

FOR LEASE

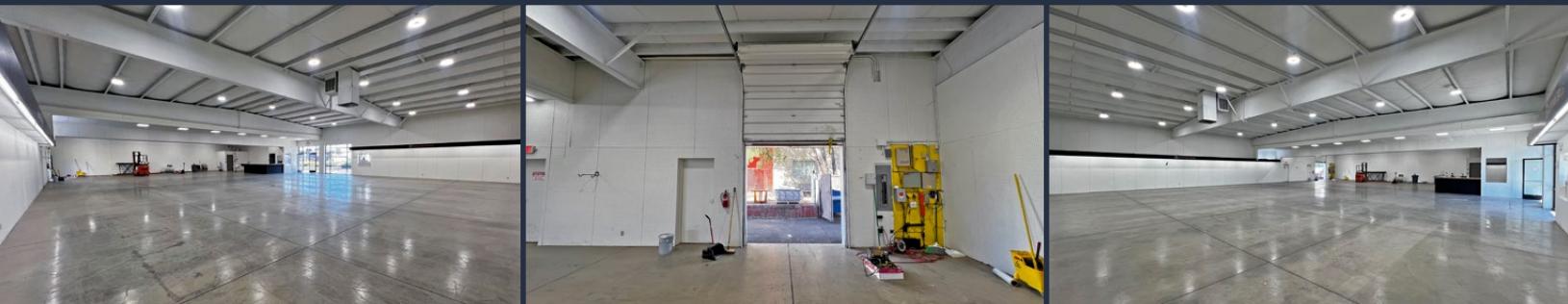
7,000 SF | \$1.55/SF/MO. NNN

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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COMPASS
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REAL
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SERVICES

FOR LEASE

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DEMOGRAPHICS - WITHIN A 1-MILE RADIUS

POPULATION STATS



7,763

2025 Total Population



8,345

2030 Total Population



1.46%
2025-2030
Population: Annual
Growth Rate



41.0
2025 Median
Age

2025 HOUSING STATS



\$810,578

Median Home
Value



3,231

Total
Households (HH)



114,371

Median HH
Income



3,529

Total Housing
Units

2025 BUSINESS STATS



673

Total
Businesses



6,062

Total
Employees



2.7%

Unemployment



66,609

Per Capita
Income



3%

No High School
Diploma



15%

High School
Graduate



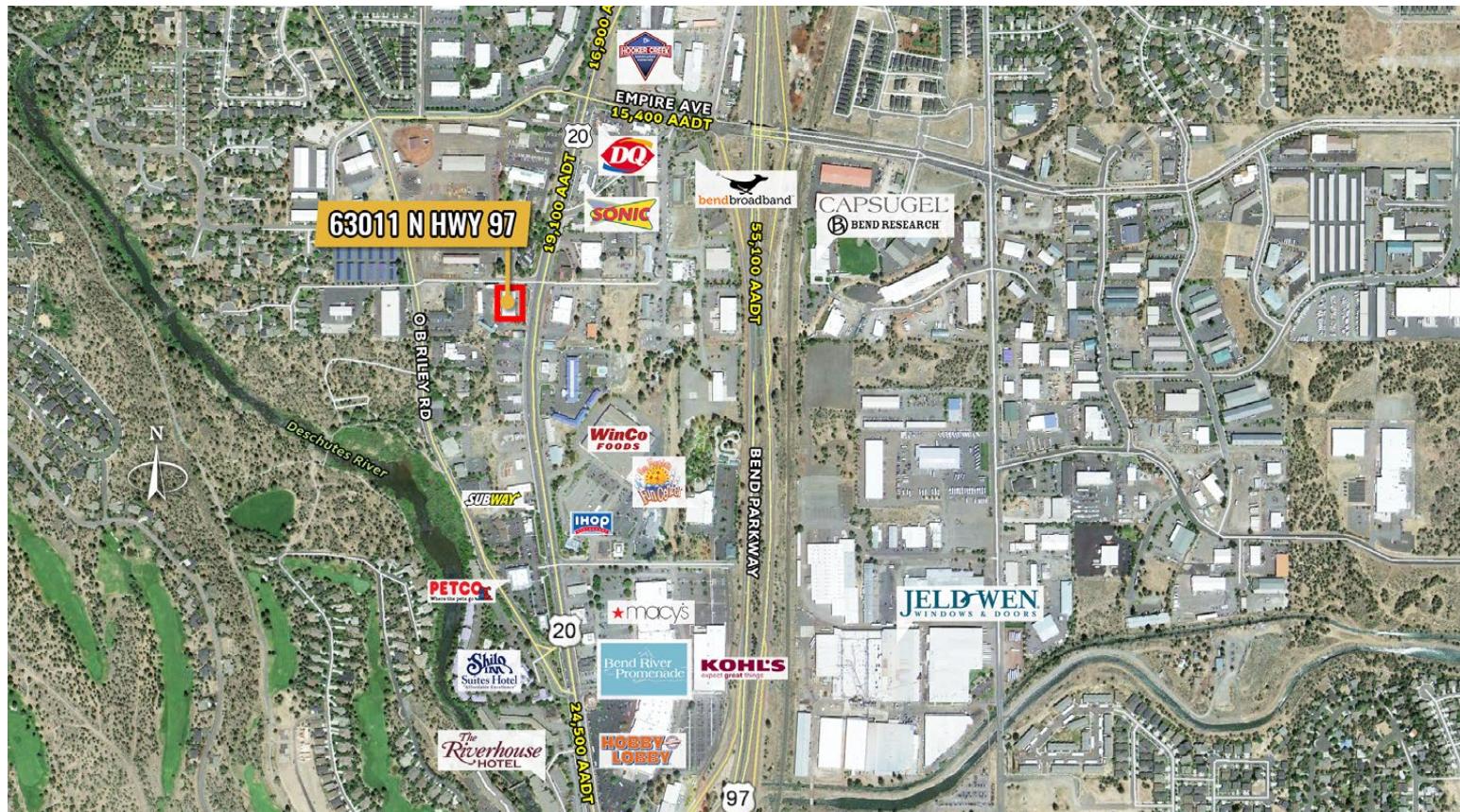
28%

Some College



54%

Bachelor's/Grad
/Prof Degree



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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