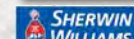


— FOR LEASE —  
**FORMER COSTCO**

**BEND, OREGON**



## ADDRESS

2500 NE Hwy 20, Bend, OR 97701

## AVAILABLE SPACE

156,729 SF on 12.07 AC

## LEASE RATE

Please call for details

## TRAFFIC COUNTS

NE Hwy 20 – 20,080 ADT ('22)

NE 27th St – 19,281 ADT ('22)

## HIGHLIGHTS

- Located in The Forum Shopping Center at the NW corner of US Hwy 20 East and 27th Street, a major North/South arterial for the East side of Bend.
- Zoned CG. Perfect for: indoor RV, automobile or manufactured home sales; indoor commercial parking; indoor storage; warehouse and distribution; and retail sales.
- Abundant parking – 636 parking stalls (4.06/1000).



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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**Bob LeFeber** 503.807.4174 | bob@cra-nw.com

**503.274.0211**

[www.cra-nw.com](http://www.cra-nw.com)



**FORMER COSTCO**  
2500 NE HWY 20  
BEND, OR

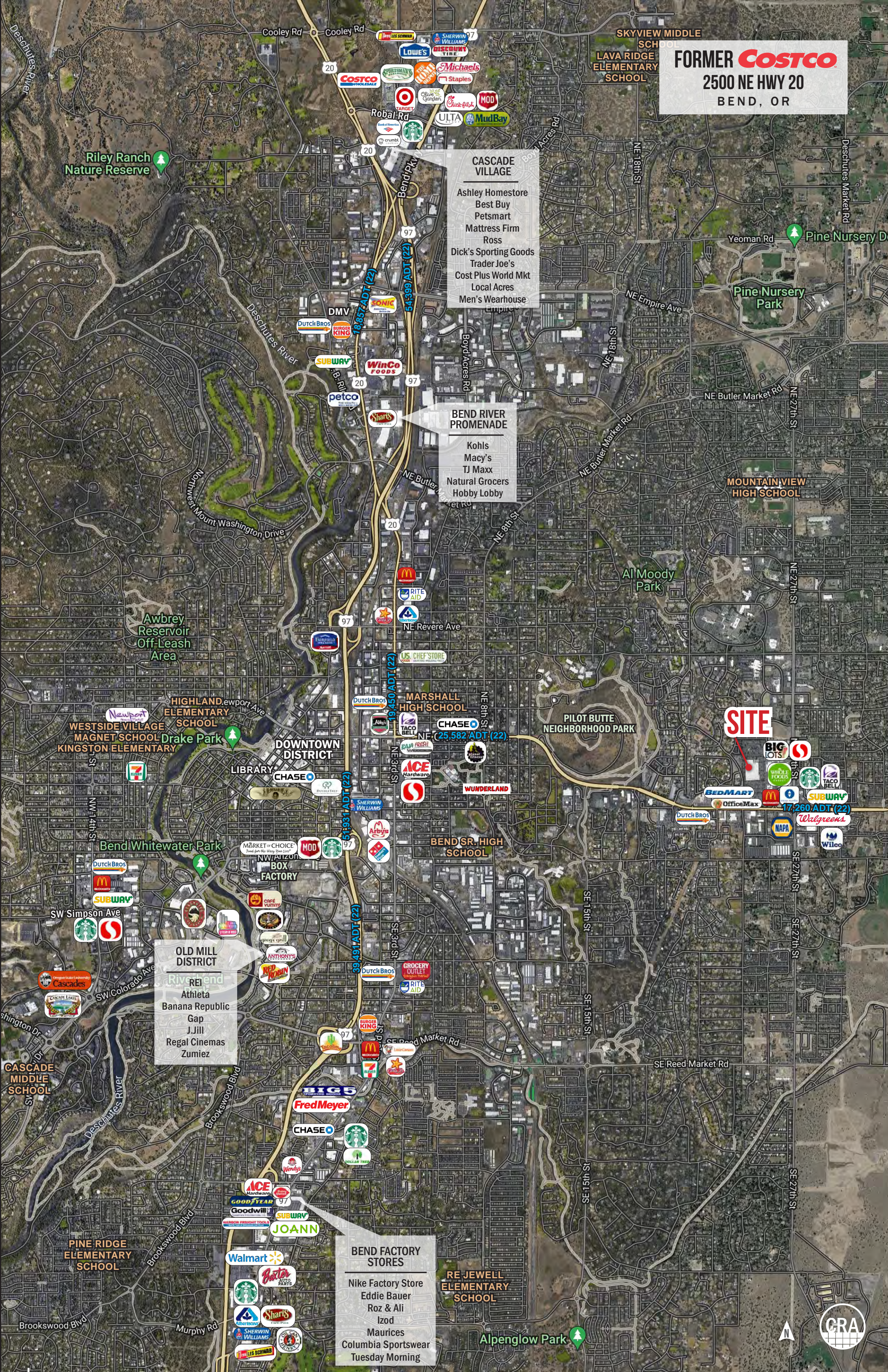
**CASCADE VILLAGE**  
Ashley Homestore  
Best Buy  
Petsmart  
Mattress Firm  
Ross  
Dick's Sporting Goods  
Trader Joe's  
Cost Plus World Mkt  
Local Acres  
Men's Wearhouse

