

FOR SALE OR LEASE

RETAIL SPACE WITH DRIVE-THRU FORMER BANK

1701 NE 3RD STREET BEND, OREGON

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

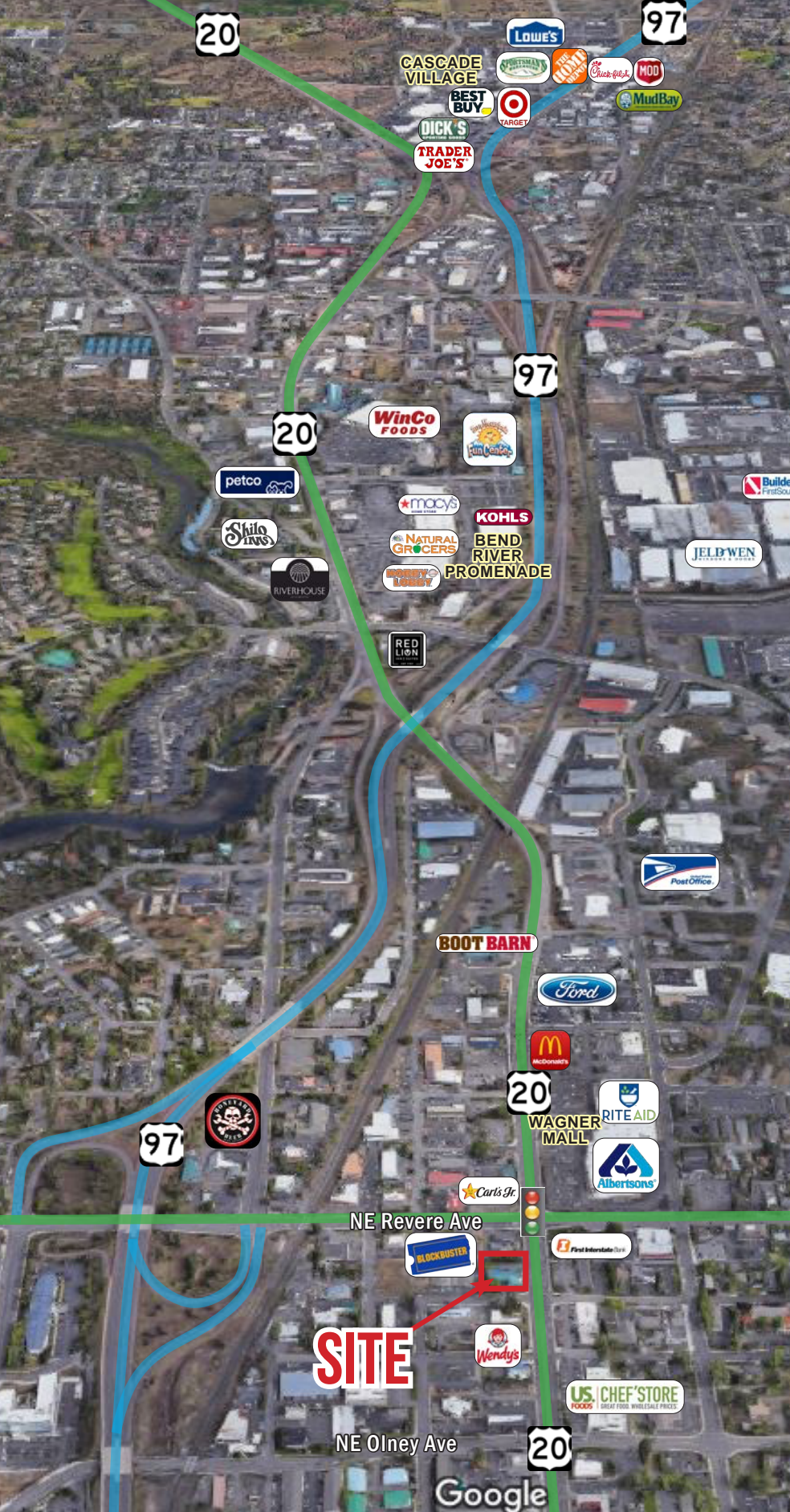
NE 3rd St – 18,557 ADT ('22)

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.



