

PINEBROOK PLAZA SHOPPING CENTER

NWC S. Hwy 97 & Pinebrook Blvd.
Bend, OR



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com





PINEBROOK PLAZA



PAD SPACE AVAILABLE

Pinebrook Plaza is located in Southeast Bend, OR at the intersection of Pinebrook Blvd. & Old Hwy 97. The center is anchored by a strong performing Safeway which has and continues to benefit from the significant housing growth in Southeast Bend. This portion of Bend has 1,204 housing units under construction and another 2,198 units approved or pending approvals. The City recently completed the extension of Murphy Rd. to 15th St., making access to Pinebrook Plaza significantly easier for a majority of the new housing coming in; the most exciting of which is the new community Easton, which will encompass 763 homes. Overall, the City of Bend is expected to grow to roughly 130,000 full time residents by 2030. In addition to the local Bend customers that frequent Pinebrook Plaza, the center also sees customers from Sunriver Resort which is home to 4,000 full time residents, plus the numerous guests that visit the resort throughout the year as a result of Pinebrook Plaza's positioning as the first center in Bend off of Hwy 97.

DEMOGRAPHICS

	1-Mile 10,638	2-Mile 33,007	3-Mile 54,525
	POPULATION		
	1-Mile \$117,136	2-Mile \$131,215	3-Mile \$139,449
	AVG. HH INCOME		
	1-Mile 2,600	2-Mile 15,652	3-Mile 30,495
	EMPLOYEES		
	101,751		
	CITY OF BEND POPULATION		

CENTURY WEST

OLD FARM DISTRICT

SITE

SOUTHWEST BEND

TRAFFIC COUNTS

SOUTHEAST BEND



24,298 ADT
PINEBROOK, S. 97, & MURPHY
23,910 ADT
BEND PKWY. / S. HWY 97

PRESENTED BY:



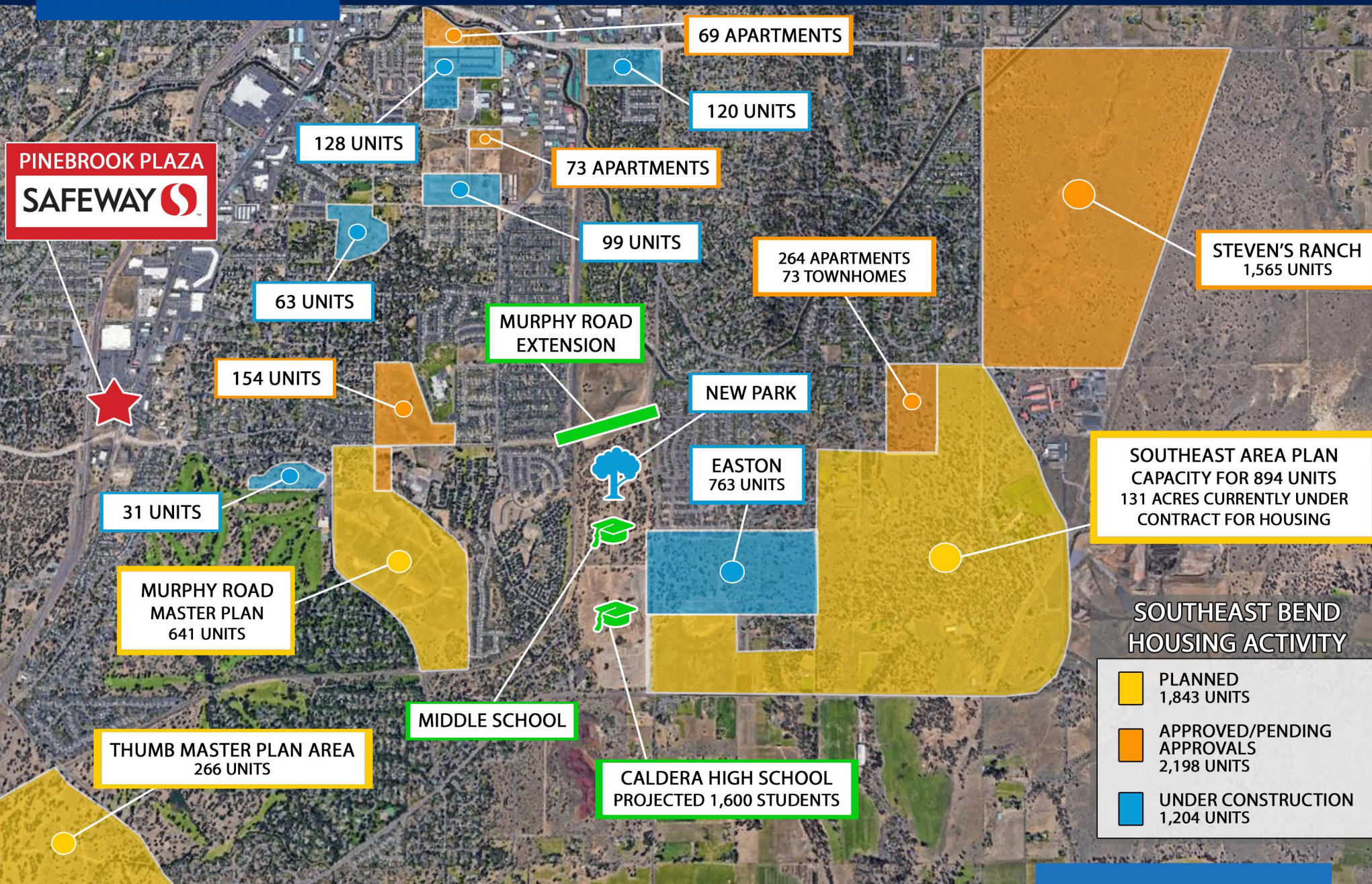
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PINEBROOK PLAZA



