

FOR LEASE OR SALE

**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 w/Drive-Thru
Divisible to 3,100 SF

PRICING

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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CASCADE VILLAGE

- Ashley Homestore
- Best Buy
- Petsmart
- Mattress Firm
- Ross
- Dick's Sporting Goods
- Trader Joe's
- Cost Plus World Mkt
- Local Acres
- Men's Wearhouse

BEND RIVER PROMENADE

- Kohls
- Macy's
- TJ Maxx
- Natural Grocers
- Hobby Lobby

SITE

OLD MILL DISTRICT

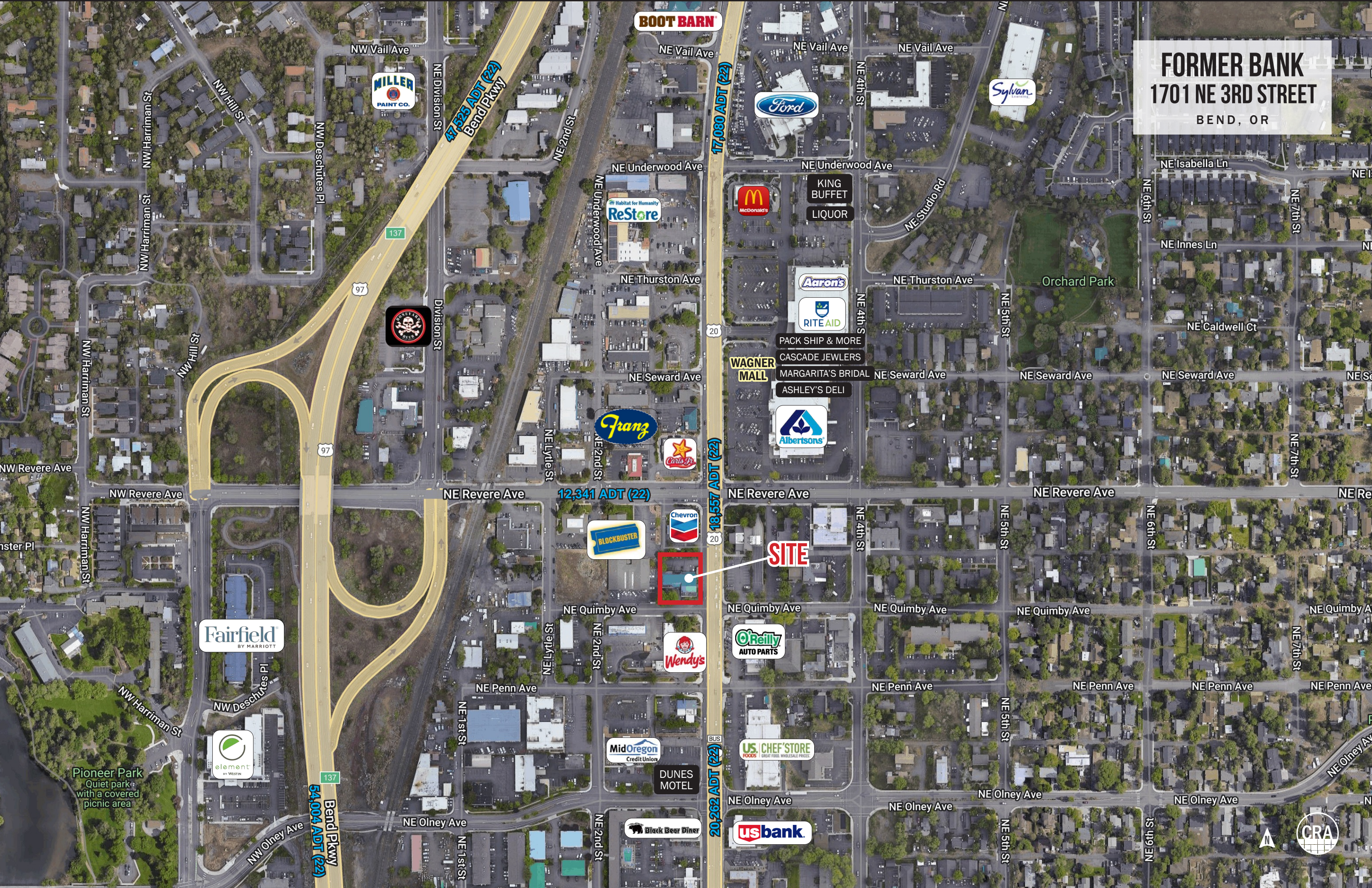
- Athleta
- Banana Republic
- Gap
- J.Jill
- Regal Cinemas
- Zumiez

