NOW LEASING

1701 NE 3RD STREET BEND, OREGON

RETAIL SPACE WITH DRIVE-THRU
FORMER BANK

LOCATION

1701 NE 3rd Street | Bend, OR 97701

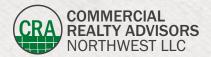### AVAILABLE SPACE

8,295 SF

RENTAL RATE

Please call for details
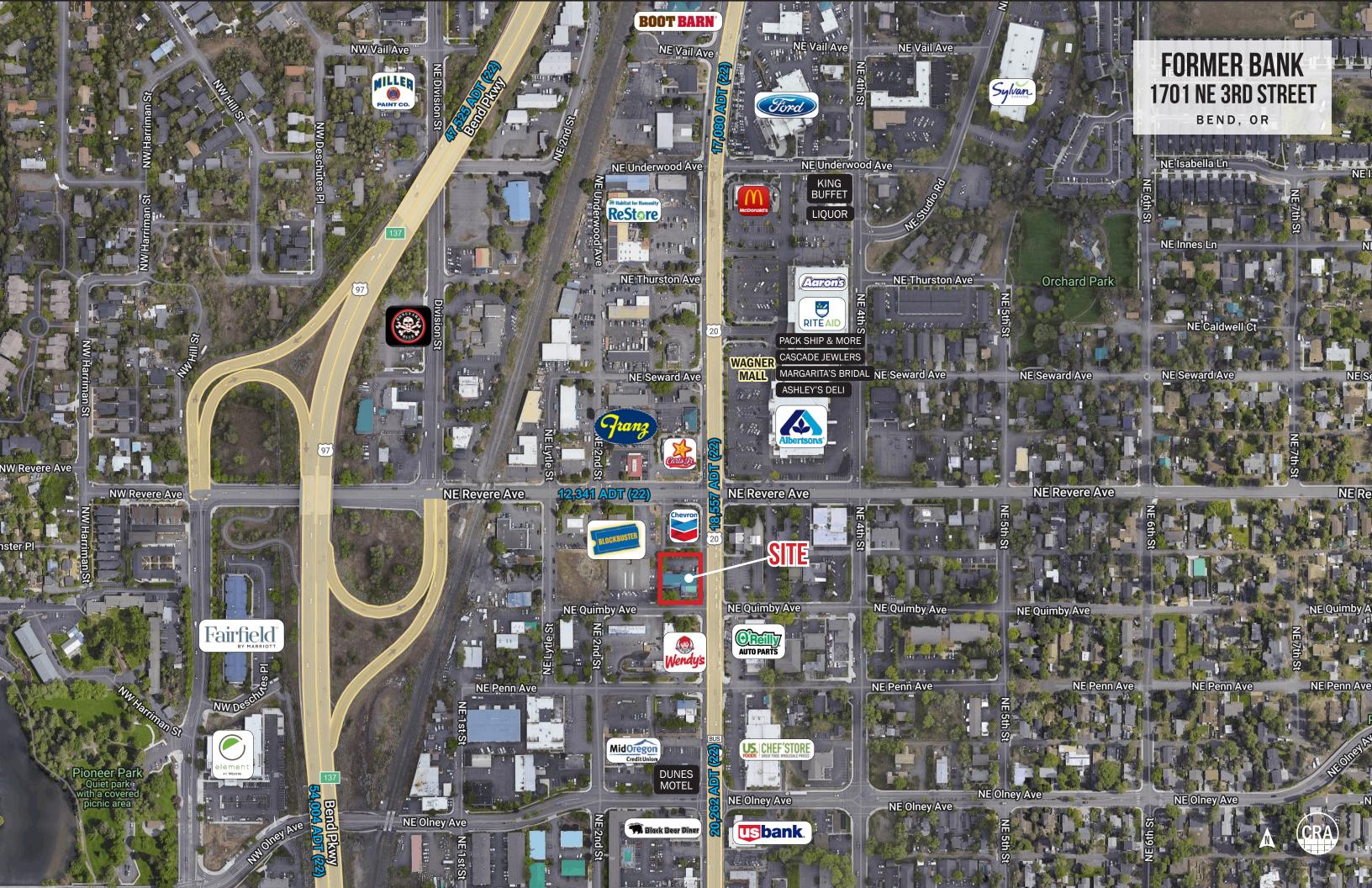
TRAFFIC COUNTS

NE 3rd St – 18,557 ADT ('22)
NE Revere Ave – 12,341 ADT ('22)
Bend Pkwy – 54,004 ADT ('22)

HIGHLIGHTS

- Bend is the fastest growing metro area in Oregon and seventh fastest growing nationwide. Between 2010 and 2019, the number of people living in Bend increased by 25.3%. Over that period, employment in the metro area climbed by 32% – making it one of the fastest growing job markets in the country.

