

FOR LEASE

\$45/SF/YR NNN | 800-3,049 SF

NORTH END

Restaurant/Retail Spaces

3600 N Highway 97, Bend, OR 97703

DRIVE-THRU SPACE PENDING!



RENDERING

EXCELLENT RESTAURANT/RETAIL OPPORTUNITY WITH OUTDOOR SEATING



RENDERING

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

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

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL ESTATE SERVICES

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PROPERTY DETAILS

Avail. Space: ~~Suite 110~~ **PENDING**
Suite 111/112 – 800-3,049 SF

Lease Rate: \$45/SF/Yr. NNN Restaurant/Retail
~~\$65/SF/Yr. NNN Drive thru~~ **PENDING**

TI Allowance: \$40/SF

CAMs: Est. at \$9.00/SF/Yr.

Bldg. Size: 5,330 SF

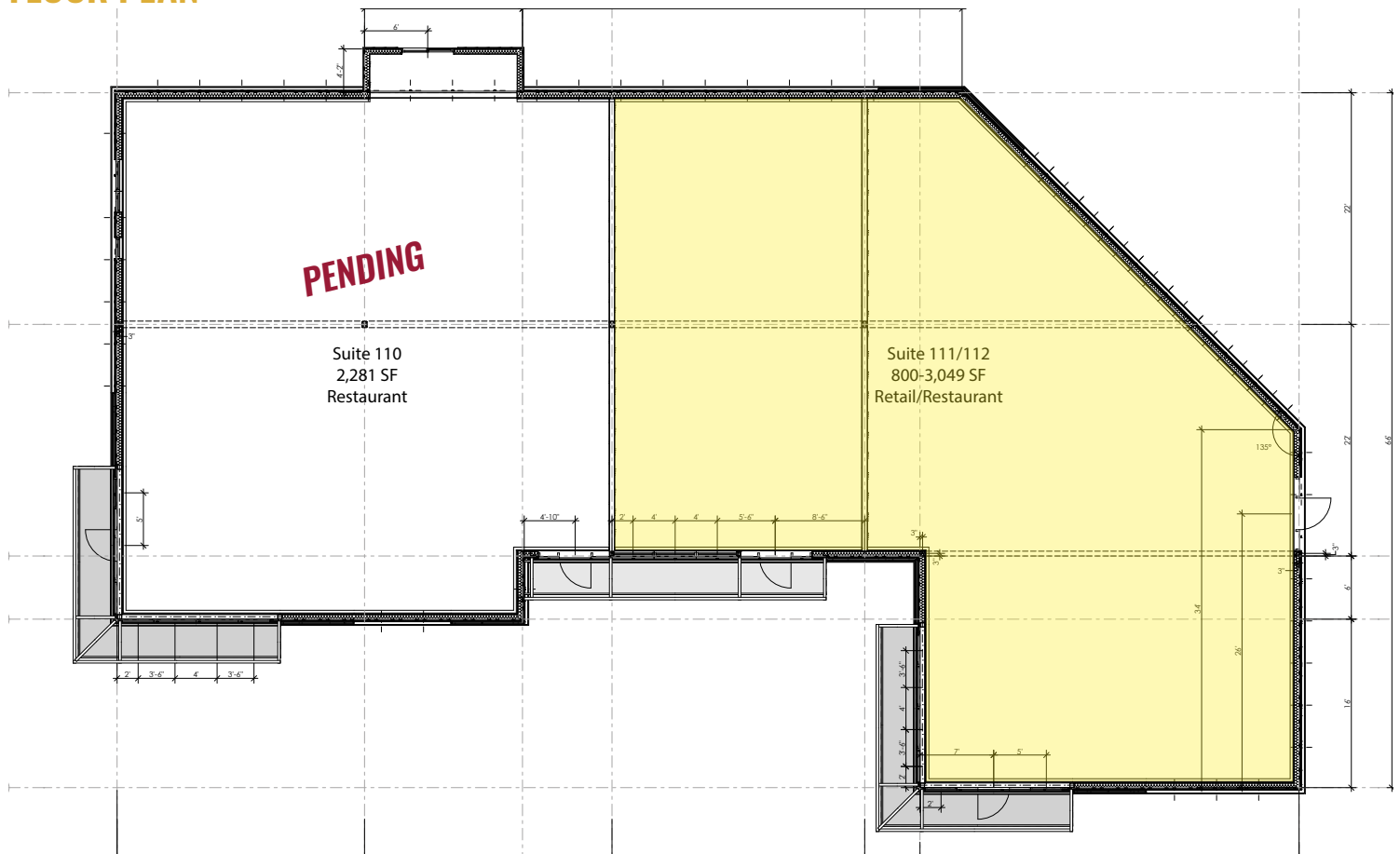
Lot Size: 1.6 Acres

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
- End cap and inline space available
- Drive-thru space currently pending
- Easy access to and from the Bend Parkway
- Ample onsite and street parking