BEND FACTORY STORES

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



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BOOT BARN

MILLER PAINT CO.

Ford

Sylvan

ReStore

McDonald's

KING BUFFET LIQUOR

Aaron's

RITE AID

WAGNER MALL

PACK SHIP & MORE

CASCADE JEWELERS

MARGARITA'S BRIDAL

ASHLEY'S DELI

Albertsons

Franz

Carls Jr.

Chevron

BLOCKBUSTER

SITE

Wendy's

O'Reilly AUTO PARTS

US CHEF STORE

MidOregon Credit Union

DUNES MOTEL

usbank

Black Bear Diner

Fairfield BY MARRIOTT

element BY WESTIN

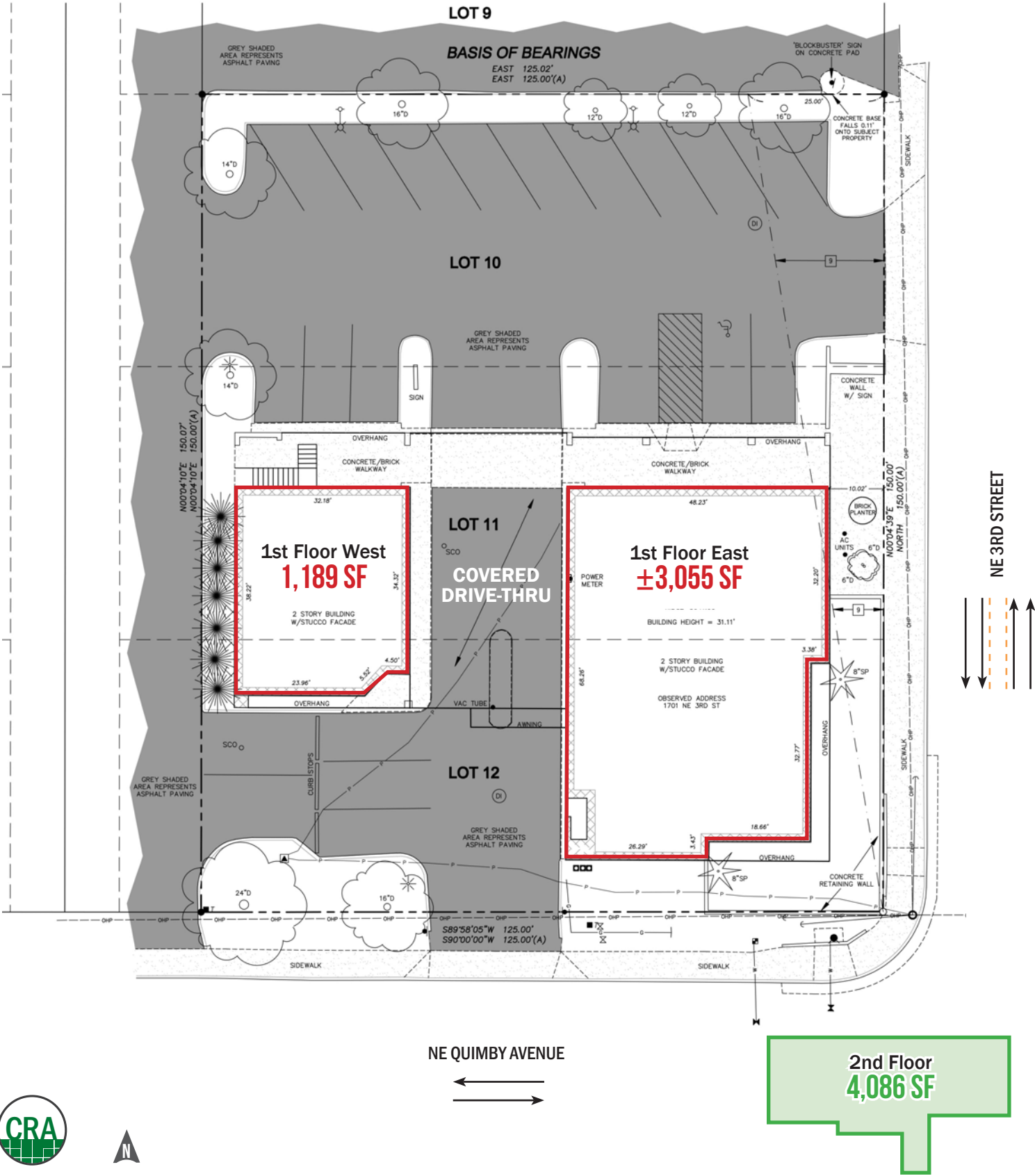
Pioneer Park
Quiet park with a covered picnic area

