

# FOR LEASE

1,454 SF | \$2.75/SF/MO. NNN

## Downtown Bend Retail Space

744 NW Bond Street, Bend, OR 97702



### PROPERTY DETAILS

<b>Suite B:</b>	1,454 SF
<b>Lease Rate:</b>	\$2.75/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.79/SF/Mo.
<b>Bldg. Size:</b>	6,500 SF
<b>Zoning:</b>	Central Business District (CBD)

### HIGHLIGHTS

- Retail space in downtown Bend
- Ideal for coffee shop, deli, wine bar, ice cream shop, or other "light-fare" concepts
- Grease trap in space
- Co-tenants include Charles Schwab and Sora Sushi
- Located on the edge of downtown adjacent to McMenamins Old St. Francis School

Peter May, CCIM | Russell Huntamer, CCIM  
Emilio Tiscareno, Broker | Eli Harrison, Broker

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# FOR LEASE

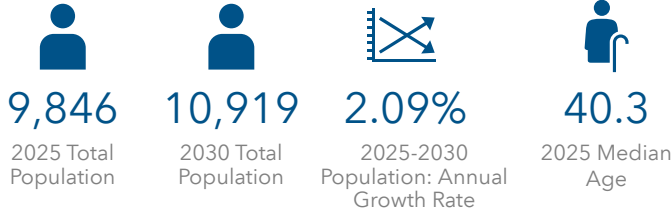
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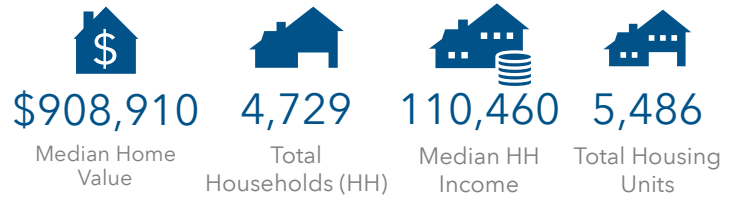
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### DEMOGRAPHICS - WITHIN A 1-MILE RADIUS

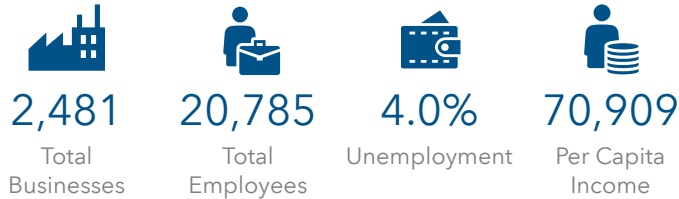
#### POPULATION STATS



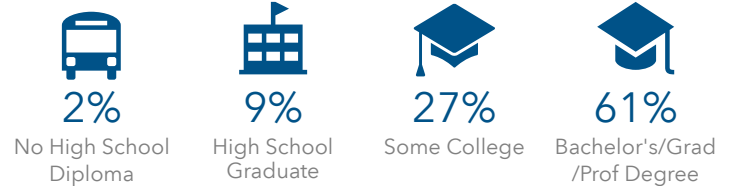
#### 2025 HOUSING STATS



#### 2025 BUSINESS STATS



#### 2025 EDUCATION STATS



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