AERIAL

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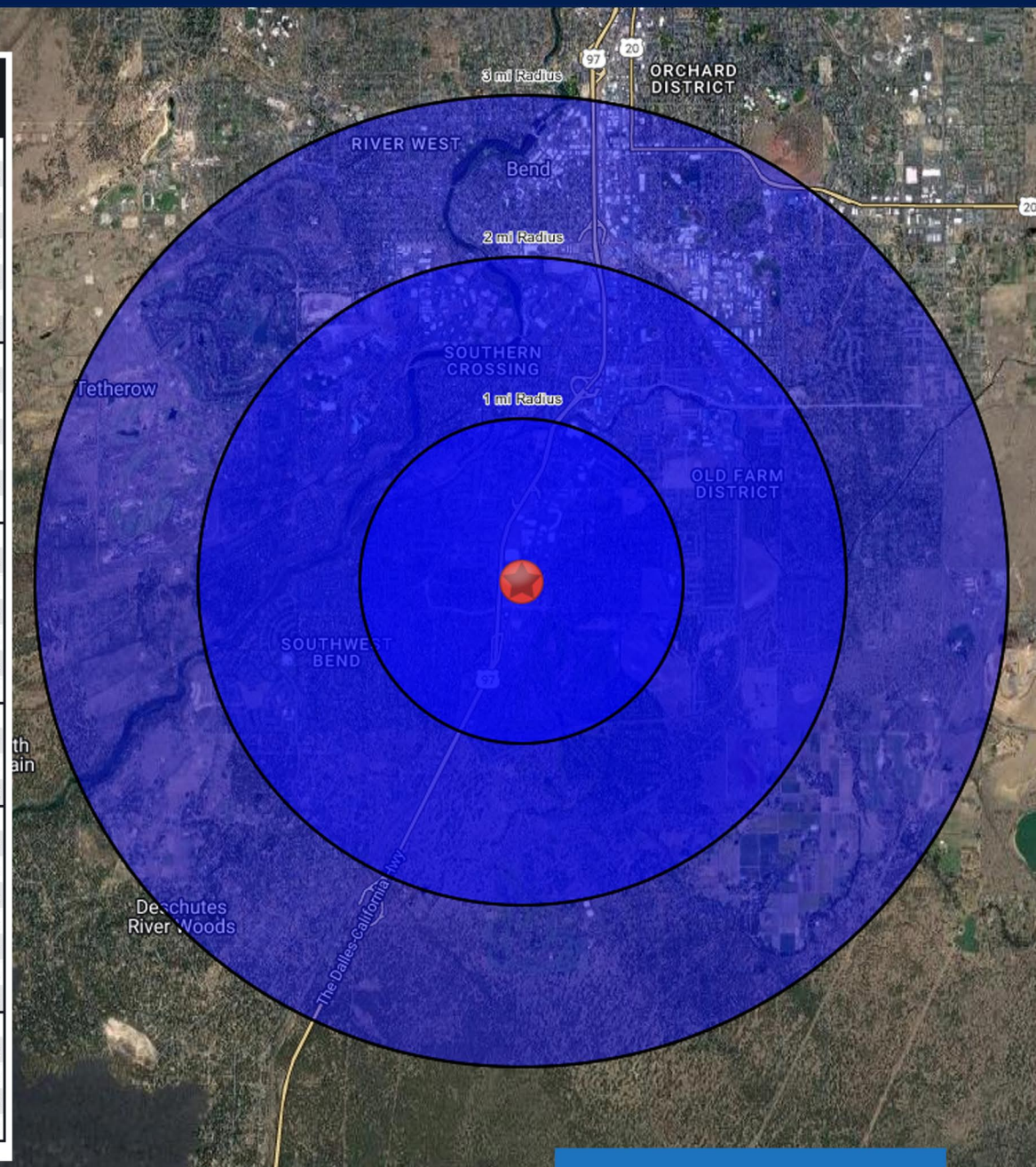
SITE PLAN