CRA

FORMER BANK 1701 NE 3RD STREET

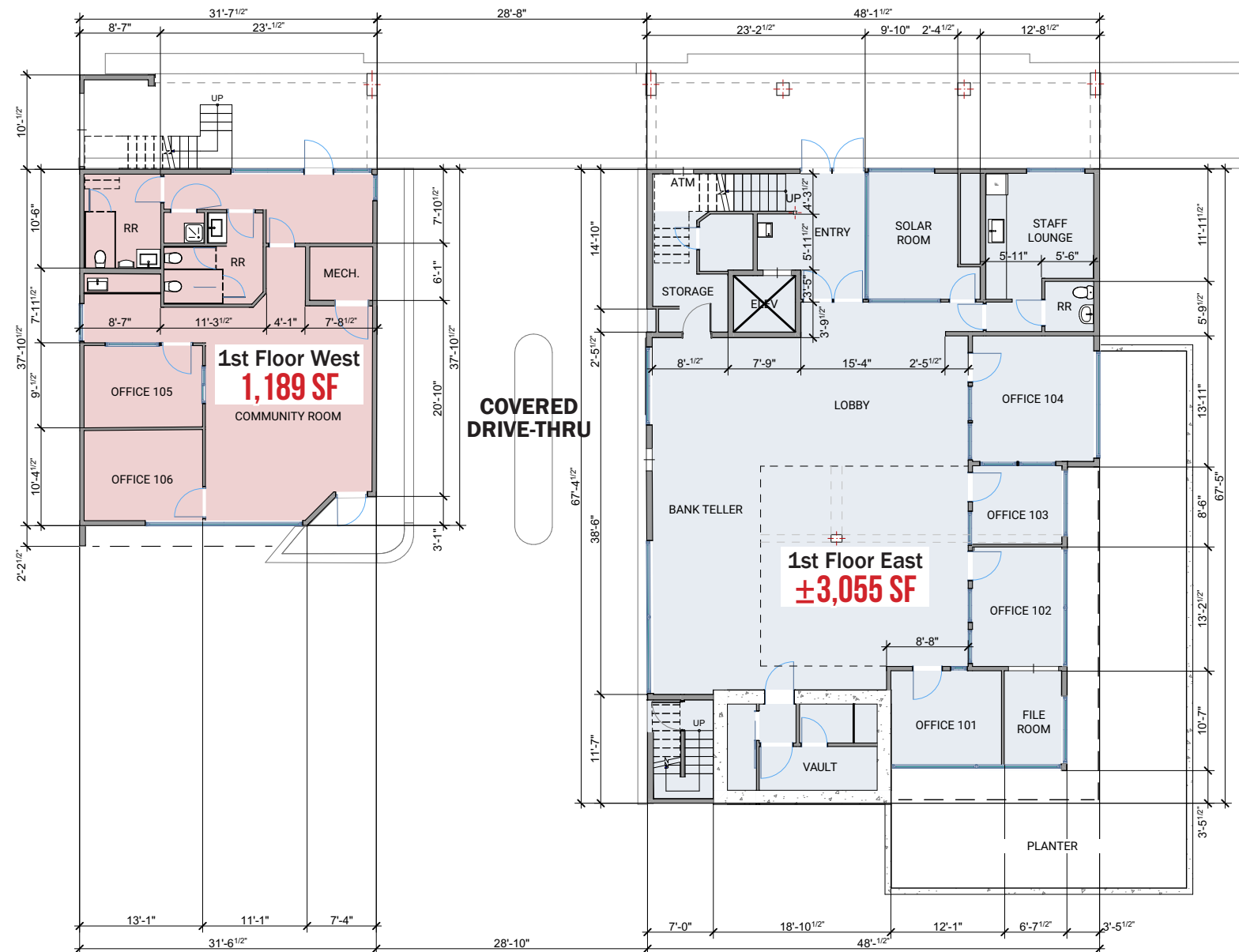
BEND, OR

BUILDING PLAN

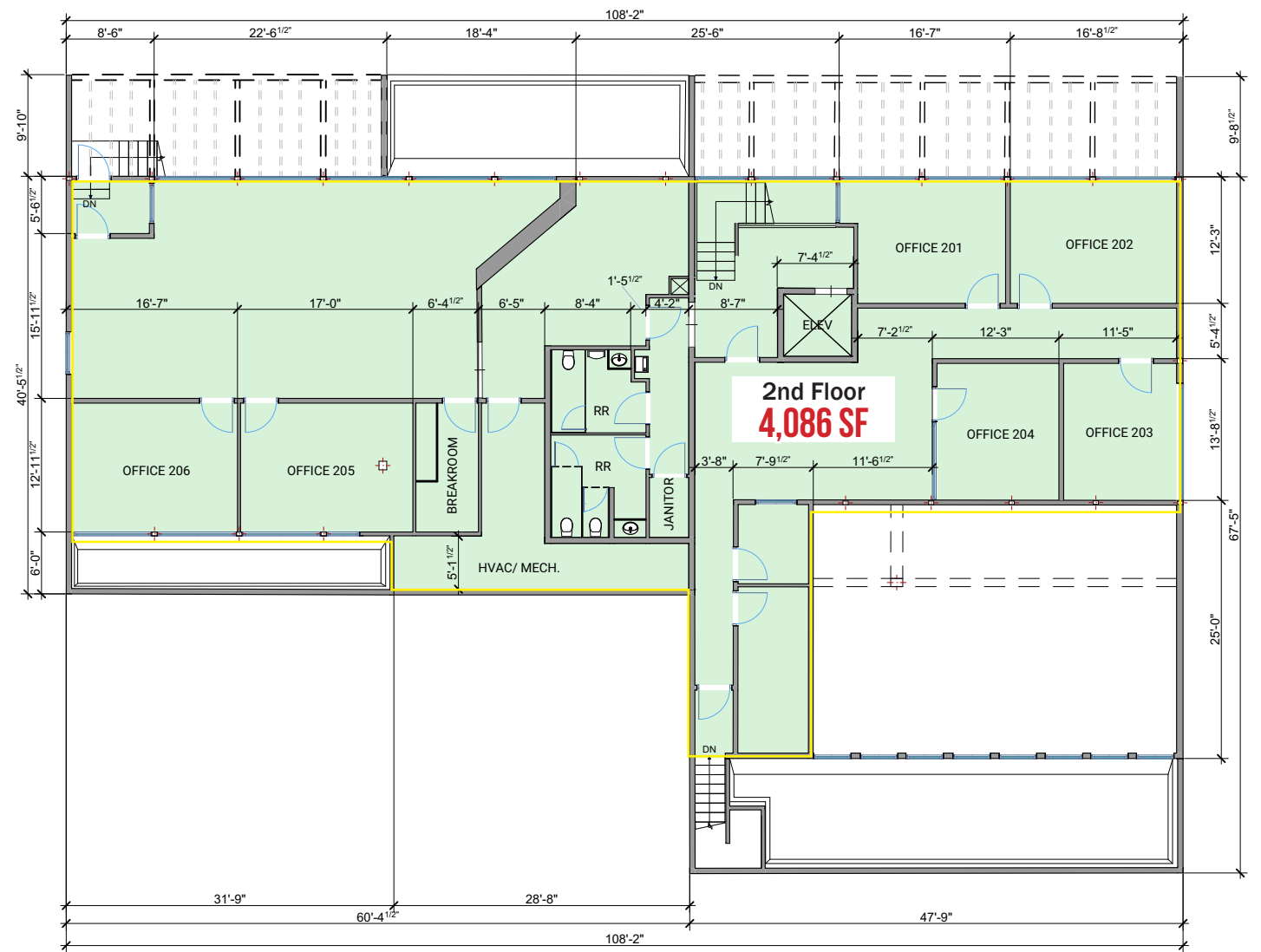


FLOOR PLANS

1ST FLOOR



2ND FLOOR



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





