

**FOR SALE**

## Bend Central District Retail Property

355 NE 2nd St., Bend, OR 97701

**21,376 SF | \$2,600,000**

**PRICE REDUCED TO  
\$2,200,000**



### OWNER USER OPPORTUNITY IN A GROWING AREA



**Pat Kesgard, CCIM | Kristie Schmitt, CCIM**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

**COMPASS**  
COMMERCIAL

**REAL  
ESTATE  
SERVICES**



# FOR SALE

# ~~\$2,600,000~~ \$2,200,000

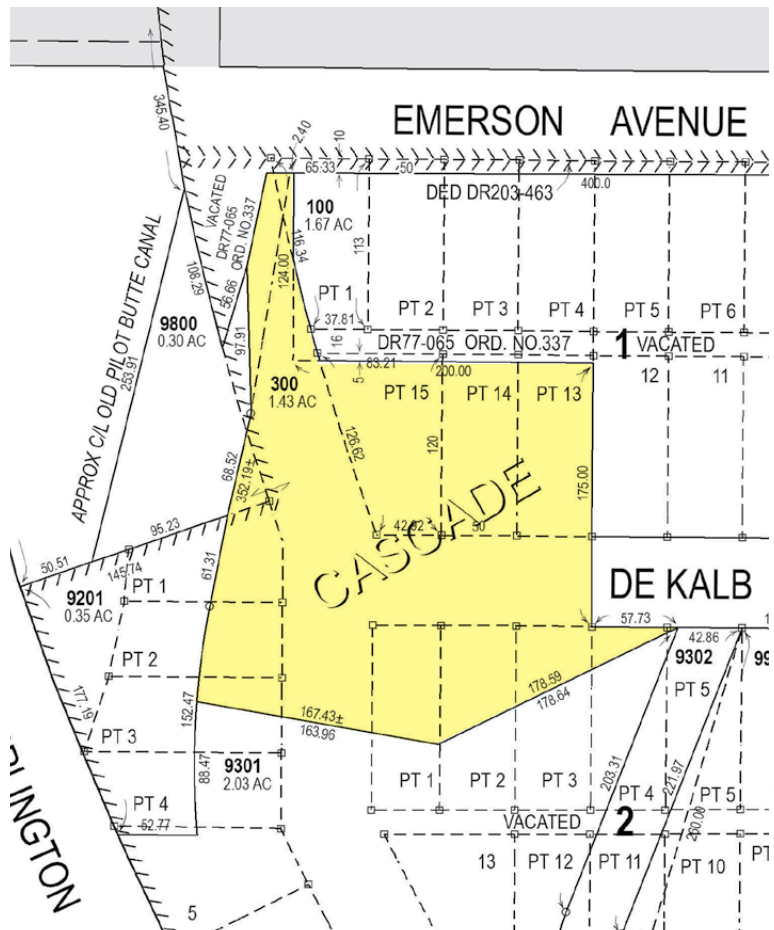
## Bend Central District Retail Property

### PROPERTY DETAILS

<b>Sale Price:</b>	<del>\$2,600,000</del> \$2,200,000
<b>Bldg. Size:</b>	21,376 SF
<b>Year Built:</b>	1924 (Remodeled 2006-2011)
<b>Lot Size:</b>	1.43 Acres
<b>Zoning:</b>	Commercial Limited (CL) with Bend Central District Overlay
<b>Parking:</b>	Abundant onsite parking
<b>Ceiling Height:</b>	9' 4" max at the grid