**BEND RIVER PROMENADE**  
Kohls  
Macy's  
TJ Maxx  
Natural Grocers  
Hobby Lobby

**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

**SITE**





FORMER **COSTCO**  
2500 NE HWY 20  
BEND, OR

PILOT BUTTE



SITE

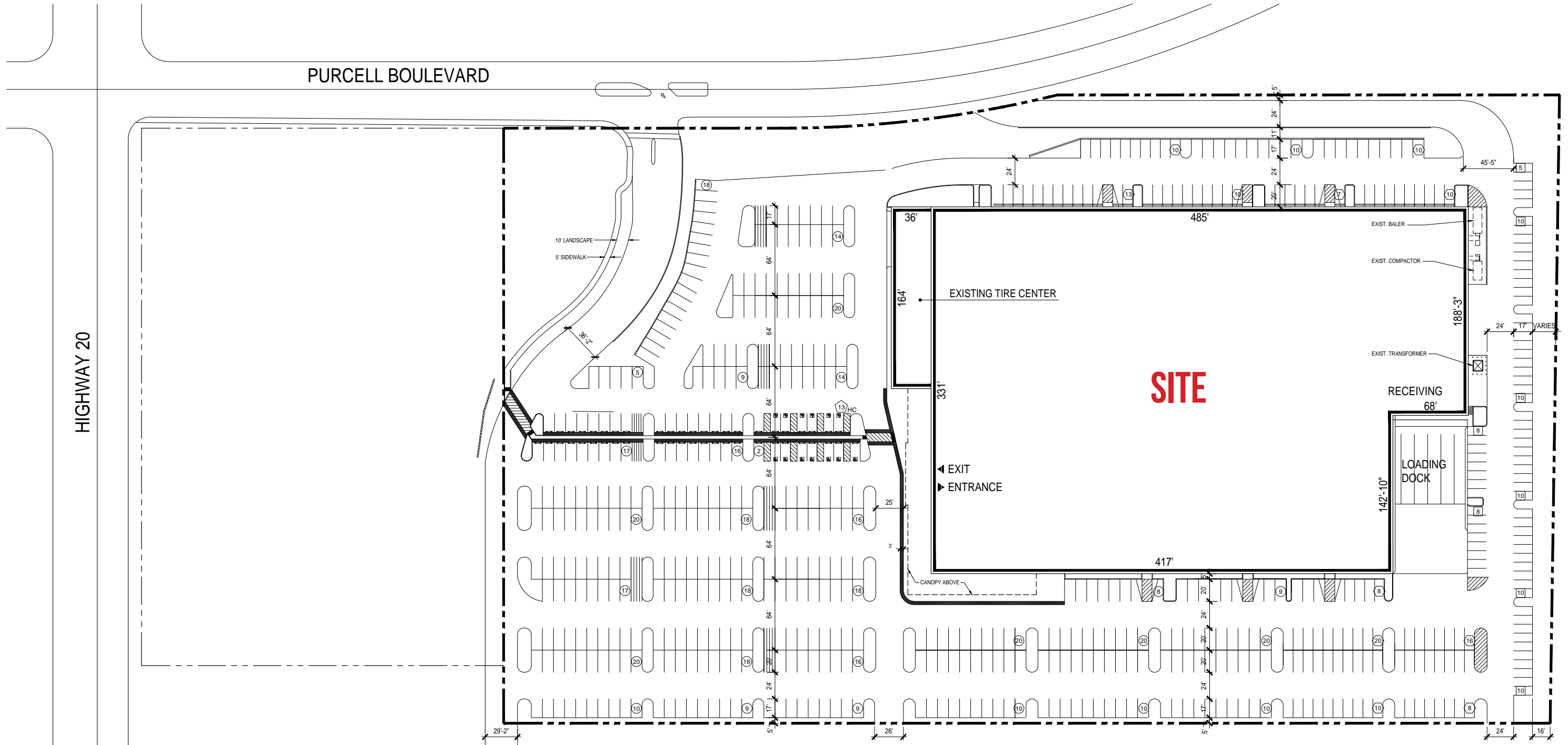