RENDERING

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BEND, OR



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DEMOGRAPHIC SUMMARY

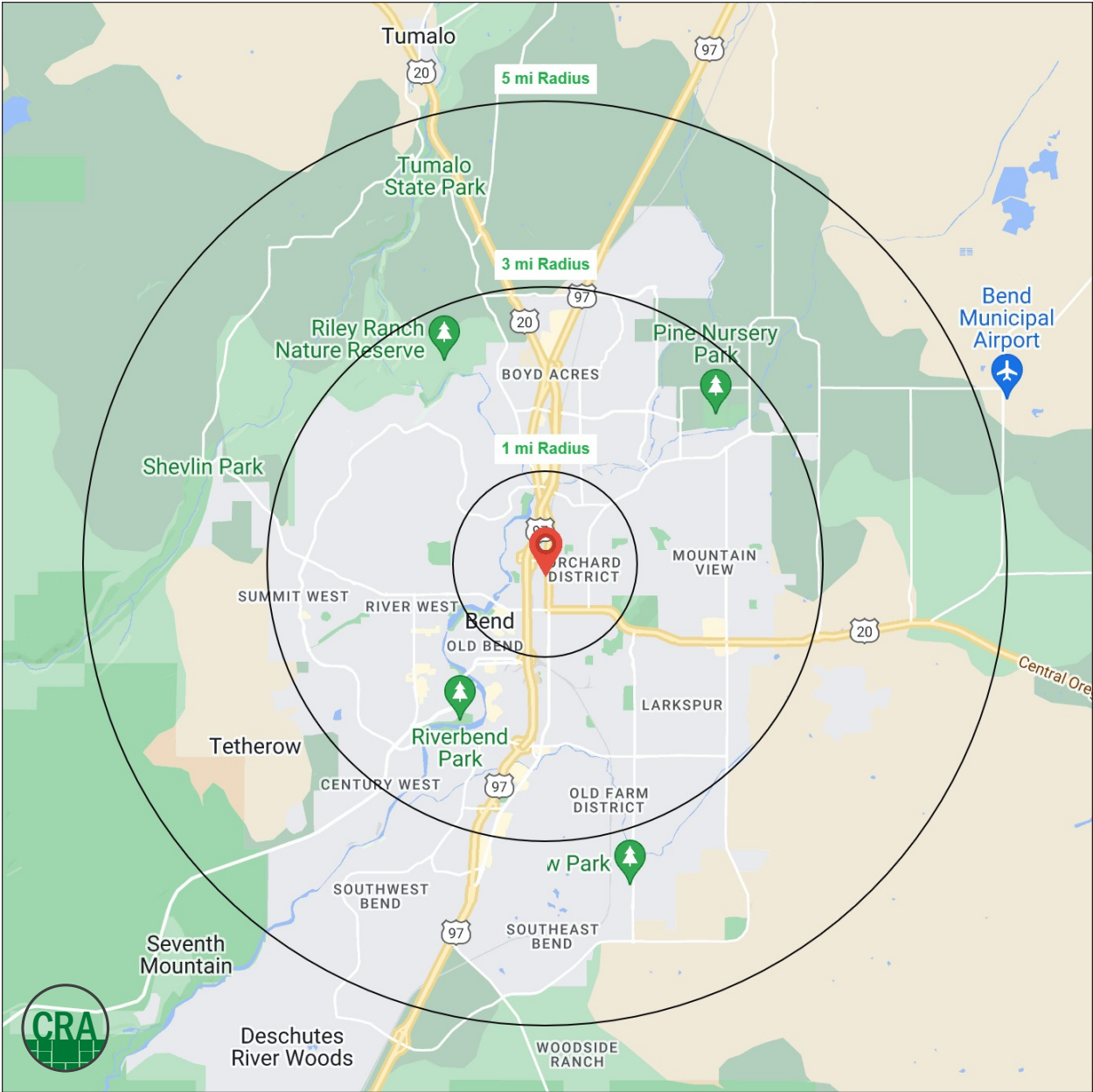
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	10,050	81,283	107,309
Projected Population 2029	10,578	85,248	112,153
Average HH Income	\$110,819	\$130,013	\$134,492
Median Home Value	\$766,779	\$732,257	\$726,440
Daytime Demographics 16+	14,755	67,113	78,936
Some College or Higher	81.6%	79.5%	79.1%