### HIGHLIGHTS

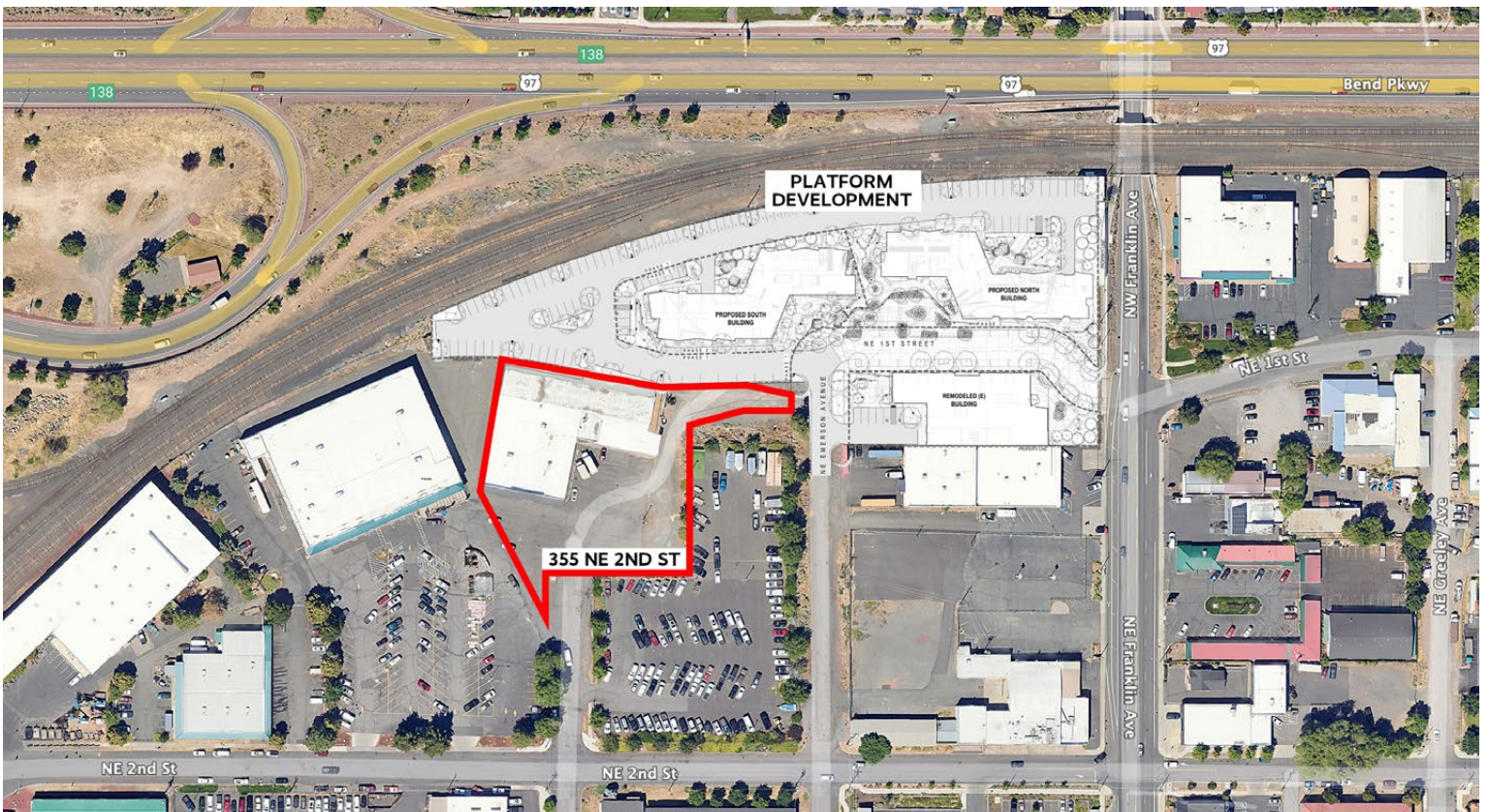
- Big box retailer owner user opportunity
- ±10,200 SF retail/showroom portion of the building has been updated
- ±11,176 SF of warehouse and office space
- Located in the Bend Central District
- Adjacent to the new Platform multifamily development with 199 units
- Direct city street access on NE Dekalb Avenue
- Potential for redevelopment with zoning allowing for a variety of uses including multifamily, commercial, hospitality, mixed use and more (contact broker for more information)







## BEND CENTRAL DISTRICT - BUILDING SUSTAINABLE COMMUNITIES FOR THE FUTURE





# FOR SALE

355 NE 2nd St., Bend, OR 97701

## BCD | BEND CENTRAL DISTRICT



### LOCATION KEY

- 1 BLOCKBUSTER
- 2 123 RAMEN
- 3 2ND STREET THEATER
- 4 COLIMA MARKET
- 5 TRANSIT STATION
- 6 OREGON SPIRIT DISTILLERS
- 7 SAFEWAY
- 8 PLATFORM - 199 UNITS

### Vision for a Vibrant Neighborhood in the Heart of Bend

The Bend Central District (BCD) is in the very heart of our growing city. Multiple planning efforts have revealed enormous potential for new jobs and housing in this over-looked area due to its close proximity to essential services and activities. Bend's population is expected to increase 45% by 2035, and with less than one resident per acre in the Bend Central District, there is clear opportunity for revitalization.

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.



**Pat Kesgard, CCIM**  
Partner, Principal Broker  
Cell 541.350.8900  
pkesgard@compasscommercial.com



**Kristie Schmitt, CCIM**  
Broker  
Cell 541.527.5515  
kschmitt@compasscommercial.com

**COMPASS**  
COMMERCIAL

**REAL ESTATE SERVICES**