NE Hwy 20 20

CRA



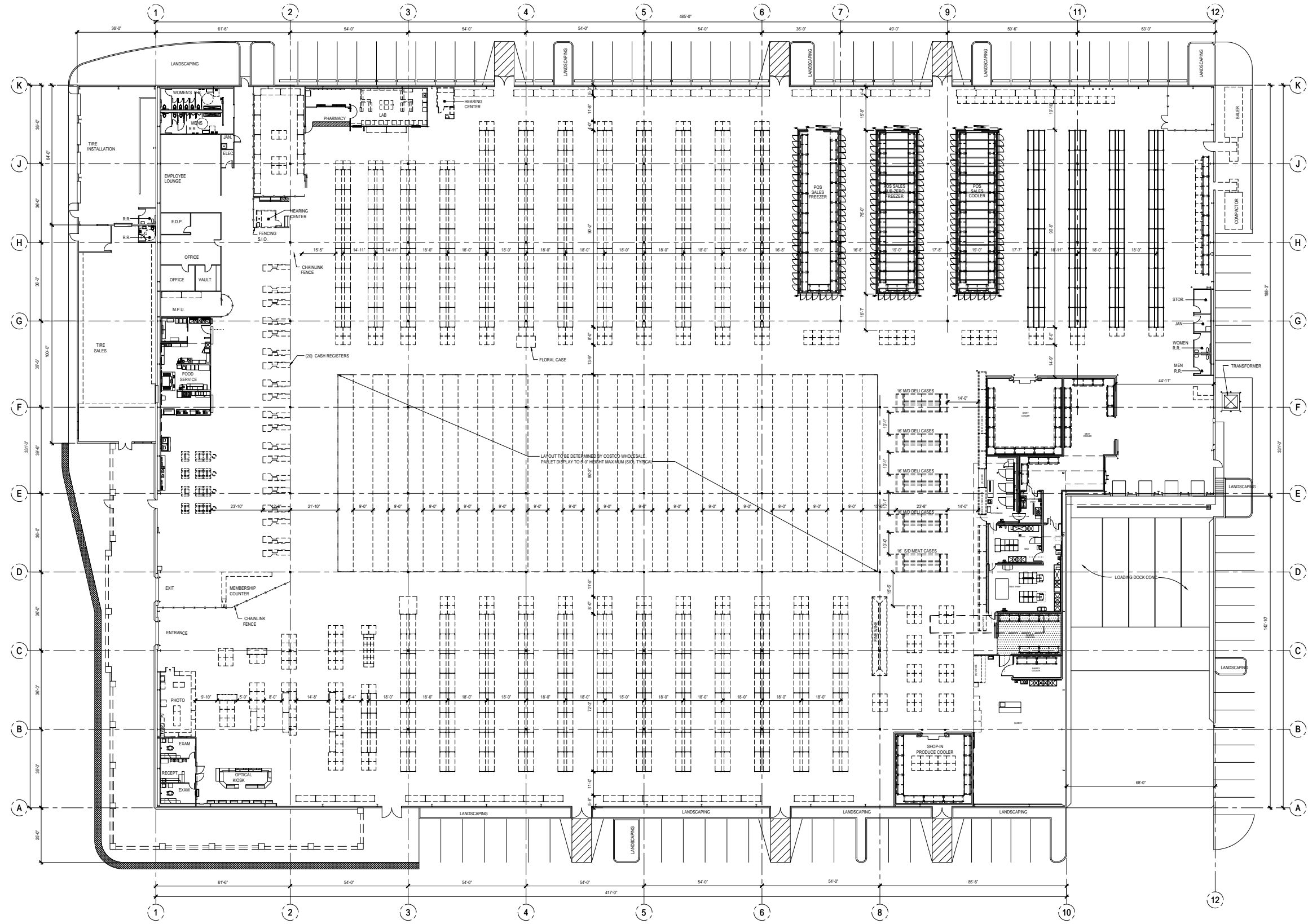
SITE PLAN

FORMER **COSTCO**  
2500 NE HWY 20  
BEND, OR



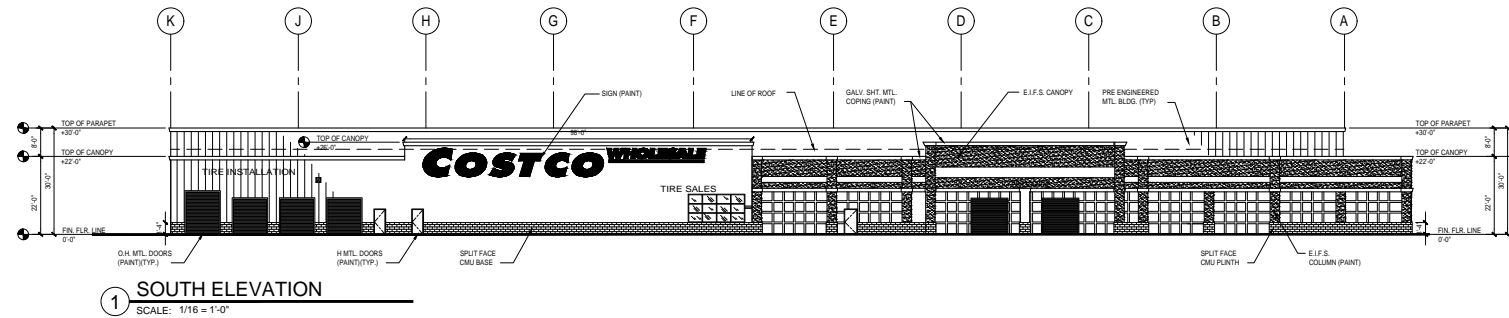
# EXISTING FLOOR PLAN

**FORMER COSTCO**  
2500 NE HWY 20  
BEND, OR

