

**FOR LEASE**

**1,680 SF | \$24.00/SF/YR. NNN**

**Retail Space at Paulina Square  
Fred Meyer Anchored Shopping Center**  
61535 S Highway 97, Suite 4, Bend, OR 97702



**HIGH TRAFFIC RETAIL CENTER ON S HIGHWAY 97**



SUITE 4

**Dan Kemp, CCIM | Matt Sichel, Broker  
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**FOR LEASE**

**1,680 SF**

## Retail Space at Paulina Square Fred Meyer Anchored Shopping Center

### PROPERTY DETAILS

<b>Suite 4:</b>	1,680 SF
<b>Lease Rate:</b>	\$24.00/SF/Yr. NNN
<b>CAMs:</b>	Est. at \$0.55/SF/Mo.
<b>Year Built:</b>	1995
<b>Zoning:</b>	General Commercial (CG)
<b>Parking:</b>	410 onsite surface spaces Ratio of 1.9/1,000 SF for the Center

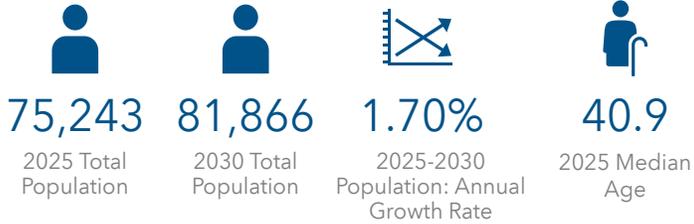
### HIGHLIGHTS

- Fred Meyer anchored shopping center with smaller retail tenants along the store's perimeter
- Suite 4 is the former T-Mobile space with an open floor plan, one office and private restroom
- Prime shopping destination in Bend near the Bend Factory Stores and Walmart Supercenter
- High visibility and ample parking
- Easy access from the Bend Parkway/Highway 97 and 3rd Street/S Highway 97



## DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

### POPULATION STATS



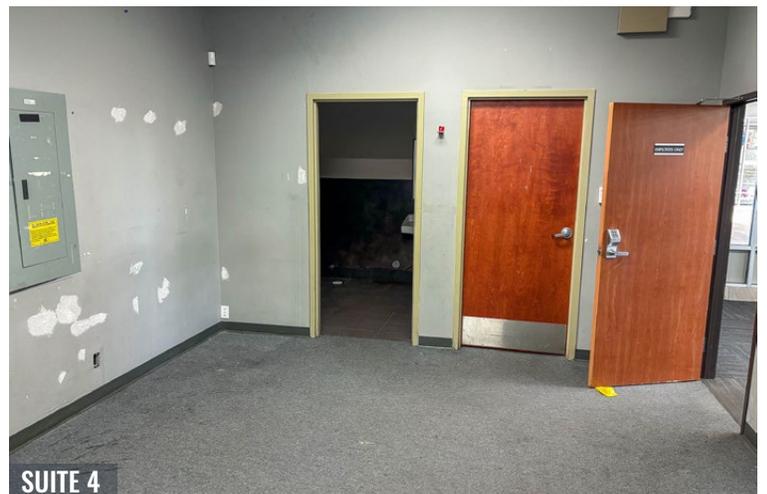
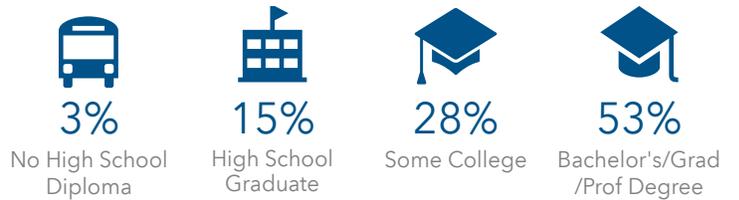
### 2025 HOUSING STATS



