

EASTON COMMERCIAL LAND

8.39 AC | UP TO 100,000 SF | RATE TBD

EASTON
Residential Development

EASTON
Commercial Development

Caldera
High School

SE 15TH ST

KNOTT RD

COMMERCIAL BUILD-TO-SUIT OR GROUND LEASE
New Mixed-Use Development in Underserved Area

COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES

THE OFFERING



EASTON COMMERCIAL BUILD-TO-SUIT OR GROUND LEASE

60802 15TH ST., BEND, OR 97702

UP TO 100,000 SF
Potential Bldg. Size

8.39 AC
Lot Size

TBD
Rate

CG
Zoning



Caldera
High School

SE 15TH ST

8.39 AC

EASTON
Commercial Development

KNOTT RD

EXECUTIVE SUMMARY

The Pahlisch Easton commercial development represents a unique and exciting opportunity commercial users to participate in the explosive growth of Bend, Oregon, and to enjoy direct access to one of the premier master planned communities in the state. It features unprecedented access to a largely underserved community on the southeast side of Bend. With its proximity to Alpenglow Park and Caldera High School, mix of single-family homes, multi-level townhomes, and timeless modern cottages, and abundance of community amenities, Easton provides a rare and diverse set of commercial opportunities.

This 8.39-acre parcel, located on 15th Street and Knott Road, is available for lease as a build-to-suit or ground lease up to 100,000 square feet.