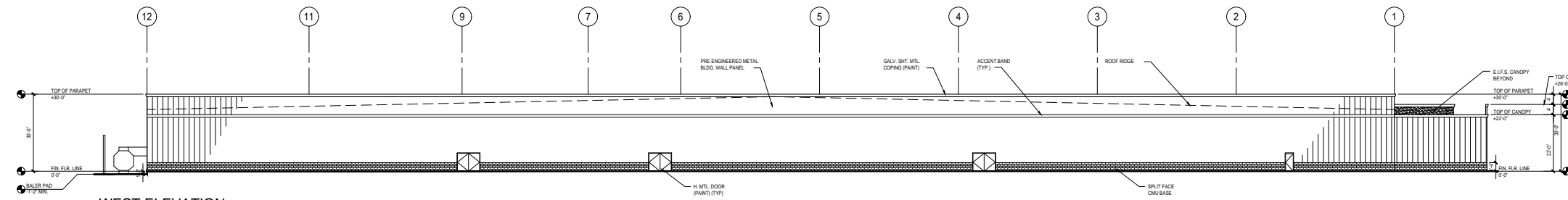


# ELEVATIONS

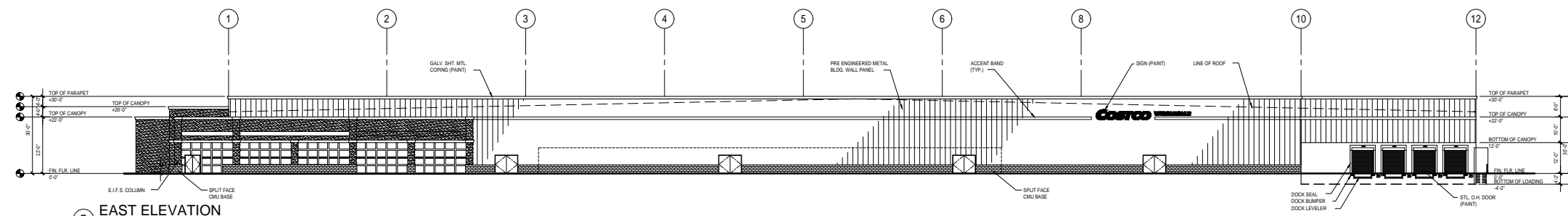
**FORMER *COSTCO***  
**2500 NE HWY 20**  
**BEND, OR**



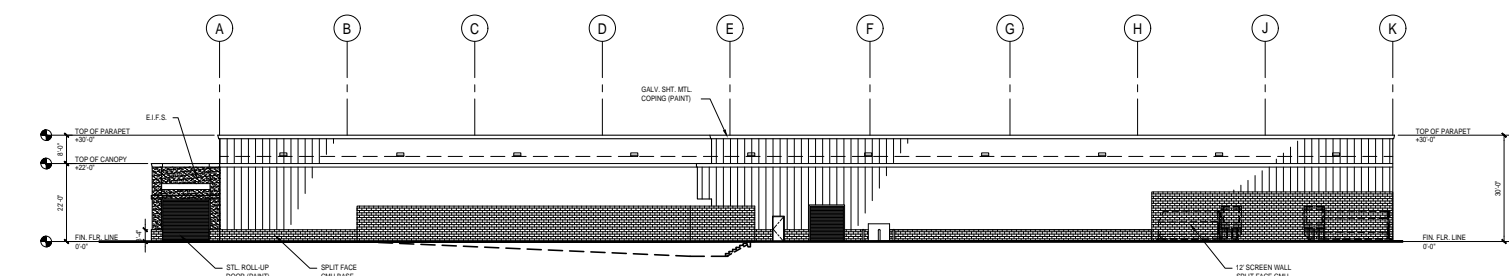
**1 SOUTH ELEVATION**  
 SCALE: 1/16 = 1'-0"