\$766,779

Median Home Value
1 MILE RADIUS

37.7

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0669/-121.303

1701 NE 3rd St Bend, OR 97701	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,050	81,283	107,309
2029 Projected Population	10,578	85,248	112,153
2020 Census Population	10,128	80,664	106,184
2010 Census Population	8,258	62,782	82,432
Projected Annual Growth 2024 to 2029	1.0%	1.0%	0.9%
Historical Annual Growth 2010 to 2024	1.6%	2.1%	2.2%
2024 Median Age	37.7	39.0	40.0
Households			
2024 Estimated Households	4,786	35,140	45,468
2029 Projected Households	5,015	36,657	47,262
2020 Census Households	4,648	33,687	43,539
2010 Census Households	3,767	26,248	33,968
Projected Annual Growth 2024 to 2029	1.0%	0.9%	0.8%
Historical Annual Growth 2010 to 2024	1.9%	2.4%	2.4%
Race and Ethnicity			
2024 Estimated White	87.4%	87.8%	87.8%
2024 Estimated Black or African American	0.9%	0.8%	0.7%
2024 Estimated Asian or Pacific Islander	1.8%	1.9%	1.9%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2024 Estimated Other Races	9.5%	9.1%	9.1%
2024 Estimated Hispanic	9.5%	9.1%	9.1%
Income			
2024 Estimated Average Household Income	\$110,819	\$130,013	\$134,492
2024 Estimated Median Household Income	\$83,064	\$93,954	\$97,299
2024 Estimated Per Capita Income	\$52,892	\$56,317	\$57,100
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.9%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.5%	2.4%
2024 Estimated High School Graduate	15.3%	16.1%	16.7%
2024 Estimated Some College	16.8%	20.9%	21.6%
2024 Estimated Associates Degree Only	12.8%	10.4%	9.8%
2024 Estimated Bachelors Degree Only	28.5%	28.4%	28.4%
2024 Estimated Graduate Degree	23.5%	19.8%	19.3%
Business			
2024 Estimated Total Businesses	2,014	7,243	8,224
2024 Estimated Total Employees	12,021	44,730	48,981
2024 Estimated Employee Population per Business	6.0	6.2	6.0
2024 Estimated Residential Population per Business	5.0	11.2	13.0

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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