

# FOR LEASE

735 NE PURCELL BLVD

Bend, OR 97701



## PROPERTY DESCRIPTION

Sublease opportunity through 7/29. This former bank building is 3,578 SF and features 3 offices, breakroom, 2 ADA restrooms, an open lobby area as well as a drive-thru component. The large 0.91 ac lot is zoned General Commercial (CG) and features ample parking.

## PROPERTY HIGHLIGHTS

- Sublease Opportunity
- Large Open Lobby Area
- Several Offices, 2 ADA Restrooms and a Break Room
- Drive Thru and Large Parking Lot
- 2009 Construction with Modern Finishes

## OFFERING SUMMARY

Lease Rate:	\$2.50 SF/Mo. (Mod. Gross)
Lot Size:	0.91 AC
Available SF:	3,578 SF
Year Built:	2009

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,868	28,329	45,027
Total Population	13,134	67,528	110,169
Average HH Income	\$81,267	\$108,129	\$126,337

**Bill Pon**  
(541) 815-4140  
bill.pon@cbrealty.com

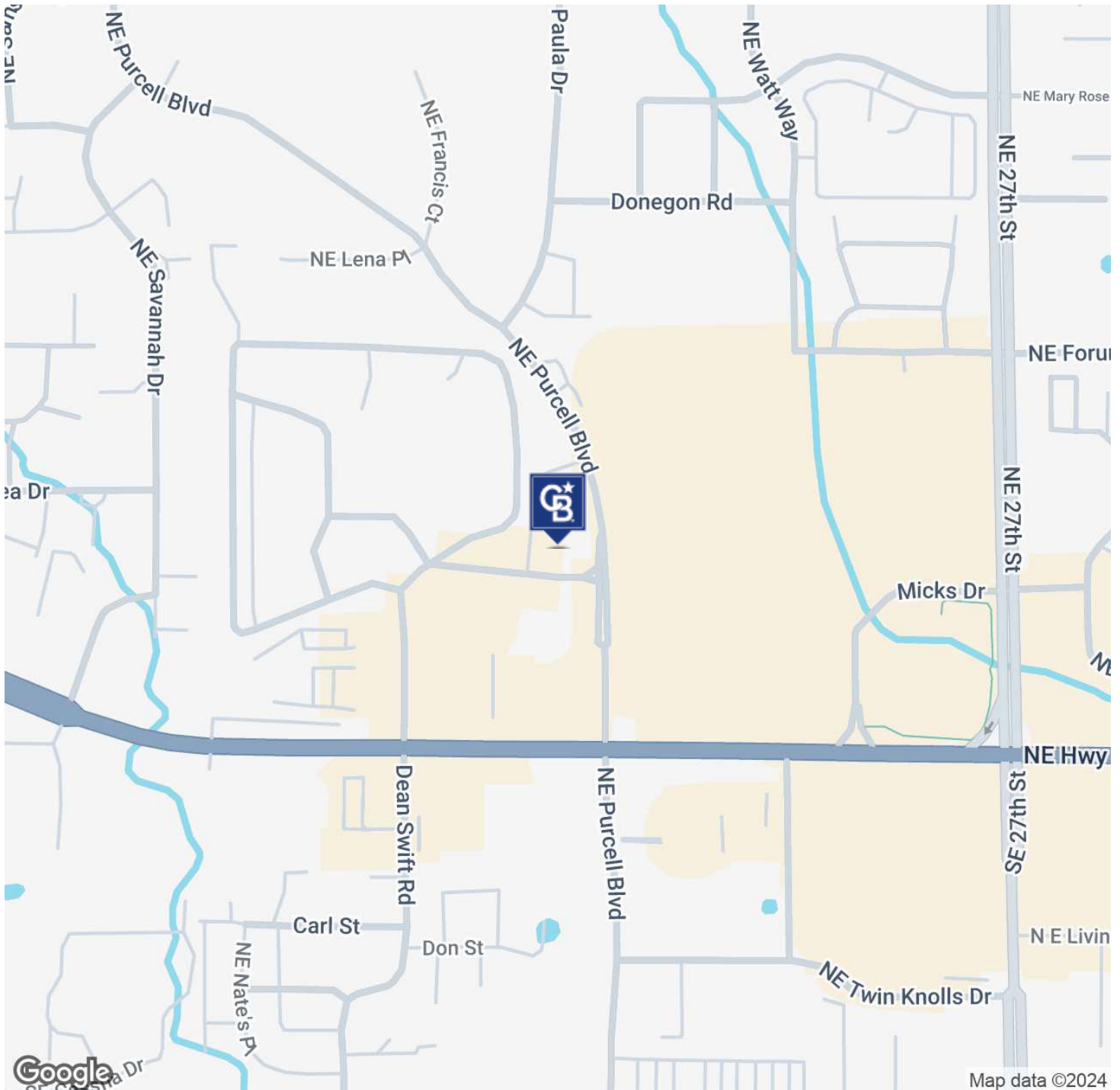


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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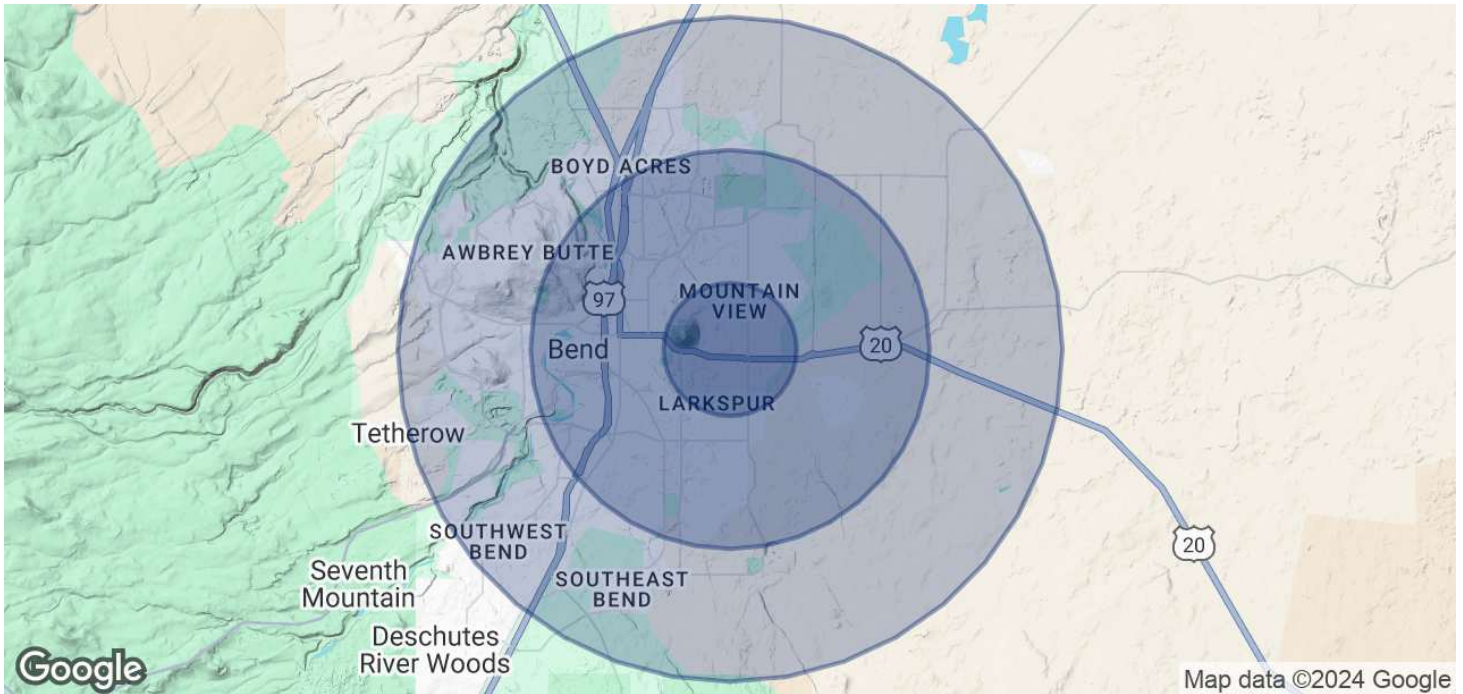
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,134	67,528	110,169
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	44	42	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,868	28,329	45,027
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$81,267	\$108,129	\$126,337
Average House Value	\$527,977	\$654,387	\$741,779