**2 WEST ELEVATION**  
 SCALE: 1/16 = 1'-0"



**3 EAST ELEVATION**  
 SCALE: 1/16 = 1'-0"



**4 NORTH ELEVATION**  
 SCALE: 1/16 = 1'-0"





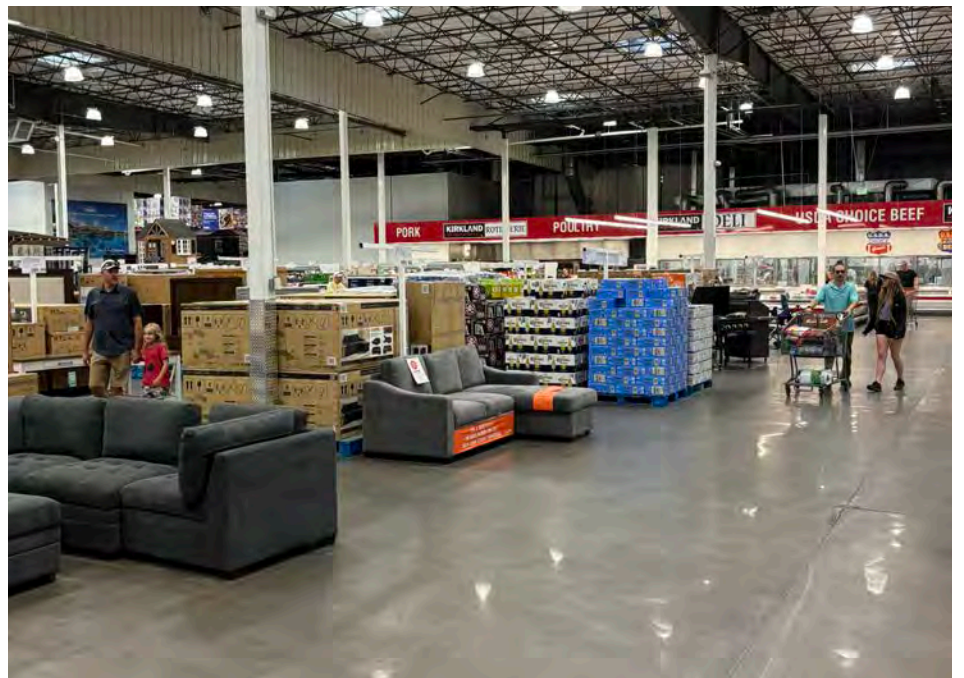
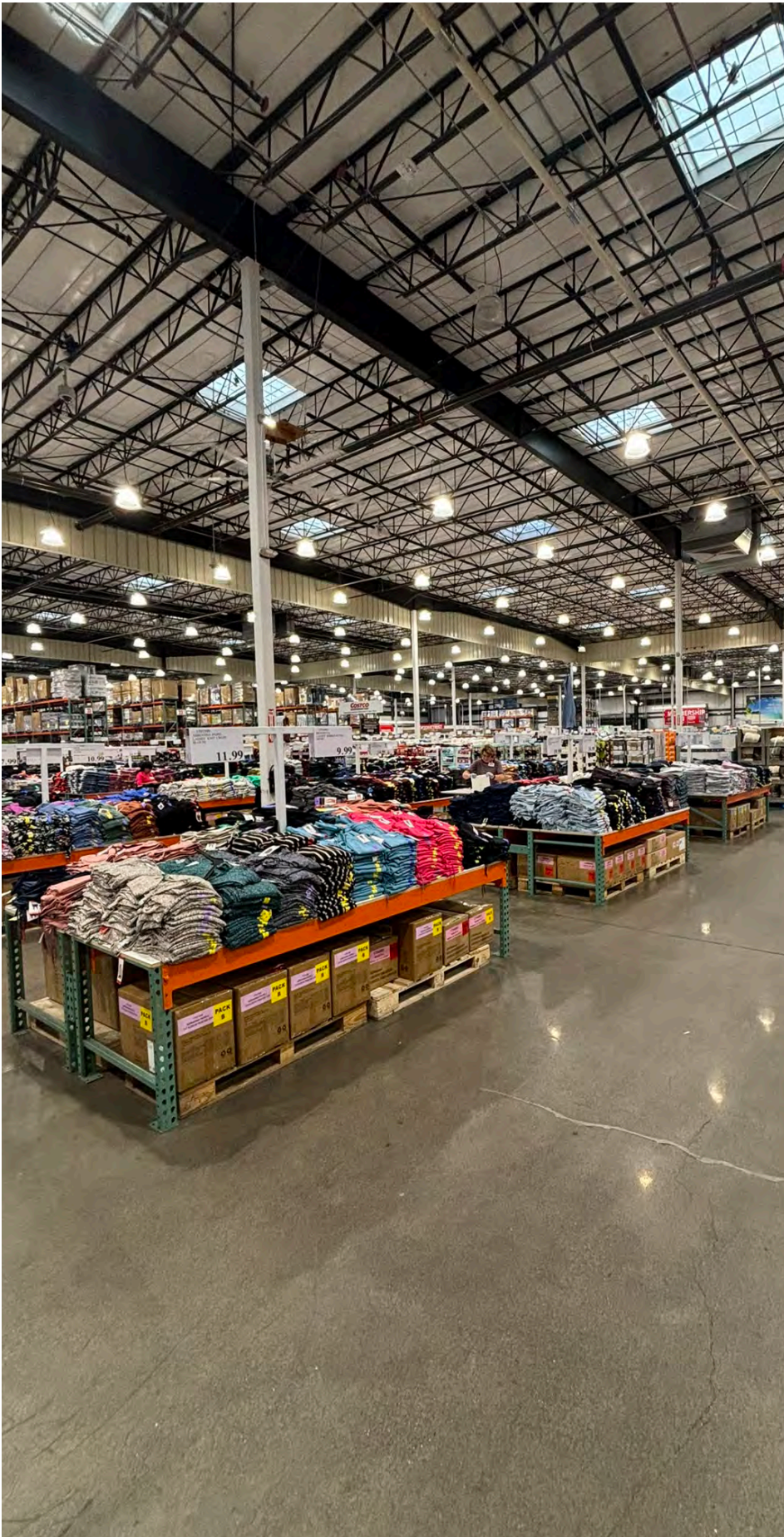
EXTERIOR IMAGES