**8.39 ACRES OF COMMERCIAL
GENERAL LAND**



**FRONTAGE ON SE 15TH ST AND
KNOTT RD (9,060 AADT)**



**LOCATED IN AN UNDERSERVED,
RAPIDLY GROWING
RESIDENTIAL COMMUNITY**



**ADJACENT TO 815 UNIT
PAHLISCH RESIDENTIAL
DEVELOPMENT**

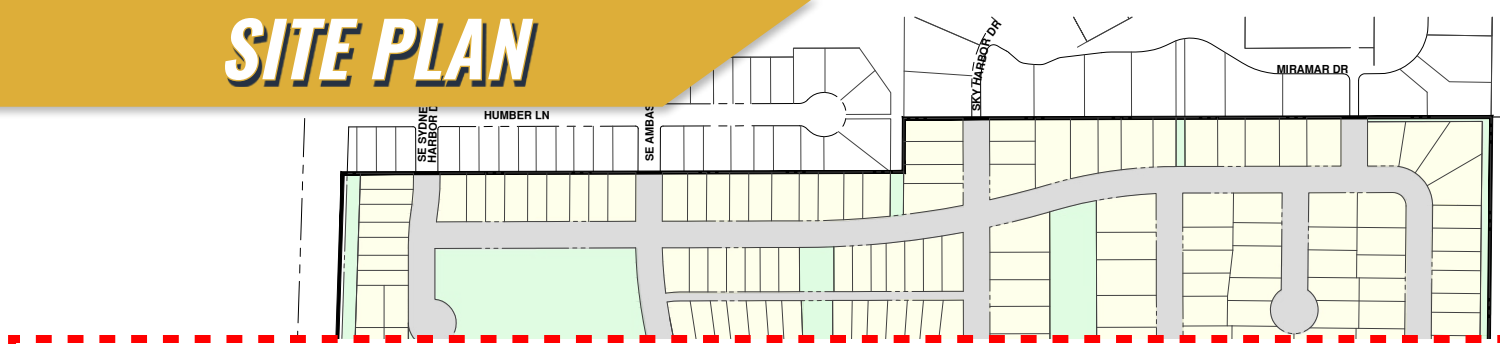


**ACROSS THE STREET FROM
CALDERA HIGH SCHOOL**



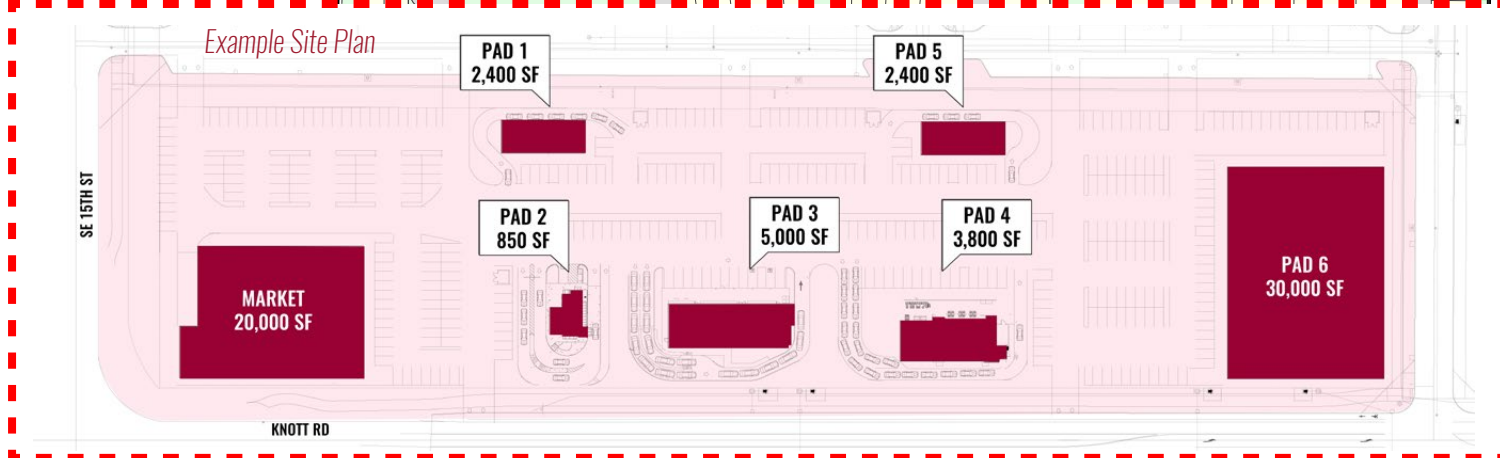
**GROUND LEASE
OR BUILD-TO-SUIT**

SITE PLAN

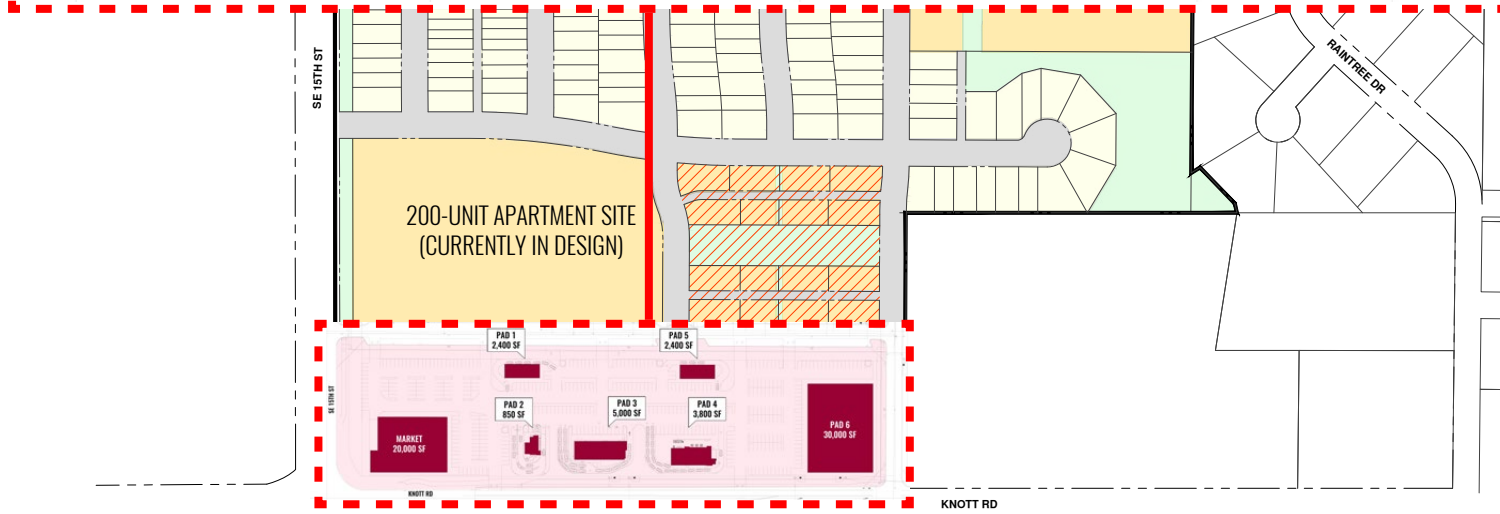


MASTER PLAN AREA SUMMARY		
LEGEND	LAND USE	AREA (ACRES)
	MASTER PLAN BOUNDARY	±123.4
	RESIDENTIAL STANDARD DENSITY (RS)	±95.5
	RESIDENTIAL MEDIUM DENSITY (RM)	±17.8
	MIDDLE HOUSING OVERLAY (MHO)	±3.6
	COMMERCIAL GENERAL (CG)	±10.0
	NEIGHBORHOOD PARK	±2.1
	OPEN SPACE (TOTAL)	±13.1 (11%)