### 2025 BUSINESS STATS

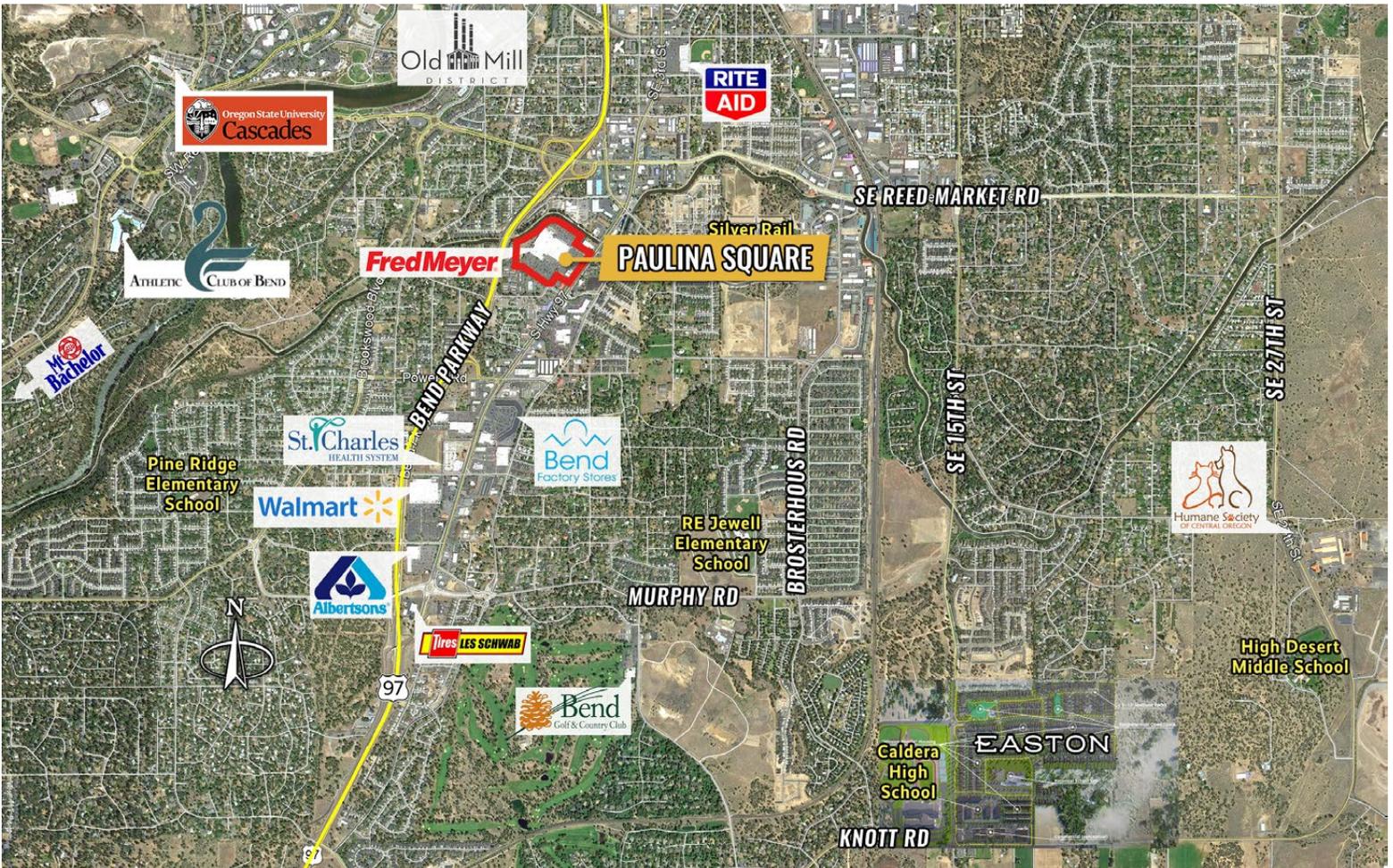


### 2025 EDUCATION STATS



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