

**FOR SALE**

**1,732 SF | \$695,000**

## Small Bend Office Building

1222 NE 4th Street, Bend, OR 97701



### PROPERTY DETAILS

<b>Bldg Size:</b>	1,732 SF
<b>Sale Price:</b>	\$695,000
<b>Lot Size:</b>	7,405 SF
<b>Price/SF:</b>	\$401.27
<b>Zoning:</b>	Residential High Density (RH)
<b>Parking:</b>	8 onsite spaces, 1 ADA space, and street parking

### HIGHLIGHTS

- Private offices and reception area
- Ideal for an owner-user
- Great access to Central Business Corridor
- Approved for retail, office, multifamily, and mixed-use
- Large fenced backyard

**Dan Kemp, CCIM | Emilio Tiscareno, Broker**

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

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

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**REAL ESTATE SERVICES**

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## DEMOGRAPHICS - 1-MILE RADIUS

### POPULATION STATS

  
**8,547**  
2025 Total  
Population

  
**9,476**  
2030 Total  
Population

  
**2.09%**  
2025-2030  
Population: Annual  
Growth Rate

  
**38.9**  
2025 Median  
Age

  
**\$783,310**  
Median Home  
Value

  
**4,047**  
Total  
Households (HH)

  
**89,525**  
Median HH  
Income

  
**4,410**  
Total Housing  
Units

### 2025 HOUSING STATS

### 2025 BUSINESS STATS

  
**2,002**  
Total  
Businesses

  
**16,101**  
Total  
Employees

  
**3.9%**  
Unemployment

  
**52,979**  
Per Capita  
Income

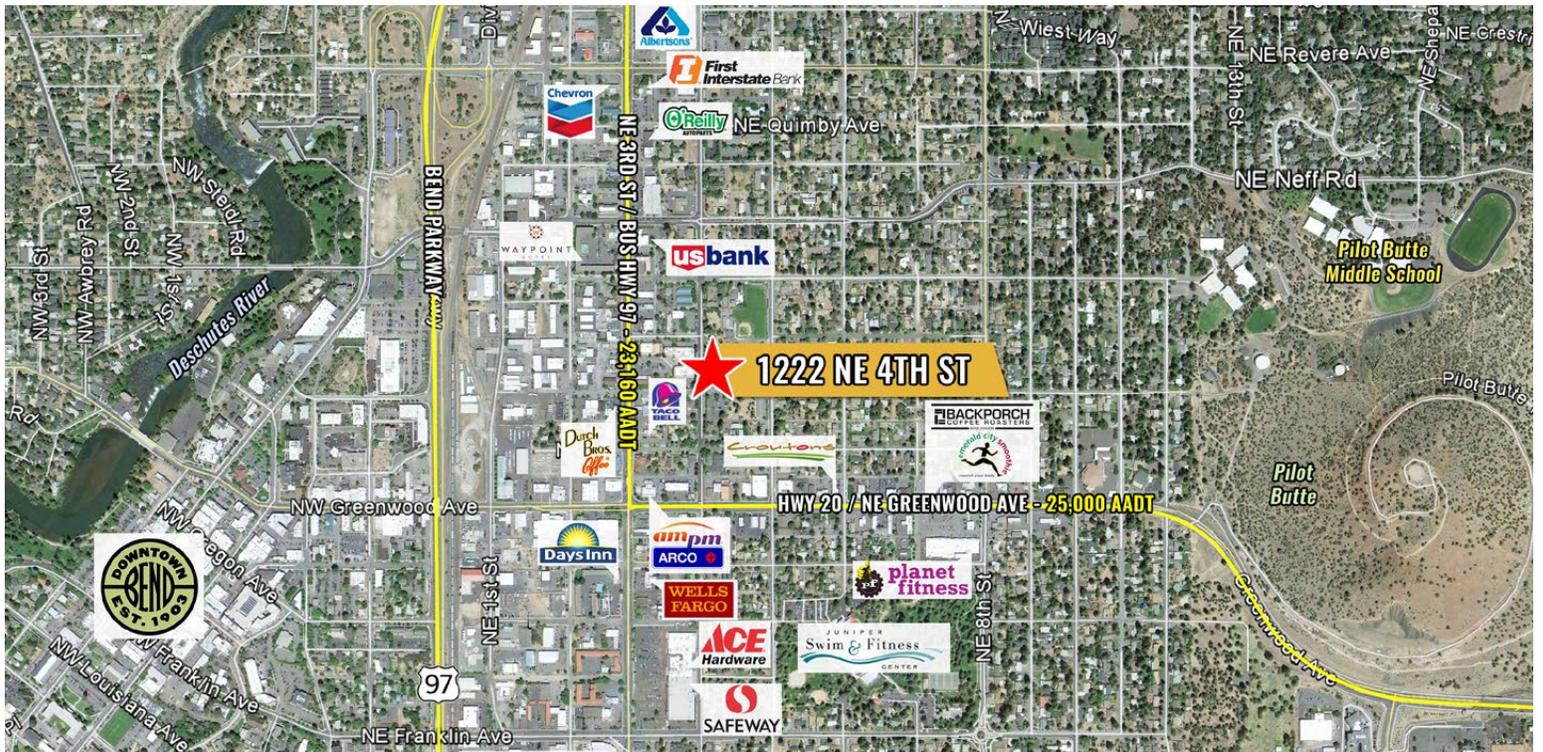
  
**3%**  
No High School  
Diploma

### 2025 EDUCATION STATS

  
**15%**  
High School  
Graduate

  
**29%**  
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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