

FOR LEASE

1,000-5,330 SF

NORTH END

High-Traffic Restaurant/Retail Space

3600 N Highway 97, Bend, OR 97703



RENDERING

EXCELLENT RESTAURANT/RETAIL OPPORTUNITY WITH OUTDOOR SEATING



RENDERING

Russell Huntamer, CCIM | Jay Lyons, SIOR, CCIM
Eli Harrison, Broker

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**REAL
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FOR LEASE

\$45-\$65/SF/YR. NNN

NORTH END | High-Traffic Restaurant/Retail Space

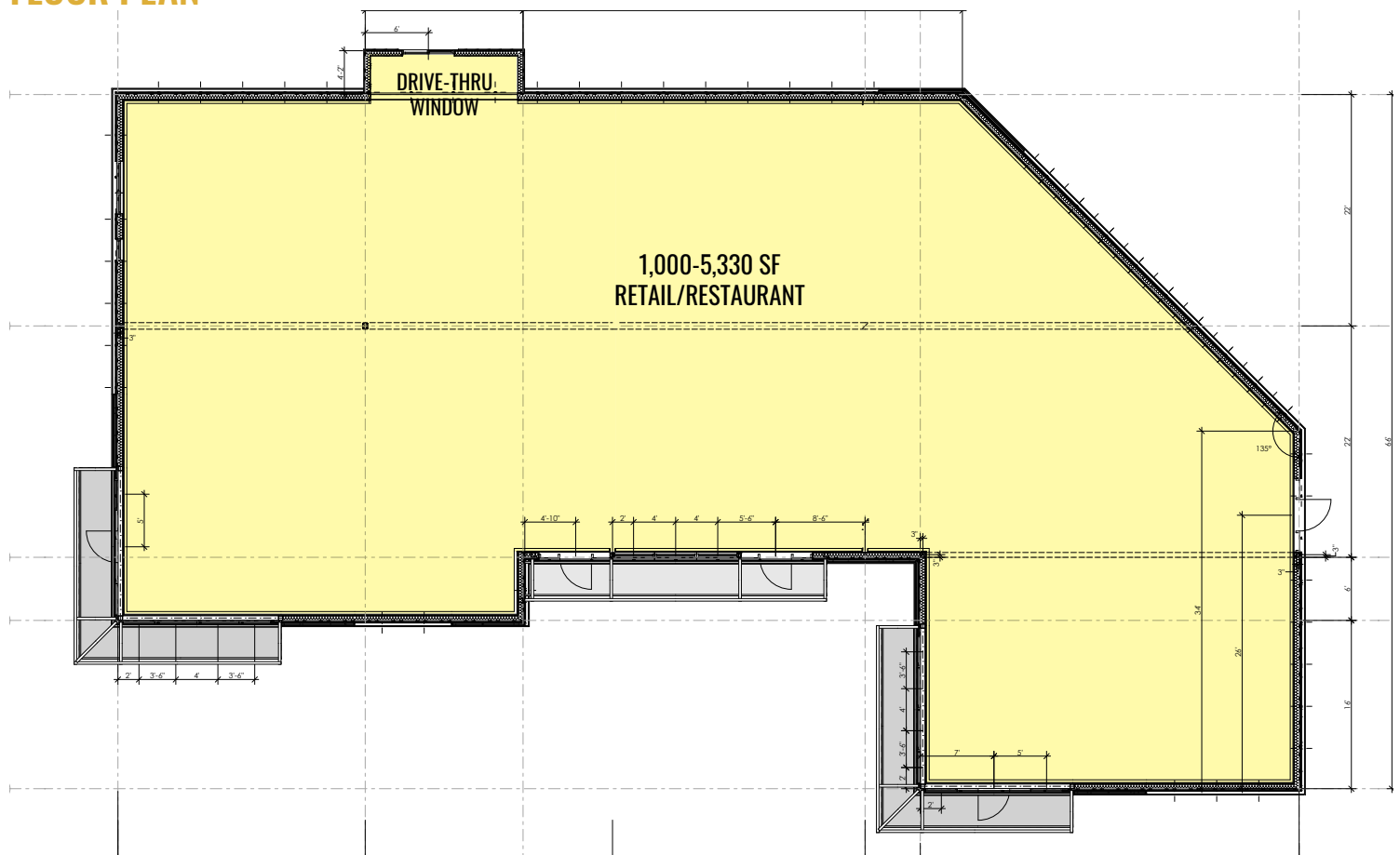
PROPERTY DETAILS

Avail. Space:	1,000-5,330 SF
Lease Rate:	\$45/SF/Yr. NNN Restaurant/Retail \$65/SF/Yr. NNN Drive-Thru
TI Allowance:	\$40/SF
CAMs:	Est. at \$9.00/SF/Yr.
Bldg. Size:	5,330 SF
Lot Size:	1.6 Acres
Zoning:	Commercial General (CG)