- Located off a major arterial road, NE 3rd Street with over 18,000 vehicles per day.

- Nearby retailers include Albertsons, Rite Aid and US Foods Chef'Store.
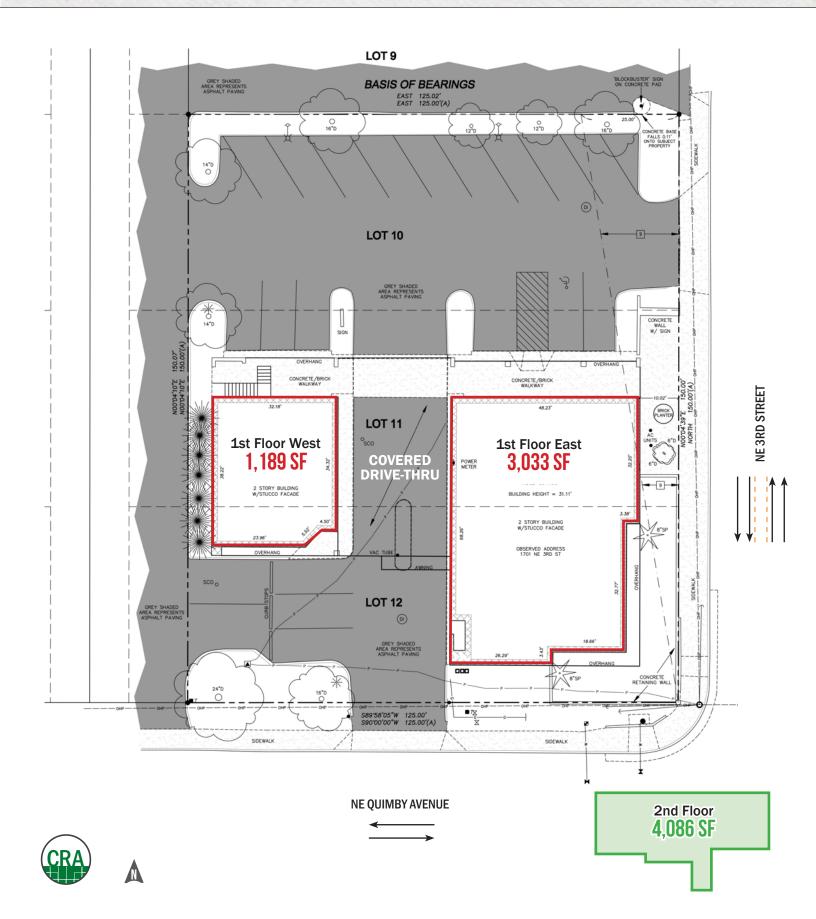
- Pylon signage available on NE 3rd Street.

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CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

503.274.0211
www.cra-nw.com

BEND, OREGON

FORMER BANK
1701 NE 3RD STREET
BEND, OR

CASCADE VILLAGE

Ashley Homestore
Best Buy
Petsmart
Mattress Firm
Ross
Dick's Sporting Goods
Trader Joe's
Cost Plus World Mkt
Food 4 Less
Men's Wearhouse

BEND RIVER PROMENADE

Kohls
Macy's
TJ Maxx
Natural Grocers
Hobby Lobby

SITE

OLD MILL DISTRICT

REI
Chico's
Banana Republic
Gap
J.Jill
Regal Cinemas
Simply Mac

BEND FACTORY STORES

Nike Factory Store
Eddie Bauer
Roz & Ali
Izod
Maurices
Columbia Sportswear
Tuesday Morning

54,599 ADT (22)
18,657 ADT (22)
19,450 ADT (22)
25,582 ADT (22)
17,260 ADT (22)
51,191 ADT (22)
28,101 ADT (22)
28,604 ADT (22)
21,566 ADT (22)

FORMER BANK
1701 NE 3RD STREET
BEND, OR

BOOT BARN

Ford

Sylvan

MILLER PAINT CO.