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
- Local Acres
- Men's Wearhouse

BEND RIVER PROMENADE

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

SITE

DOWNTOWN DISTRICT

OLD MILL DISTRICT

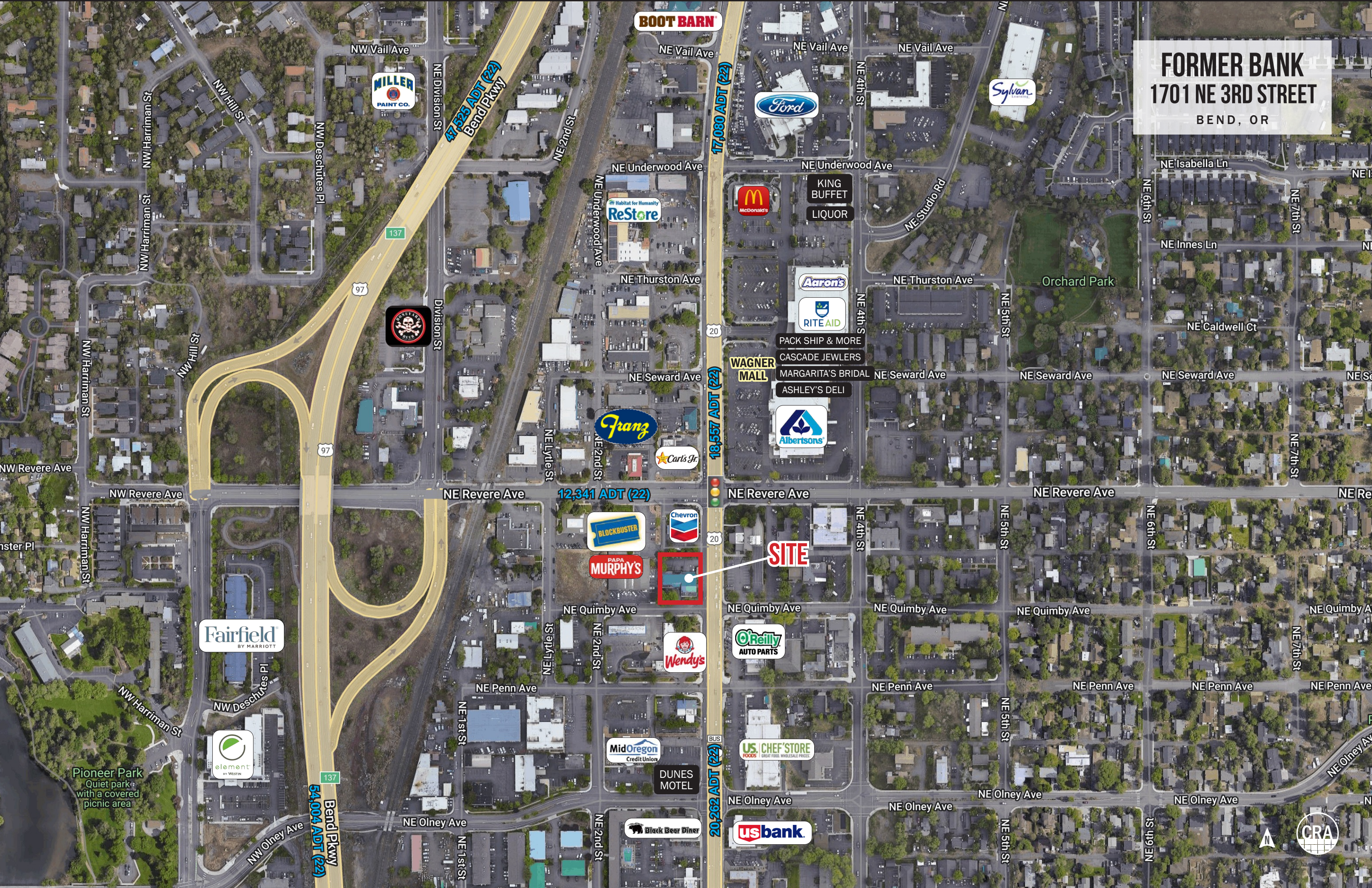
- REI
- Athleta
- Banana Republic
- Gap
- J.Jill
- Regal Cinemas
- Zumiez