HIGHLIGHTS

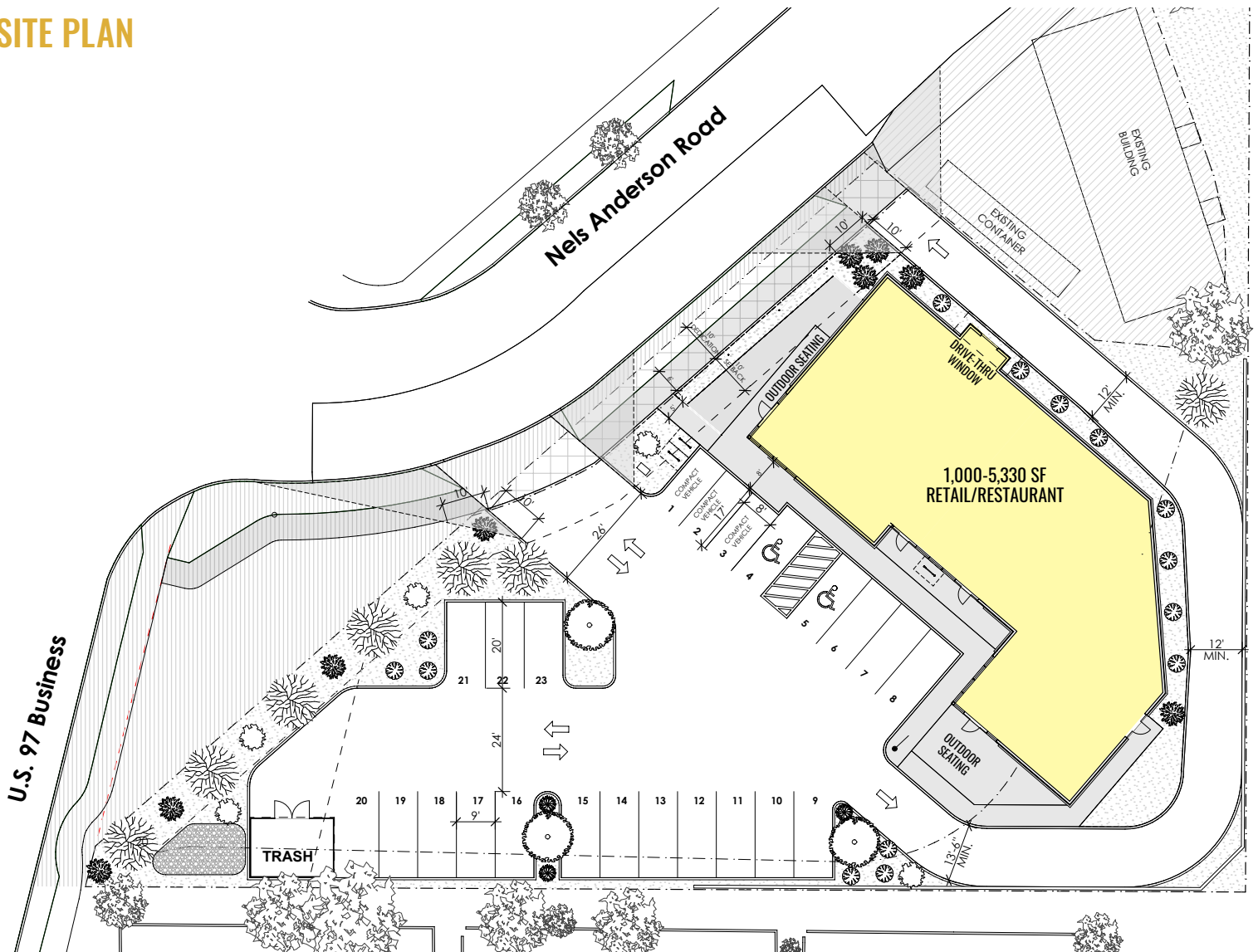
- Excellent high visibility restaurant/retail opportunity
- Located on busy Highway 97 near the Bend River Promenade, Winco, Sonic Drive-In, and Dairy Queen
- High traffic counts of 18,857 AADT on NE 3rd Street/Hwy 97
- Outdoor seating
- Entire space available for rent
- Easy access to and from the Bend Parkway
- Ample onsite and street parking

FLOOR PLAN





SITE PLAN



FOR LEASE

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DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

POPULATION STATS



7,095

2024 Total
Population



7,567

2029 Total
Population



1.30%

2024-2029
Population: Annual
Growth Rate



40.6

2024 Median
Age

2024 HOUSING STATS



\$784,810

Median Home
Value



2,831

Total
Households (HH)



109,986

Median HH
Income



3,079

Total Housing
Units

2024 BUSINESS STATS



709

Total
Businesses



6,450

Total
Employees



2.4%

Unemployment



64,164

Per Capita
Income

2024 EDUCATION STATS



3%

No High School
Diploma



16%

High School
Graduate



30%

Some College



52%

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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