Habitat for Humanity ReStore

McDonald's

KING BUFFET

LIQUOR

Aaron's

RITE AID

PACK SHIP & MORE
CASCADE JEWLERS
MARGARITA'S BRIDAL
ASHLEY'S DELI

WAGNER MALL

Franz

Carl's Jr.

Albertsons

Chevron

BLOCKBUSTER

SITE

Fairfield BY MARRIOTT

Wendy's

O'Reilly Auto Parts

element by WESTIN

Pioneer Park
Quiet park with a covered picnic area

MidOregon Credit Union

DUNES MOTEL

US FOODS CHEF'STORE GREAT FOOD WHOLESALE PRICES

Black Bear Diner

US bank

47,525 ADT (22) Bend Pkwy
17,080 ADT (22)
54,004 ADT (22) Bend Pkwy
12,341 ADT (22)
18,557 ADT (22)
20,262 ADT (22)

NW Vail Ave   NE Vail Ave   NE Vail Ave   NE Vail Ave
NW Hill St
NW Deschutes Pl
NE Division St
NE 2nd St
NE Underwood Ave   NE Underwood Ave
NE Studio Rd
NE Isabella Ln
NE 6th St
NE 7th St
NW Harriman St
NE Underwood Ave
NE Thurston Ave
NE Thurston Ave
Orchard Park
NE 4th St
NE 5th St
NE Caldwell Ct
NE Innes Ln
NE Seward Ave   NE Seward Ave   NE Seward Ave   NE Seward Ave
NE Lytle St
NW Revere Ave   NW Revere Ave   NE Revere Ave   NE Revere Ave   NE Revere Ave   NE Re
NW Harriman St
NE 2nd St
NE Quimby Ave   NE Quimby Ave   NE Quimby Ave   NE Quimby Ave   NE Quimby Ave
NE 4th St
NE 5th St
NE 6th St
NE 7th St
ster Pl
NE Penn Ave   NE Penn Ave   NE Penn Ave   NE Penn Ave
NE 1st St
NW Deschutes Pl
NW Olney Ave
NE Olney Ave   NE Olney Ave   NE Olney Ave   NE Olney Ave
NE 2nd St
NE 5th St
NE 6th St
Division St
97
137
20

LOT 9

BASIS OF BEARINGS
EAST 125.02'
EAST 125.00'(A)

GREY SHADED AREA REPRESENTS ASPHALT PAVING

'BLOCKBUSTER' SIGN ON CONCRETE PAD

16"D   12"D   12"D   16"D   25.00'

14"D

CONCRETE BASE FALLS 0.11' ONTO SUBJECT PROPERTY

LOT 10

GREY SHADED AREA REPRESENTS ASPHALT PAVING

14"D   SIGN

CONCRETE WALL W/ SIGN

OVERHANG   CONCRETE/BRICK WALKWAY   CONCRETE/BRICK WALKWAY   OVERHANG

BRICK PLANTER
AC UNITS   6"D
6"D

32.18'   48.23'

1st Floor West
1,189 SF

LOT 11

COVERED DRIVE-THRU

1st Floor East
3,033 SF

BUILDING HEIGHT = 31.11'

2 STORY BUILDING W/STUCCO FACADE

2 STORY BUILDING W/STUCCO FACADE

OBSERVED ADDRESS 1701 NE 3RD ST

38.22'   34.32'
POWER METER
68.26'
32.20'
10.02'
3.38'
8"SP
32.77'

4.50'
5.53'
23.96'

OVERHANG
VAC TUBE
AWNING

SCO
CURB STOPS

LOT 12

GREY SHADED AREA REPRESENTS ASPHALT PAVING

DI

18.66'
3.43'
8"SP
26.29'

OVERHANG

CONCRETE RETAINING WALL

SCO

GREY SHADED AREA REPRESENTS ASPHALT PAVING

24"D   16"D

S89'58'05"W 125.00'
S90'00'00"W 125.00'(A)

SIDEWALK   SIDEWALK

NE QUIMBY AVENUE

NE 3RD STREET

N00'04'10"E 150.07'
N00'04'10"E 150.00'(A)
N00'04'39"E 150.00'
NORTH 150.00'(A)

2nd Floor
4,086 SF

CRA   N

1ST FLOOR

2ND FLOOR

1st Floor West
1,189 SF

OFFICE 105

OFFICE 106

COMMUNITY ROOM

RR

RR

MECH.