BEND FACTORY STORES

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

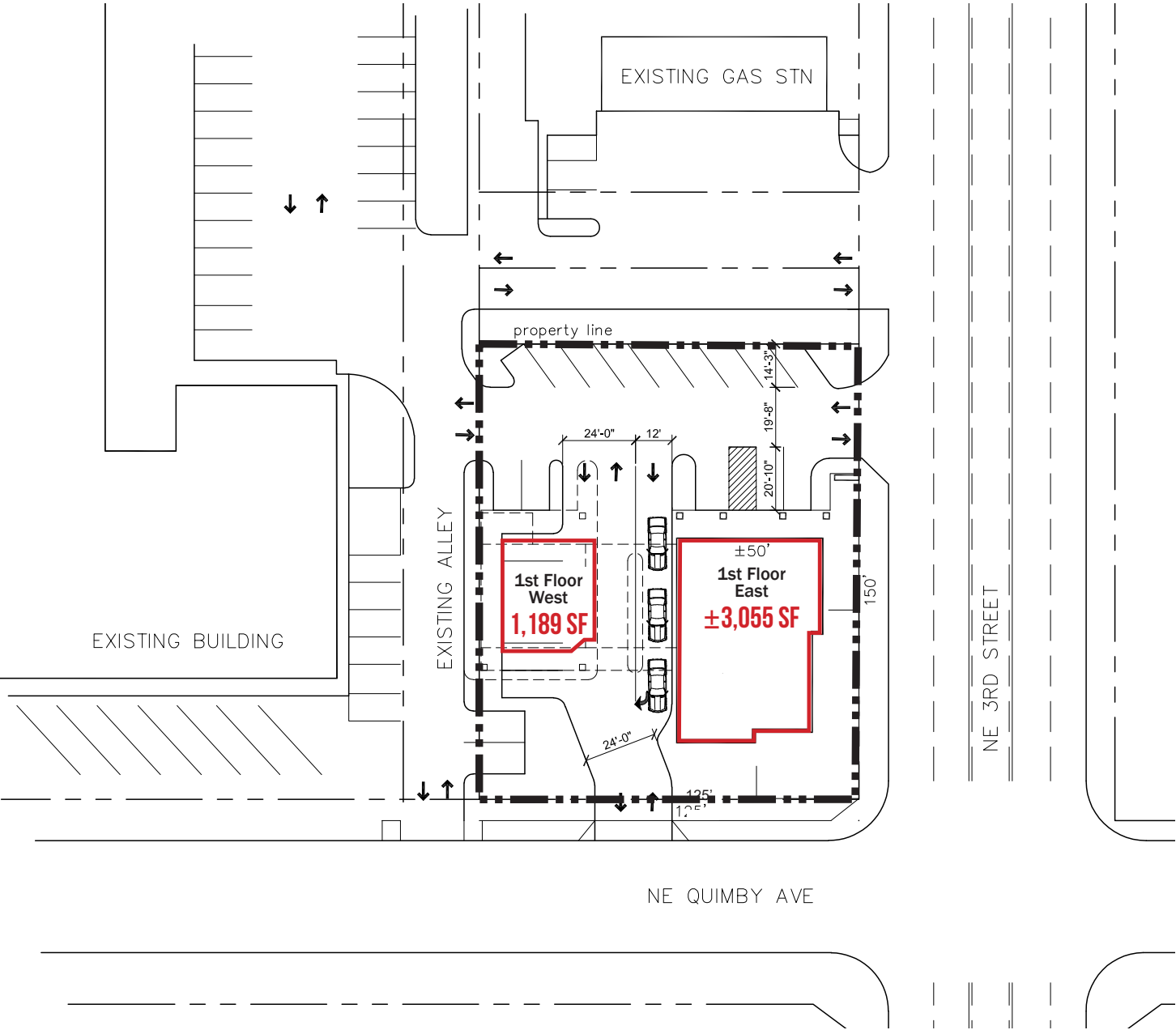