Example Site Plan



MASTER PLAN HOUSING SUMMARY	
TYPE	UNITS
DETACHED SINGLE-FAMILY	± 472
TOWNHOMES	± 114
MEWS	± 61
MULTI-FAMILY	± 200
TOTAL	±847



Example Site Plan

LOCATION

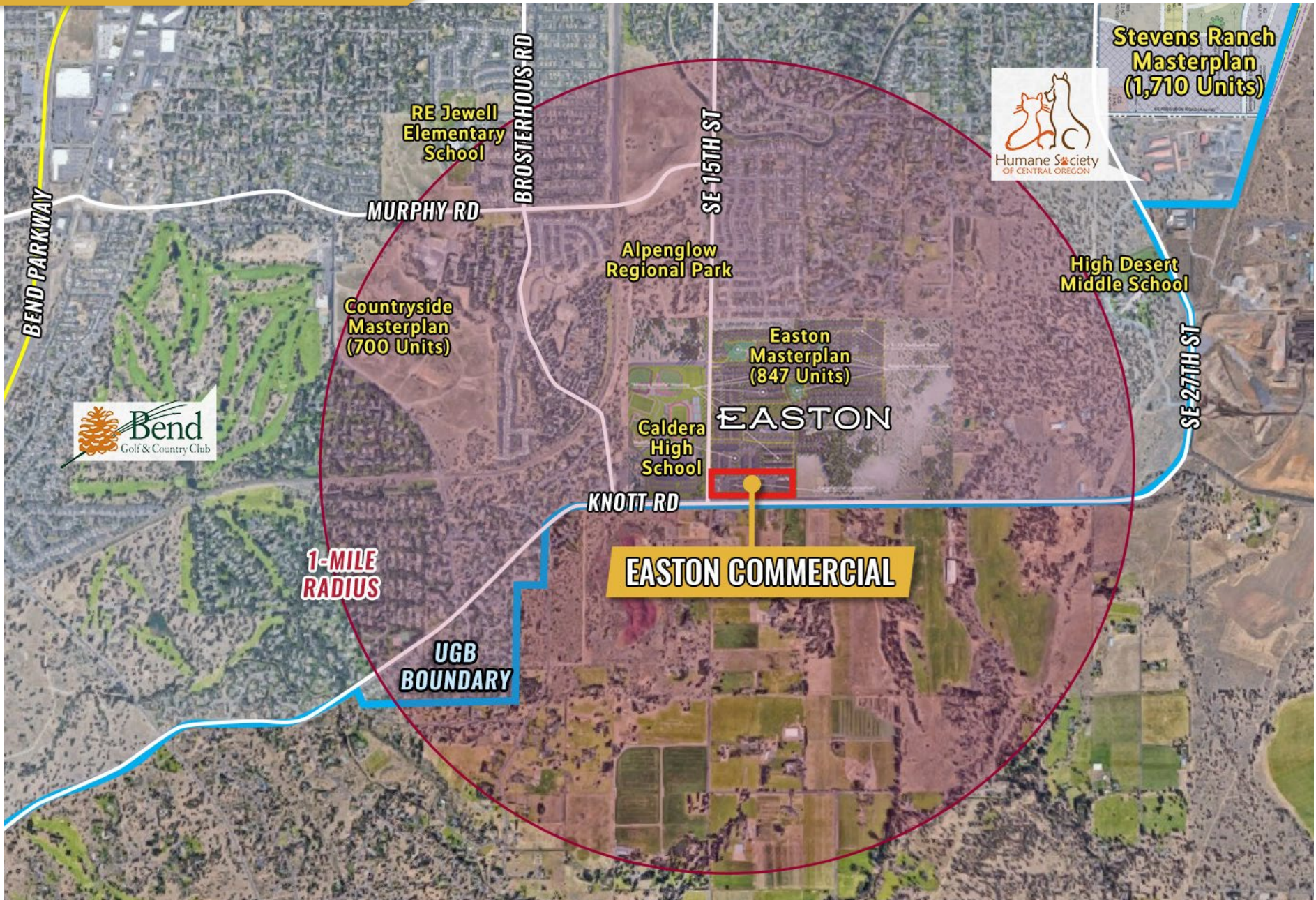


The city of Bend, with a current population just over 100,000, ranks 2nd in the state for population growth over the last ten years, recording a 33.4% increase over that time period. Nationally, Bend was ranked as the 13th strongest market in the country in the Commercial Real Estate Metro Market Index published by NAR (based on job growth, wage growth, unemployment rates, vacancies, absorption and cap rates). Work-life balance and access to the outdoors has made Bend one of the most attractive places to live in the Country. Residents enjoy the advantages of a small town with the medical, professional and educational opportunities as a large metro. The current unemployment rate in Bend is 3.4% and wage growth is among the highest in the nation.