UP

PROJECT DESCRIPTION
#Project Description

SITE STATISTICS:
PROJECT ADDRESS:

1701 NE
BEND, OR 97701

MAP & TAXLOT

181208DA00200

ZONING

RS- RESIDENTIAL URBAN STANDARD DENSITY

CURRENT USE

SINGLE-FAMILY RESIDENTIAL

PROPOSED USE

NO CHANGE

LOT SIZE:

SF

SETBACKS:

FRONT: 10 FT (20 FT FOR GARAGES)

COVERED DRIVE-THRU

ATM

STORAGE

ENTRY

SOLAR ROOM

STAFF LOUNGE

ELEV

RR

LOBBY

OFFICE 104

OFFICE 103

OFFICE 102

BANK TELLER

VAULT

FILE

PLANTER

1st Floor East
3,033 SF

2nd Floor plan

DN

OFFICE 201

OFFICE 202

OFFICE 206

OFFICE 205

BREAKROOM

RR

RR

JANITOR

HVAC/ MECH.

ELEV

DN

OFFICE 204

OFFICE 203

DN

2nd Floor
4,086 SF

BUILDING STATISTICS:

	1ST FLOOR EAST:	3,033 SF
	1ST FLOOR WEST:	1,189 SF
	2ND FLOOR:	4,086 SF
	TOTAL:	**8,308 SF**
	DIAL CALCULATION:	8,295 SF

CRA N

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	10,485	85,345	112,145
Projected Population 2028	11,425	93,099	122,587
Average HH Income	$97,238	$114,713	$121,295
Median Home Value	$609,547	$578,943	$583,904
Daytime Demographics 16+	15,226	70,037	82,556
Some College or Higher	82.2%	80.3%	80.0%

$609,547
Median Home Value
1 MILE RADIUS

36.9
Median Age
1 MILE RADIUS

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 44.0669/-121.303

1701 NE 3rd St Bend, OR 97701	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,485	85,345	112,145
2028 Projected Population	11,425	93,099	122,587
2020 Census Population	10,128	80,664	106,184
2010 Census Population	8,258	62,782	82,432
Projected Annual Growth 2023 to 2028	1.8%	1.8%	1.9%
Historical Annual Growth 2010 to 2023	2.1%	2.8%	2.8%
2023 Median Age	36.9	38.0	39.1
Households			
2023 Estimated Households	4,873	36,062	46,563
2028 Projected Households	5,629	41,765	54,031
2020 Census Households	4,648	33,687	43,539
2010 Census Households	3,767	26,248	33,968
Projected Annual Growth 2023 to 2028	3.1%	3.2%	3.2%
Historical Annual Growth 2010 to 2023	2.3%	2.9%	2.9%
Race and Ethnicity			
2023 Estimated White	87.5%	87.4%	87.5%
2023 Estimated Black or African American	0.6%	1.0%	0.9%
2023 Estimated Asian or Pacific Islander	1.7%	2.1%	2.0%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2023 Estimated Other Races	9.7%	9.1%	9.2%
2023 Estimated Hispanic	9.7%	9.1%	9.1%
Income			
2023 Estimated Average Household Income	$97,238	$114,713	$121,295
2023 Estimated Median Household Income	$77,090	$90,868	$93,700
2023 Estimated Per Capita Income	$45,311	$48,613	$50,507
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.8%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.5%	2.4%
2023 Estimated High School Graduate	13.2%	15.4%	15.7%
2023 Estimated Some College	17.7%	22.8%	23.4%
2023 Estimated Associates Degree Only	12.2%	10.1%	9.7%
2023 Estimated Bachelors Degree Only	29.7%	28.3%	28.1%
2023 Estimated Graduate Degree	22.7%	19.0%	18.8%
Business			
2023 Estimated Total Businesses	2,034	7,194	8,167
2023 Estimated Total Employees	12,043	44,500	48,698
2023 Estimated Employee Population per Business	5.9	6.2	6.0
2023 Estimated Residential Population per Business	5.2	11.9	13.7

For more information, please contact:

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KNOWLEDGE   RELATIONSHIPS   EXPERIENCE

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