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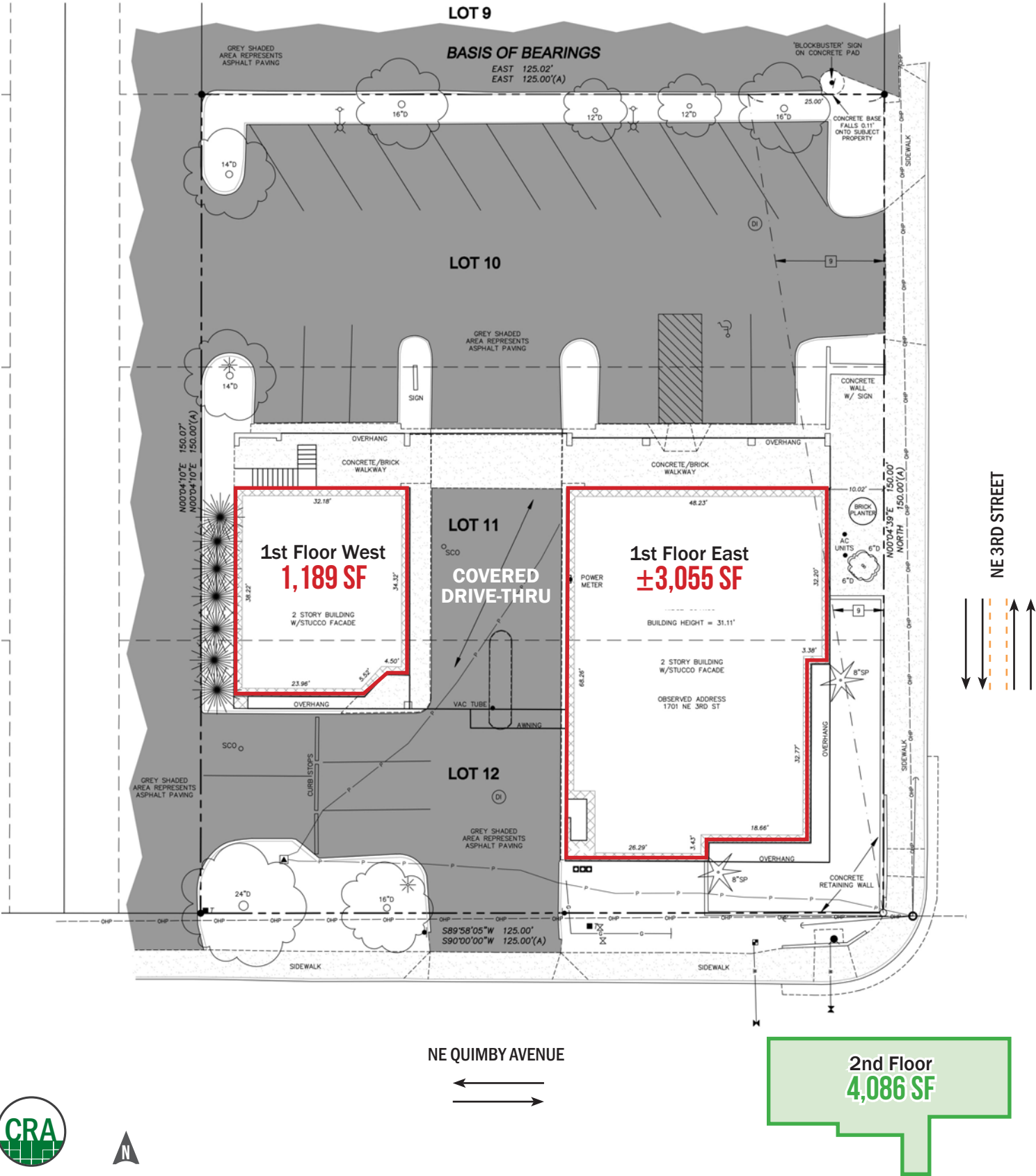
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SITE PLAN



