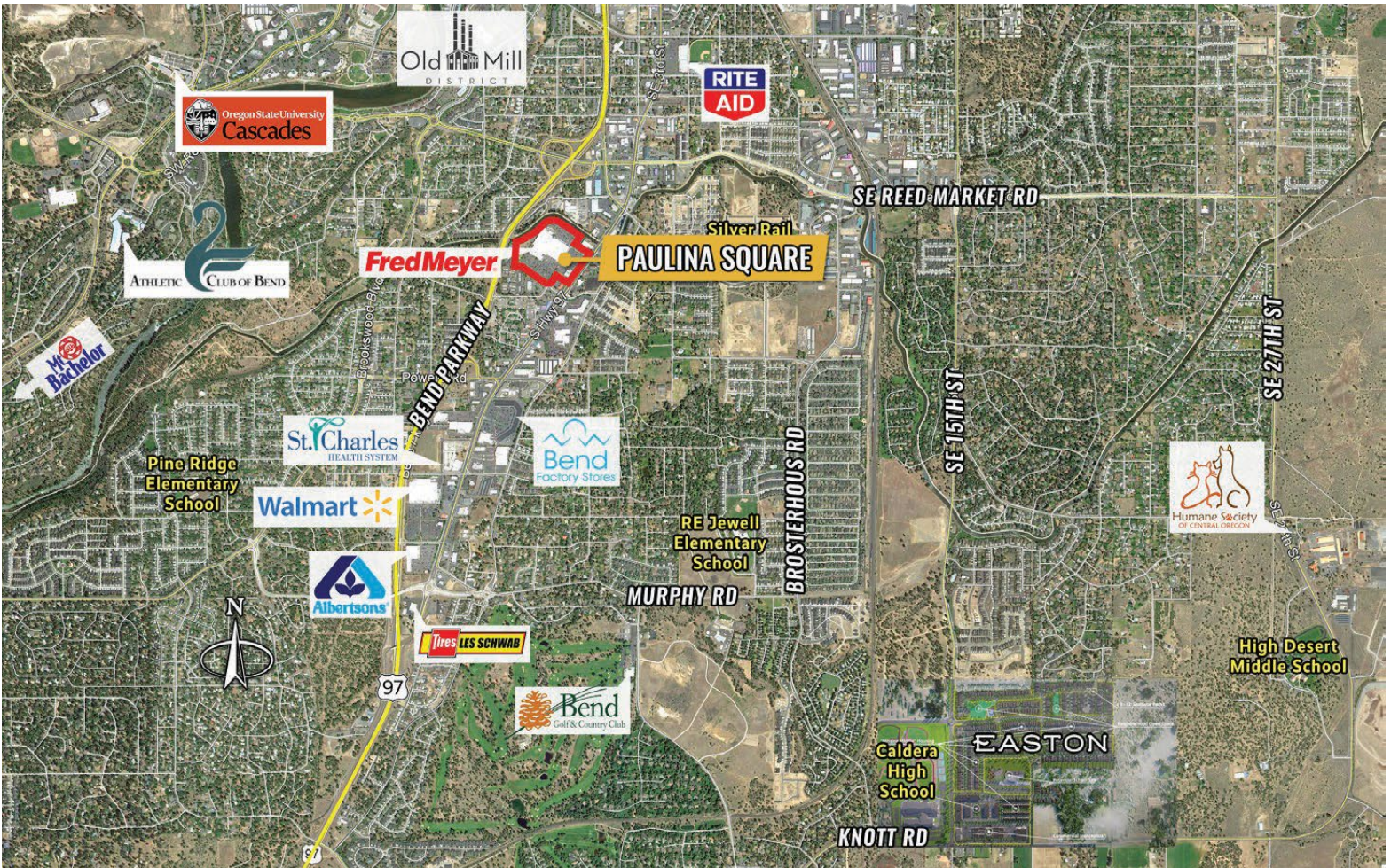


EDUCATION



FOR LEASE

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