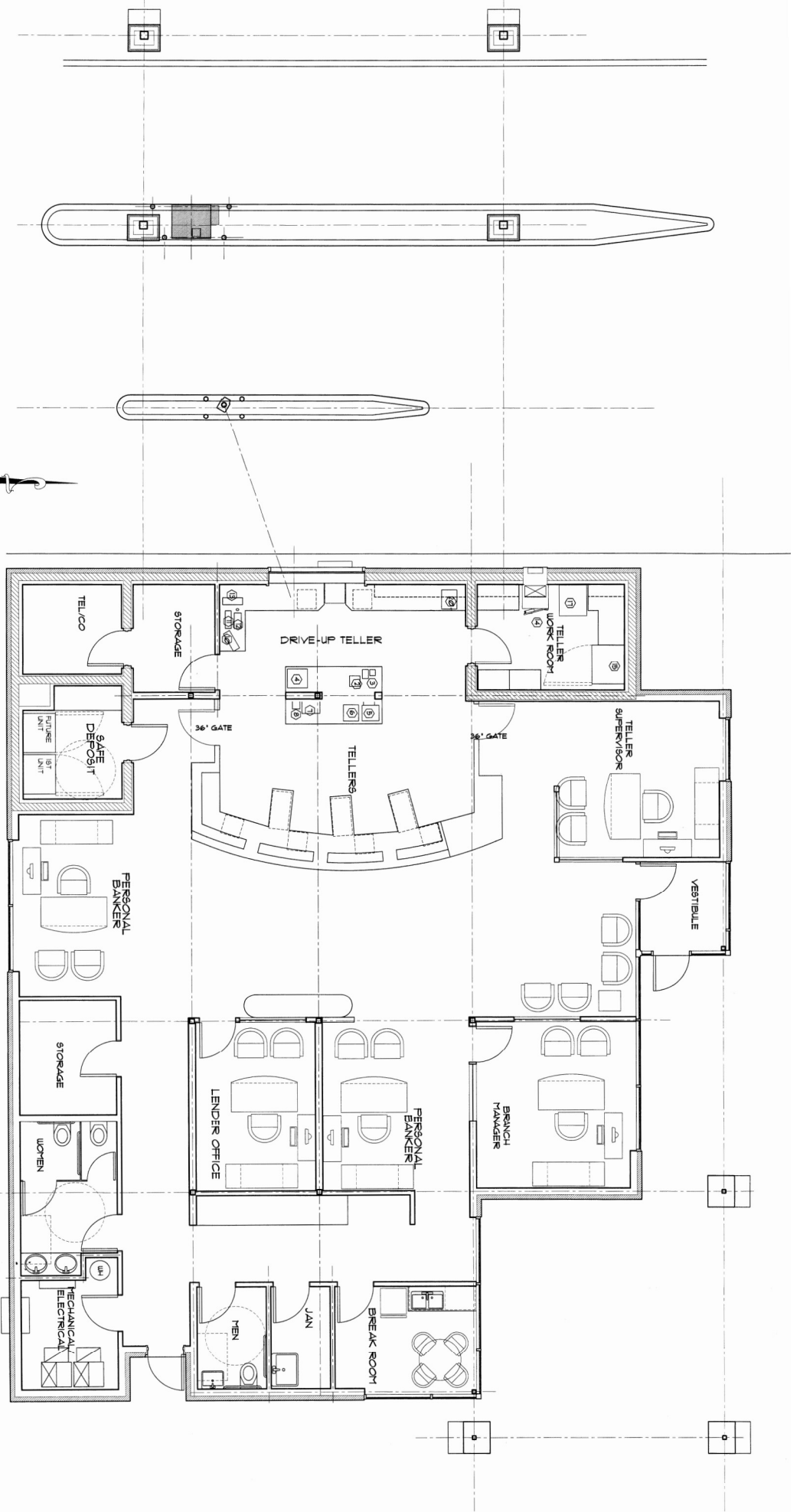
Demographics data derived from AlphaMap

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**EQUIPMENT SCHEDULE**

- |                                  |                                 |                  |
|----------------------------------|---------------------------------|------------------|
| 1 ELECTRIC TYPEWRITER            | 17 CURRENCY COUNTER             | 34 NIGHT DEPOSIT |
| 2 CHECK PROTECTOR                | 18 PRINTER FOR CURRENCY COUNTER | 35 CASH SAFE     |
| 3 CREDIT CARD KEYPAD AND PRINTER | 19 ELECTRIC PENCIL SHARPENER    | 36 SHIELD BIN    |
| 4 COPIER                         | 20 SOURCE TOP                   | 37 CON. COUNTER  |
| 5 POS/RENT PRINTER               | 21 P.L.A. SCREEN                | 38 CORNER        |
| 6 THERM PRINTER                  | 22 RETROTE CAPTURE PC           | 39 RECYCLE BIN   |
|                                  |                                 | 40 FAX (2)       |



**FLOOR PLAN** 3530 SF

1/4" = 1'-0"

0' 10' 30'

**SOUTH VALLEY BANK & TRUST**

branch bank  
Purcell Blvd.  
Bend, Oregon

**PEDERSEN & PEDERSEN ARCHITECTS, Inc.**

405 Pine Street, Suite 300, Klamath Falls, OR 97603

541-284-3831, FAX 541-282-8819

**DATE:** 4/25

**DESIGN:**

**CHECKED:**

**PROJECT:** SOUTH VALLEY BANK & TRUST

**ARCHITECTS, Inc. 3008**

**FLOOR PLAN**

**DRAWING NO. A2**

2-29-08 PLAN