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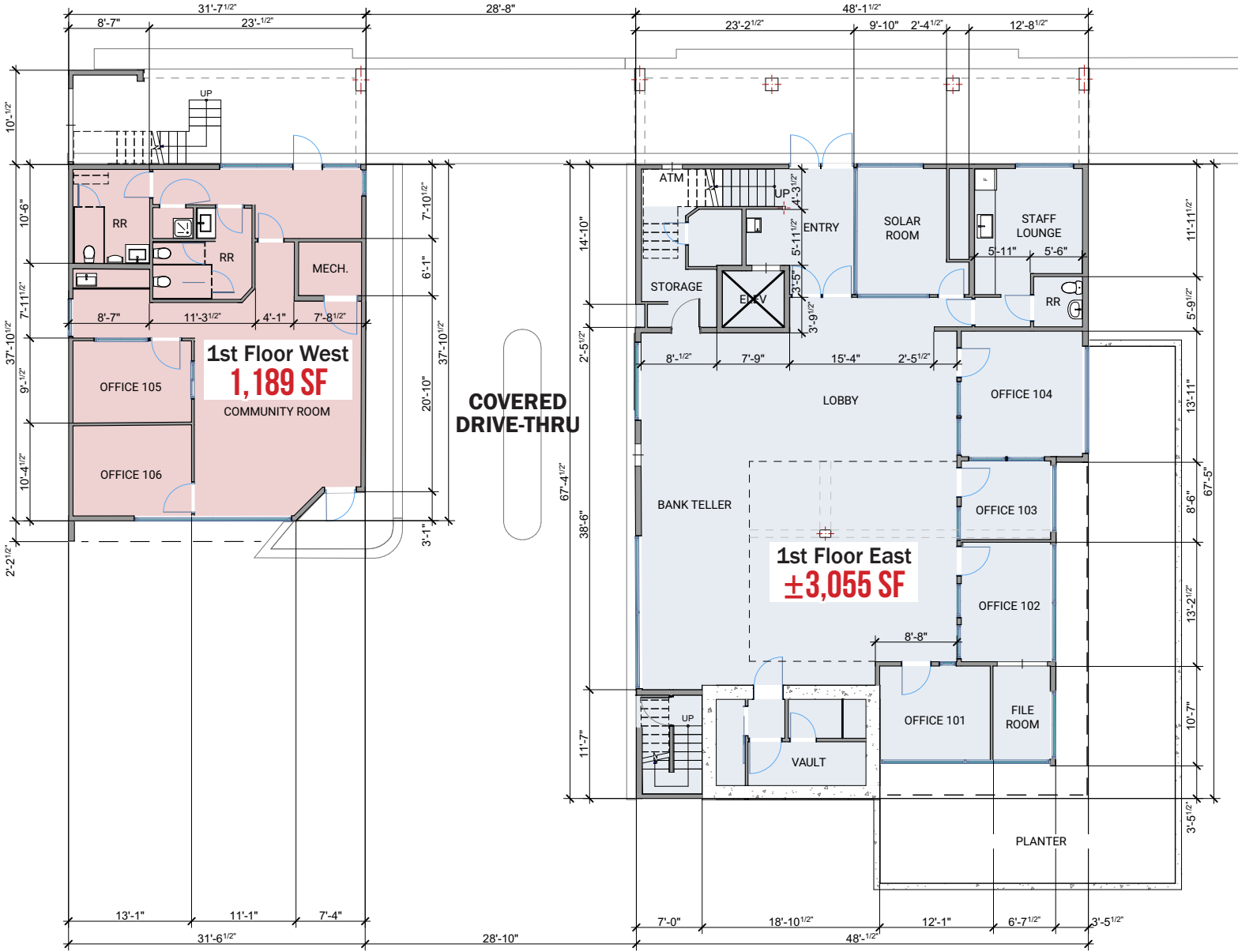
BUILDING PLAN