INTERIOR IMAGES

FORMER **COSTCO**  
2500 NE HWY 20  
BEND, OR





**DEMOGRAPHIC SUMMARY**

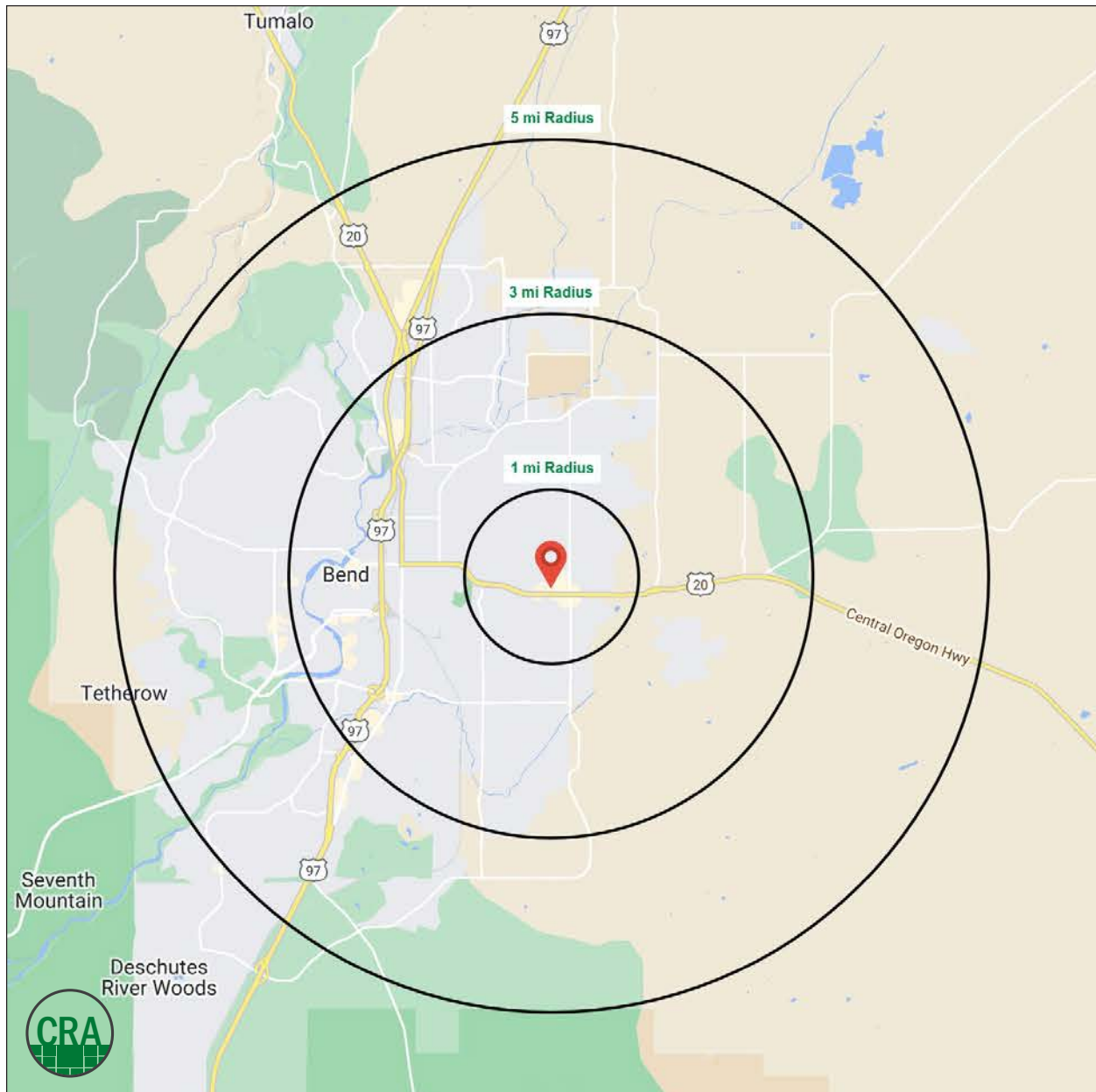
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	12,018	61,850	104,971
Projected Population 2029	12,586	64,318	109,605
Average HH Income	\$86,025	\$110,944	\$132,400
Median Age	36.5	37.7	39.9
Total Businesses	559	5,667	8,234
Daytime Demographics 16+	7,085	51,474	78,354