The Easton development site is located in southeast Bend right across the street from the new Caldera High School on the corner for SE 15th Street and Knott Road. This is a rapidly growing region of Bend with 38,400 households within a 5-mile radius, plus many more under construction. The Easton site will be able to provide much needed commercial services to this greatly underserved area.

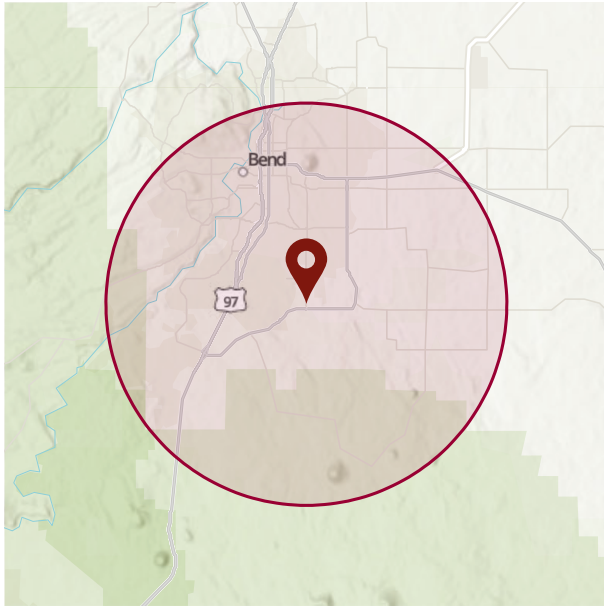
LOCATION

This is an excellent opportunity for developers and owner/users to provide much needed commercial services in the largely underserved southeast Bend trade area.

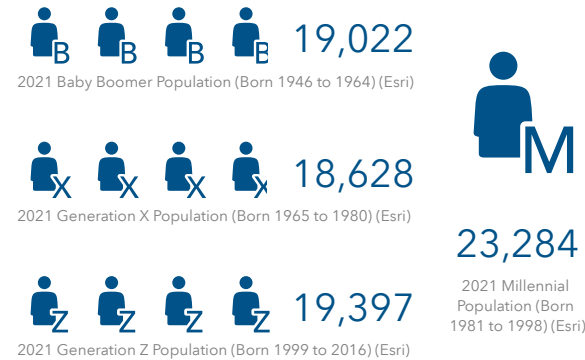


DEMOGRAPHICS

WITHIN 5 MILES OF THE EASTON DEVELOPMENT



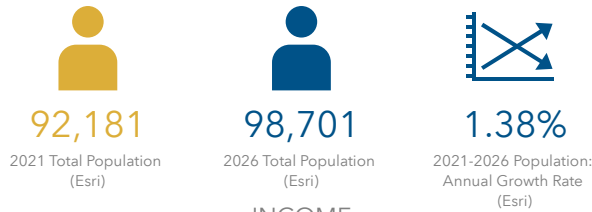
POPULATION BY GENERATION



POPULATION TRENDS AND KEY INDICATORS

Easton Development

POPULATION



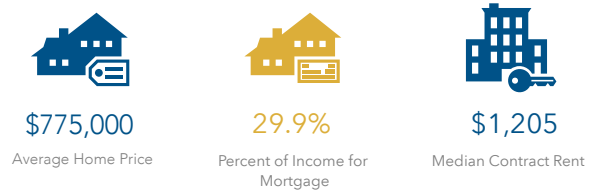
HOUSEHOLDS



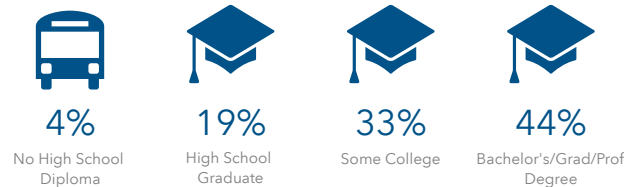
INCOME



HOUSING STATS



EDUCATION



Tapestry Segments

	Bright Young Professionals 8,602 households	22.4% of Households	▼
	Middleburg 4,764 households	12.4% of Households	▼
	In Style 4,635 households	12.1% of Households	▼

BUSINESS





Caldera High School

SE 15TH ST

KNOTT RD

EASTON
Commercial Development
0.75-8.39 AC

EASTON
Residential Development

EXCLUSIVELY LISTED BY



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