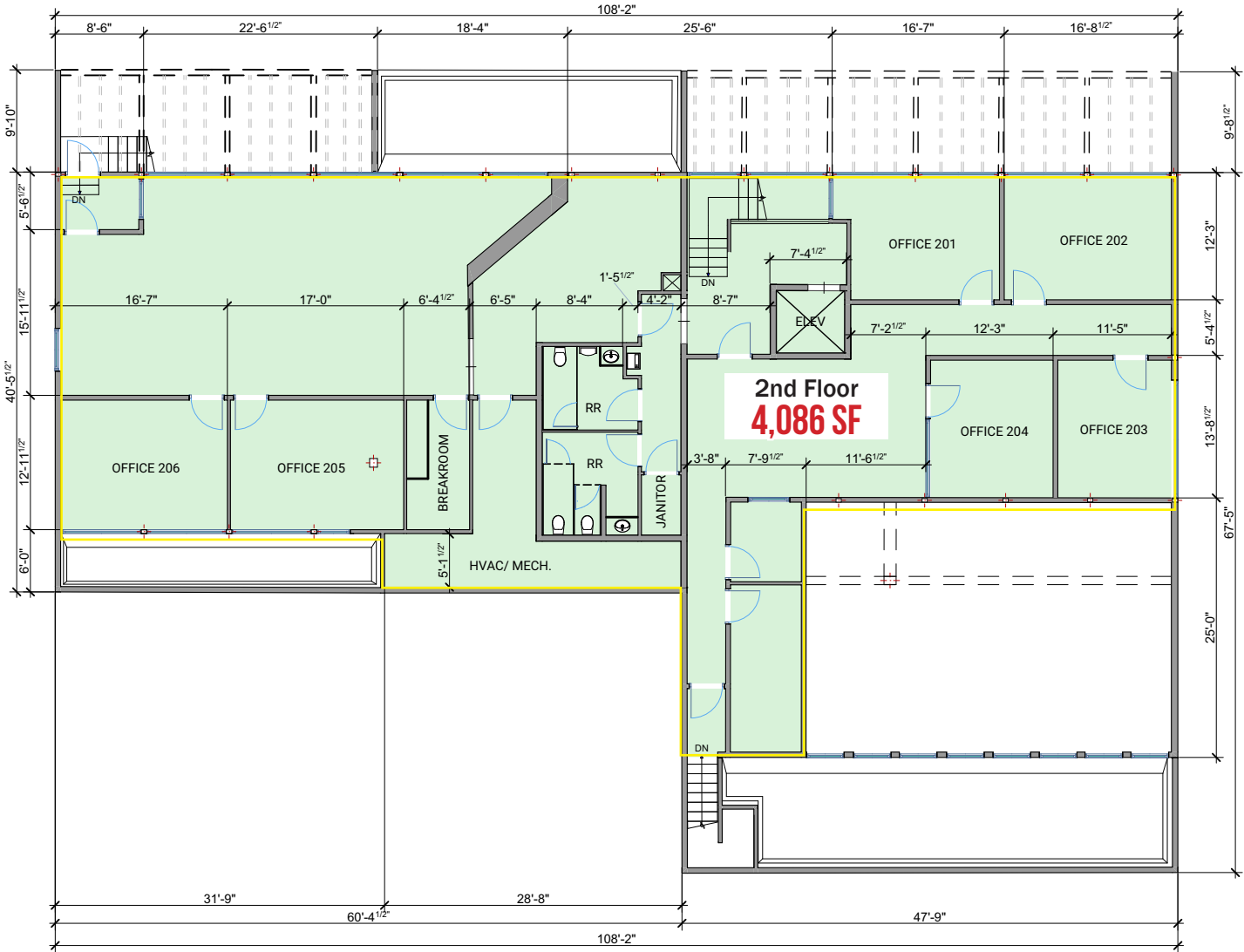
FLOOR PLANS

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BEND, OR

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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DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	9,865	81,477	107,311
Projected Population 2029	10,199	85,322	112,065
Average HH Income	\$113,197	\$132,370	\$137,052
Median Home Value	\$769,831	\$730,849	\$726,753
Daytime Demographics 16+	14,549	66,060	77,630
Some College or Higher	82.8%	80.4%	80.1%