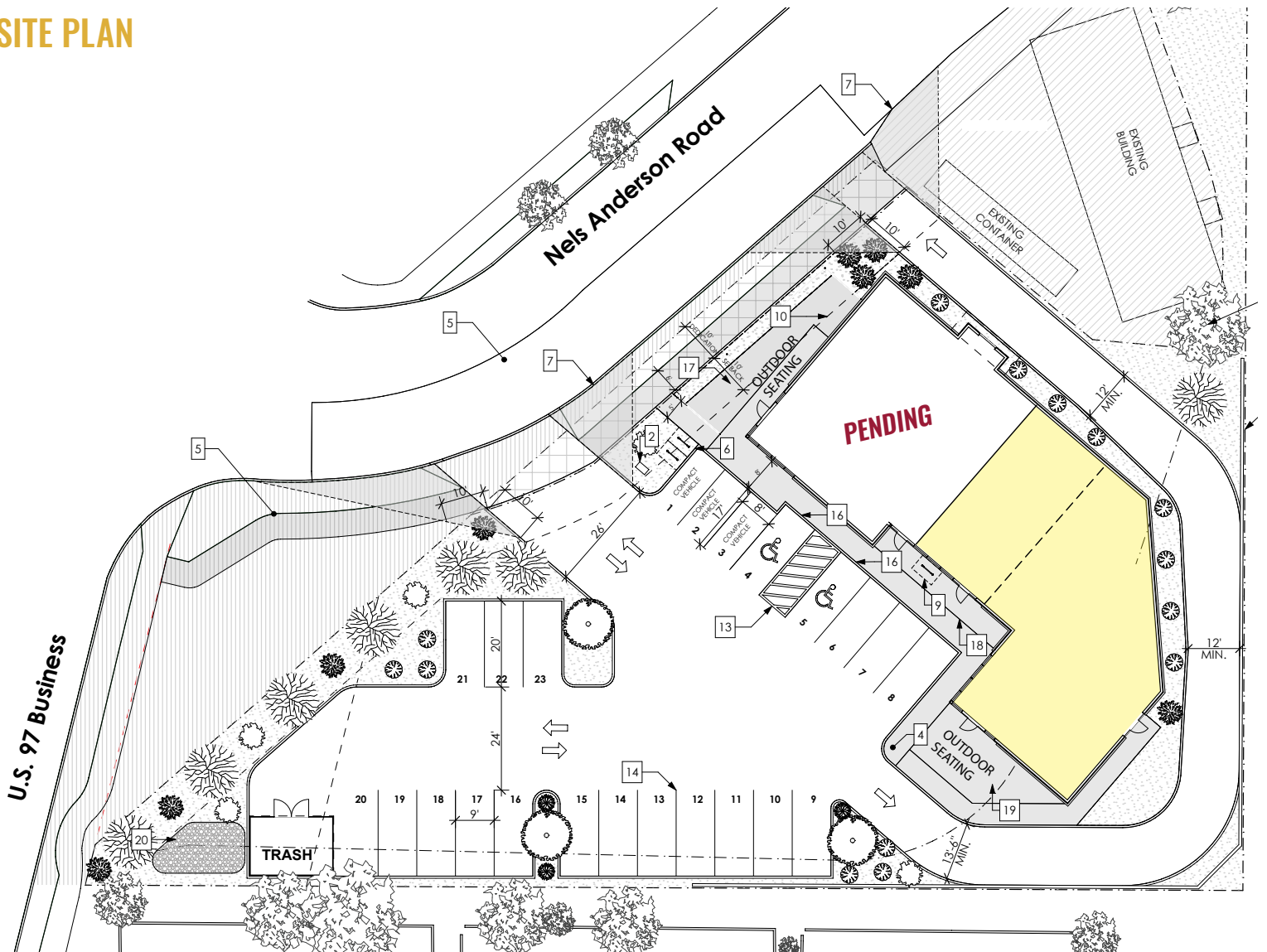
FLOOR PLAN





RENDERING

SITE PLAN

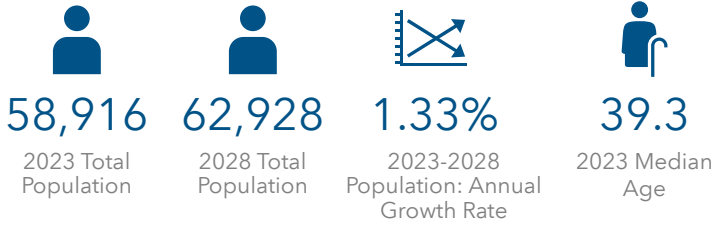


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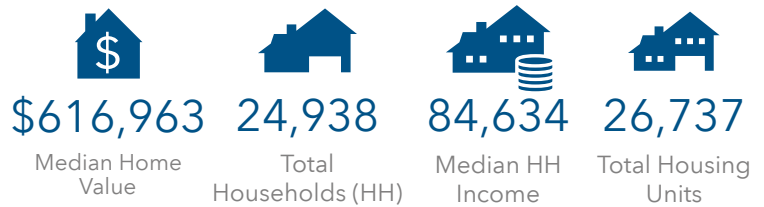
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DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

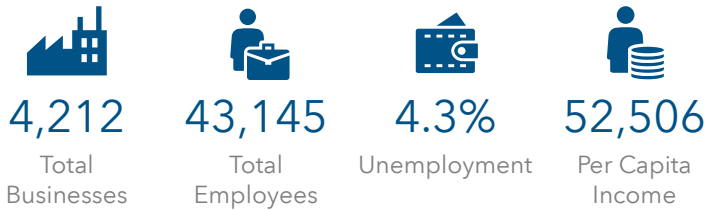
POPULATION STATS



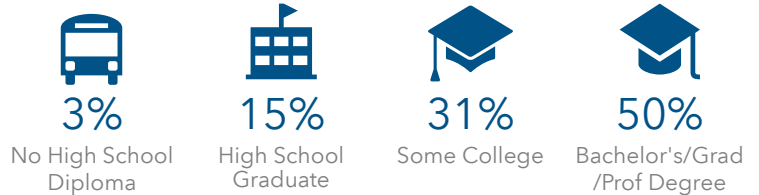
2023 HOUSING STATS



2023 BUSINESS STATS



2023 EDUCATION STATS



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Russell Huntamer, CCIM
 Partner, Principal Broker
 Cell 541.419.2634
 rh@compasscommercial.com



Jay Lyons, SIOR, CCIM
 Partner, Principal Broker
 Cell 541.410.6519
 jlyons@compasscommercial.com



Eli Harrison
 Broker
 Cell 541.977.2890
 eharrison@compasscommercial.com

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