PINEBROOK PLAZA

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	10,638	33,007	54,525
2030 Projected Population	11,496	34,887	57,282
2020 Census Population	9,914	30,858	52,561
2010 Census Population	7,440	23,631	42,140
Projected Annual Growth 2025 to 2030	1.6%	1.1%	1.0%
Historical Annual Growth 2010 to 2025	2.9%	2.6%	2.0%
2025 Median Age	37.2	39.7	40.5
Households			
2025 Estimated Households	4,137	13,272	22,663
2030 Projected Households	4,522	14,179	24,079
2020 Census Households	3,856	12,123	21,343
2010 Census Households	2,896	9,378	17,351
Projected Annual Growth 2025 to 2030	1.9%	1.4%	1.2%
Historical Annual Growth 2010 to 2025	2.9%	2.8%	2.0%
Race and Ethnicity			
2025 Estimated White	83.9%	86.0%	87.0%
2025 Estimated Black or African American	0.8%	0.6%	0.6%
2025 Estimated Asian or Pacific Islander	1.9%	2.0%	1.8%
2025 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
2025 Estimated Other Races	12.8%	10.9%	10.1%
2025 Estimated Hispanic	12.2%	10.6%	9.9%
Income			
2025 Estimated Average Household Income	\$117,136	\$131,215	\$139,449
2025 Estimated Median Household Income	\$82,530	\$91,913	\$97,214
2025 Estimated Per Capita Income	\$45,578	\$52,892	\$58,076
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.6%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.2%	2.2%
2025 Estimated High School Graduate	19.9%	18.5%	16.6%
2025 Estimated Some College	22.4%	20.4%	20.7%
2025 Estimated Associates Degree Only	10.3%	8.5%	8.8%
2025 Estimated Bachelors Degree Only	29.5%	32.5%	32.1%
2025 Estimated Graduate Degree	13.3%	16.3%	17.8%
Business			
2025 Estimated Total Businesses	545	2,466	5,186
2025 Estimated Total Employees	2,600	15,652	30,495
2025 Estimated Employee Population per Business	4.8	6.3	5.9
2025 Estimated Residential Population per Business	19.5	13.4	10.5

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DEMOGRAPHICS