

**FOR LEASE**

**1,508 SF | \$40/SF/YR. NNN**

# Pioneer Plaza Suite Retail/Restaurant on High Traffic Corner

1474 NW Wall St., Bend, OR 97701



**HIGH-TRAFFIC LOCATION WITH EASY ACCESS TO HIGHWAY 97**



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## Pioneer Plaza

### NEW RETAIL DEVELOPMENT NEAR DOWNTOWN BEND

#### Be part of a new retail development in the heart of Bend!

This location has built-in customers with a 100-room hotel next door and on-site parking. The suite is ideally situated at the intersection of two of the major north-south and east-west connector roads in Bend and has easy access to Highway 97/Bend Parkway. There are great views of Pioneer Park and the Deschutes River from the

property. Ample outdoor seating is available to increase traffic for restaurant uses.

Construction for the two 3,000 SF buildings is now complete. One is leased to Urban Waxx and Lagree High Desert. The other is partially leased to Easy Float with 1,508 SF available for lease to a restaurant or retail user.

### BUILDING B - RETAIL/RESTAURANT

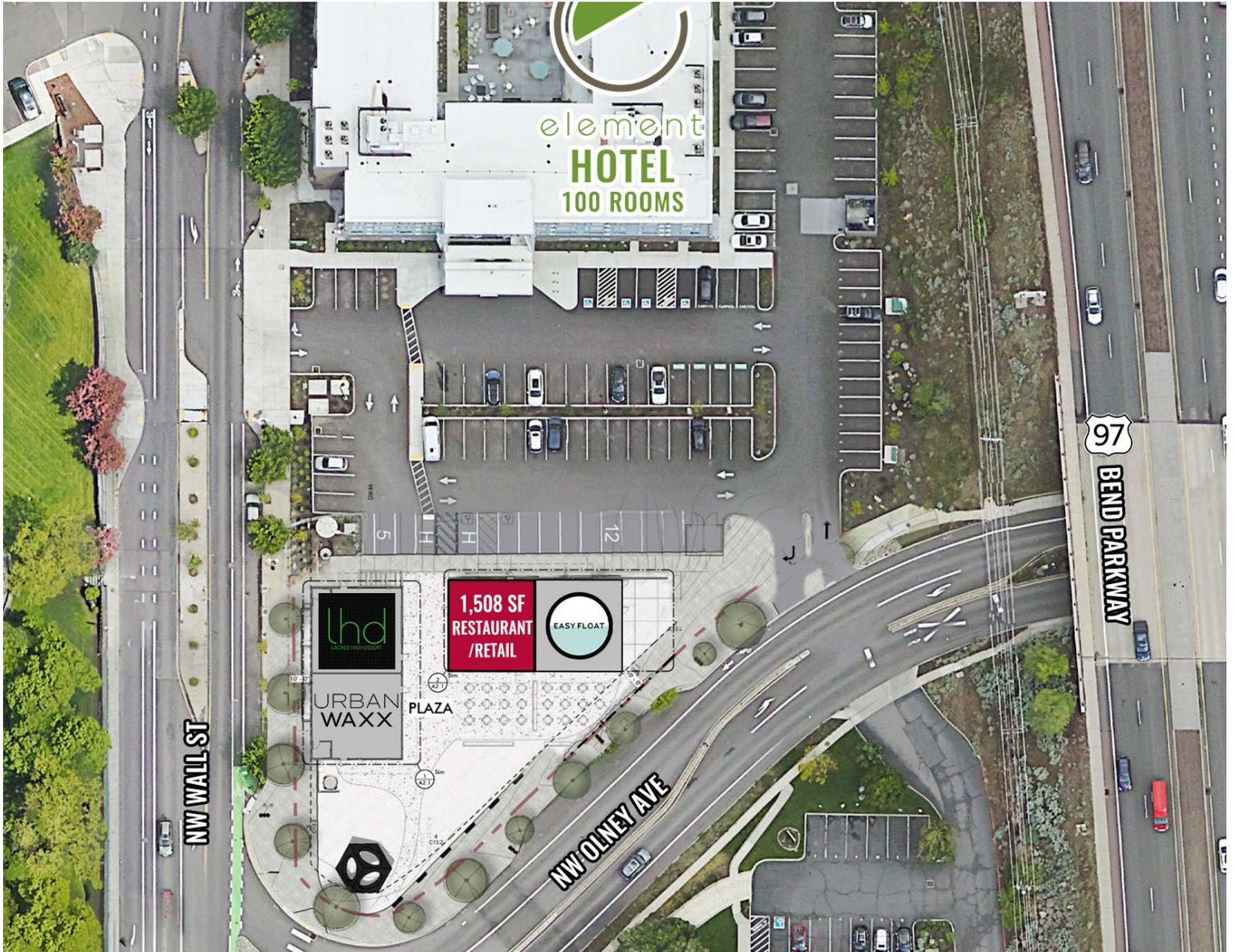
- Avail. Space:** 1,508 SF
- Lease Rate:** \$40/SF/Yr. NNN
- CAMs:** Est. at \$9.60/SF/Yr.
- TI Package:** Negotiable
- Delivery:** Shell condition
- Details:** Includes outdoor patio
- Zoning:** Commercial Limited (CL)

### HIGHLIGHTS

- Located just north of downtown Bend
- Located at major intersection of north-south and east-west connector roads
- Easy access to Highway 97/Bend Parkway
- Beautiful views of Pioneer Park and the Deschutes River
- On-site parking
- Great visibility with traffic counts of 14,500 AADT on NW Wall Street
- Monument signage on a signalized intersection
- Easy access to the site



Element Bend has been built green from the ground up. This 100-room hotel focuses on sustainability and utilizes eco-friendly products and practices. Amenities include an indoor swimming pool, free breakfast, a fitness room and a full kitchen in each suite.



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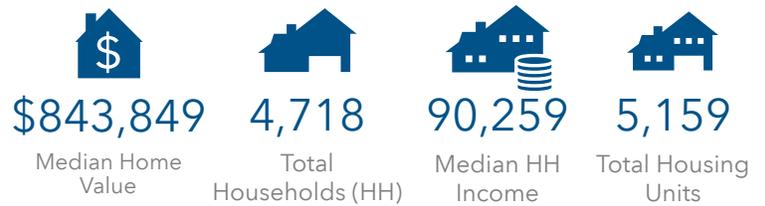
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### DEMOGRAPHICS - WITHIN A 3-MILE RADIUS OF PIONEER PLAZA

#### POPULATION STATS



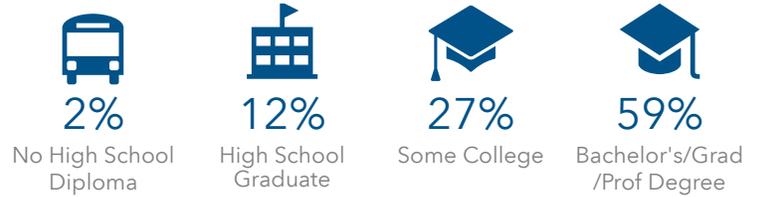
#### 2023 HOUSING STATS



#### 2023 BUSINESS STATS



#### 2023 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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