

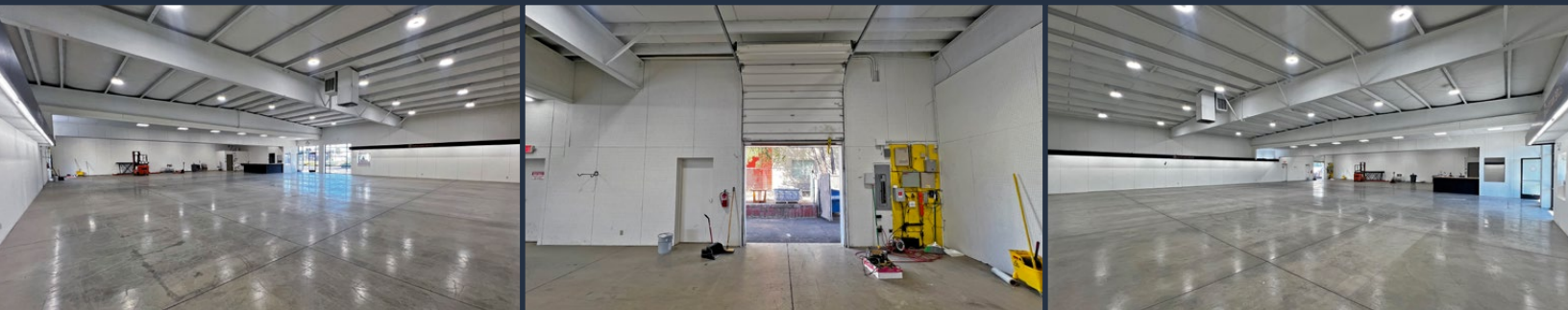
FOR LEASE

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

High Visibility Retail Space

63011 N Highway 97, Bend, OR 97703

NEW INTRO RATE
\$1.00/SF/MO. NNN*
*For first 12 months



PROPERTY DETAILS

| | |
|----------------------|--|
| Avail. Space: | 7,000 SF |
| Lease Rate: | \$1.00/SF/Mo. NNN <i>(for first 12 months of lease)</i> |
| CAMs: | Est. at \$0.45/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

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541.383.2444 | www.CompassCommercial.com

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FOR LEASE

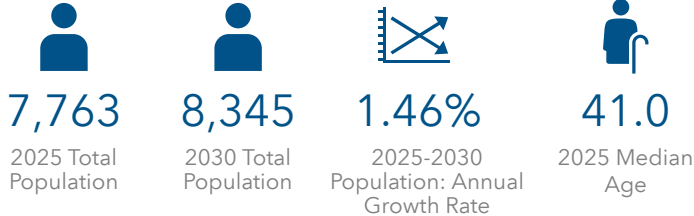
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High Visibility Retail Space

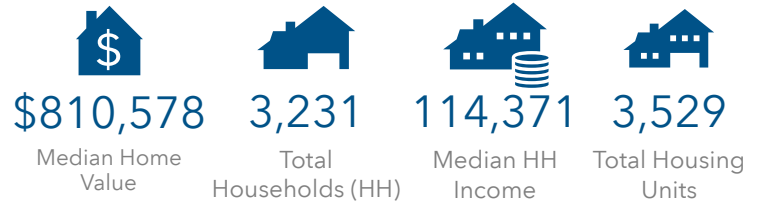
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DEMOGRAPHICS - WITHIN A 1-MILE RADIUS

POPULATION STATS



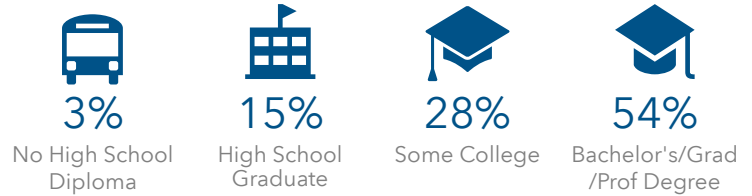
2025 HOUSING STATS



2025 BUSINESS STATS



2025 EDUCATION STATS



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