**104,971**

Estimated 2024 Population  
5 MILE RADIUS

**8,234**

Total Businesses  
5 MILE RADIUS





## Summary Profile

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



Lat/Lon: 44.0577/-121.2677

2500 NE Hwy 20 Bend, OR 97701	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	12,018	61,850	104,971
2029 Projected Population	12,586	64,318	109,605
2020 Census Population	11,624	62,383	104,150
2010 Census Population	9,527	48,755	81,006
Projected Annual Growth 2024 to 2029	0.9%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	1.9%	1.9%	2.1%
2024 Median Age	36.5	37.7	39.9
<b>Households</b>			
2024 Estimated Households	5,589	26,914	44,473
2029 Projected Households	5,818	27,842	46,188
2020 Census Households	5,307	26,260	42,763
2010 Census Households	4,226	20,492	33,426
Projected Annual Growth 2024 to 2029	0.8%	0.7%	0.8%
Historical Annual Growth 2010 to 2024	2.3%	2.2%	2.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	86.2%	86.8%	87.8%
2024 Estimated Black or African American	0.9%	0.8%	0.7%
2024 Estimated Asian or Pacific Islander	2.2%	1.9%	1.9%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2024 Estimated Other Races	10.1%	10.0%	9.2%
2024 Estimated Hispanic	11.0%	10.1%	9.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$86,025	\$110,944	\$132,400
2024 Estimated Median Household Income	\$63,644	\$81,760	\$96,122
2024 Estimated Per Capita Income	\$40,150	\$48,364	\$56,206
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.3%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.7%	2.5%
2024 Estimated High School Graduate	15.8%	17.7%	16.8%
2024 Estimated Some College	28.2%	23.0%	21.6%
2024 Estimated Associates Degree Only	14.8%	11.7%	9.9%
2024 Estimated Bachelors Degree Only	22.1%	26.4%	28.3%
2024 Estimated Graduate Degree	11.0%	16.1%	19.1%
<b>Business</b>			
2024 Estimated Total Businesses	559	5,667	8,234
2024 Estimated Total Employees	3,662	35,162	49,136
2024 Estimated Employee Population per Business	6.5	6.2	6.0
2024 Estimated Residential Population per Business	21.5	10.9	12.7



*For more information, please contact:*

**ALEX MACLEAN** 503.709.3563 | alex@cra-nw.com

**BOB LEFEBER** 503.807.4174 | bob@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.