

FOR LEASE

5,880 SF | \$2.55/SF/MO. NNN

High-Visibility Restaurant on the Way to Mt. Bachelor

1441 SW Chandler Ave., Suite 100, Bend, OR 97702

RATE REDUCED
Was \$2.70/SF/Mo. NNN



FULLY BUILT-OUT WITH DINING, PATIO, LOFT, AND UNBEATABLE WEST SIDE LOCATION



Russell Huntamer, CCIM | Eli Harrison, Broker

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

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE

\$2.55/SF/MO. NNN

High-Visibility Restaurant on the Way to Mt. Bachelor

PROPERTY DETAILS

- Suite 100:** 5,880 SF
- Lease Rate:** ~~\$2.70/SF/Mo. NNN~~ \$2.55/SF/Mo. NNN
- CAMs:** Est. at \$0.73/SF/Mo.
- Zoning:** Mixed Use (MU)
- Parking:** Shared onsite parking lot

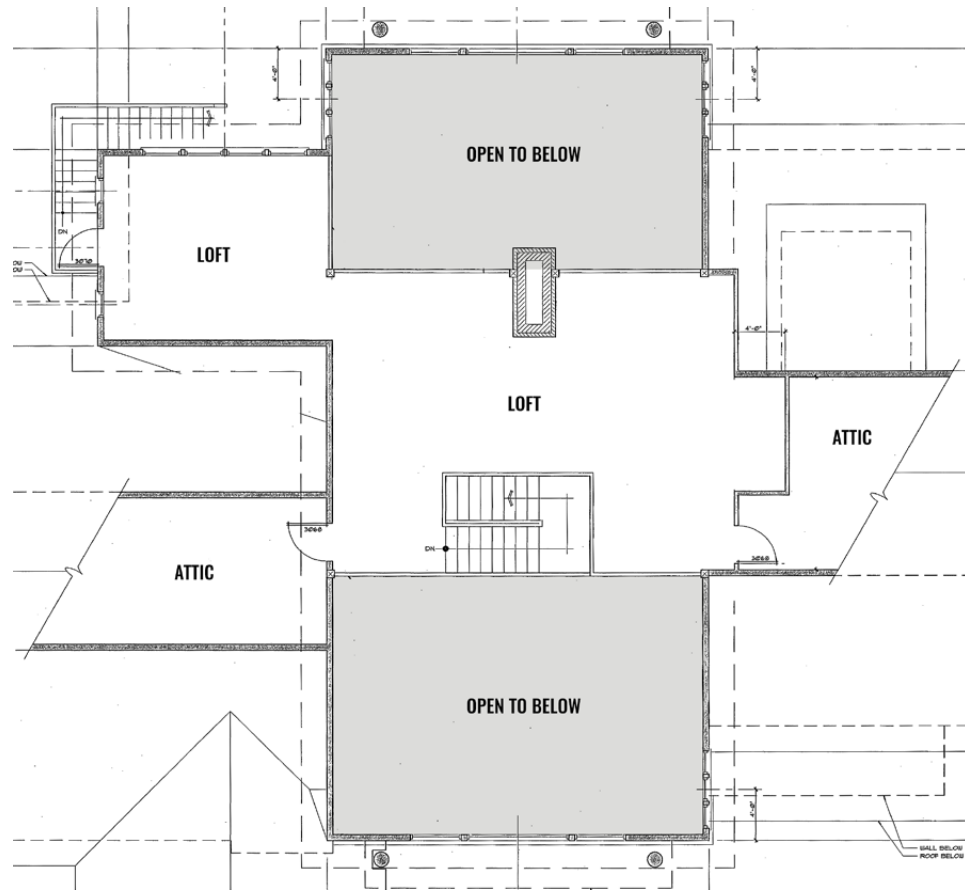


HIGHLIGHTS

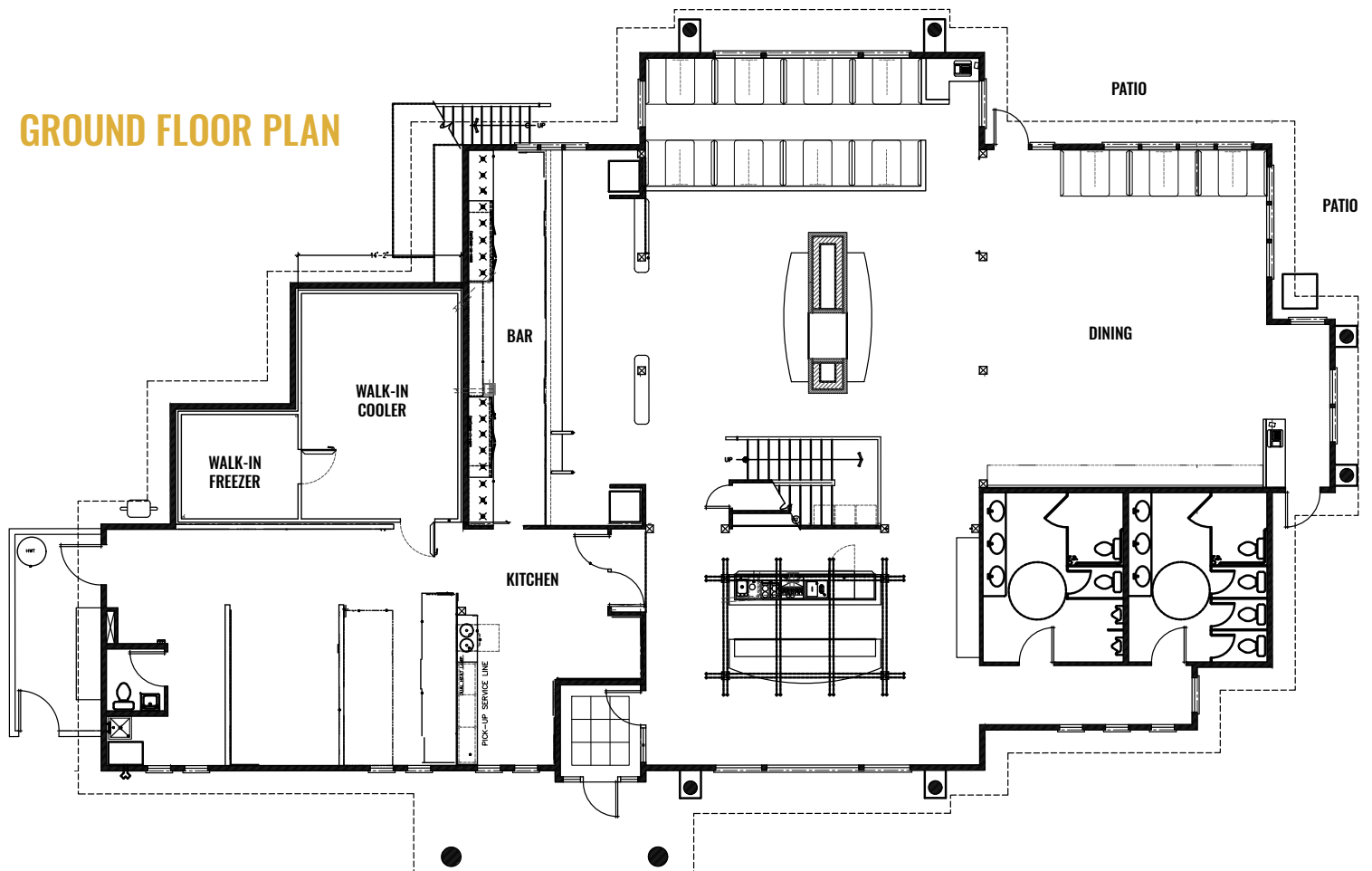
- Type 1 and Type 2 hoods, plus large walk-in cooler and freezer
- Expansive dining area, outdoor patio, and upstairs loft for events or private gatherings
- High-visibility signage at the Century–Chandler roundabout
- Directly across from OSU-Cascades with strong student and west side traffic
- On the route to Mt. Bachelor, ideal for après-ski traffic and outdoor enthusiasts
- Co-tenants include Abracadabra Printing & Design, Redbird Physio and Tru North Fitness
- Excellent onsite parking
- Traffic counts exceeding 16,000 AADT
- Furniture, Fixtures and Equipment have been removed



LOFT FLOOR PLAN



GROUND FLOOR PLAN



FOR LEASE

1441 SW Chandler Ave., Suite 100, Bend, OR 97702

DEMOGRAPHICS - WITHIN A 3-MILE RADIUS


POPULATION STATS



67,017
2025 Total
Population


72,729
2030 Total
Population


1.65%
2025-2030
Population: Annual
Growth Rate


41.8
2025 Median
Age


\$783,585
Median Home
Value


28,404
Total
Households (HH)


108,350
Median HH
Income



31,430
Total Housing
Units

2025 HOUSING STATS

2025 BUSINESS STATS



4,975
Total
Businesses


38,952
Total
Employees



3.2%
Unemployment


64,890
Per Capita
Income


3%
No High School
Diploma


15%
High School
Graduate


25%
Some College


57%
Bachelor's/Grad
/Prof Degree

2025 EDUCATION STATS



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.



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



Eli Harrison
Broker
Cell 541.977.2890
eharrison@compasscommercial.com

COMPASS
COMMERCIAL

REAL ESTATE SERVICES