\$769,831

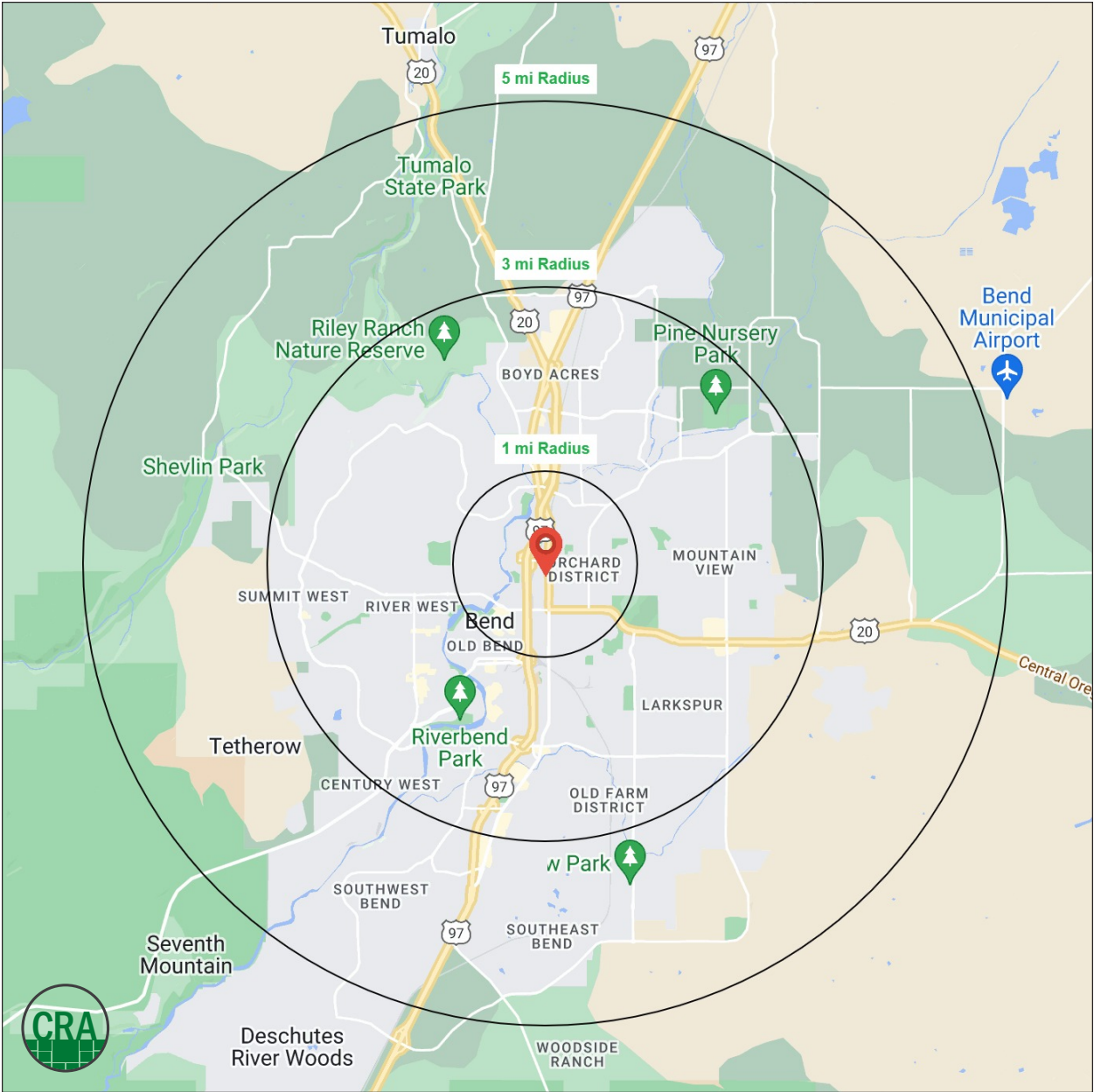
Median Home Value

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	9,865	81,477	107,311
2029 Projected Population	10,199	85,322	112,065
2020 Census Population	10,128	80,664	106,184
2010 Census Population	8,258	62,782	82,432
Projected Annual Growth 2024 to 2029	0.7%	0.9%	0.9%
Historical Annual Growth 2010 to 2024	1.4%	2.1%	2.2%
2024 Median Age	37.7	38.9	40.0
Households			
2024 Estimated Households	4,685	35,129	45,357
2029 Projected Households	4,870	36,877	47,495
2020 Census Households	4,648	33,687	43,539
2010 Census Households	3,767	26,248	33,968
Projected Annual Growth 2024 to 2029	0.8%	1.0%	0.9%
Historical Annual Growth 2010 to 2024	1.7%	2.4%	2.4%
Race and Ethnicity			
2024 Estimated White	86.9%	87.2%	87.3%
2024 Estimated Black or African American	0.9%	0.7%	0.7%
2024 Estimated Asian or Pacific Islander	1.9%	2.0%	2.0%
2024 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2024 Estimated Other Races	9.9%	9.6%	9.6%
2024 Estimated Hispanic	9.9%	9.6%	9.6%
Income			
2024 Estimated Average Household Income	\$113,197	\$132,370	\$137,052
2024 Estimated Median Household Income	\$86,624	\$96,947	\$100,281
2024 Estimated Per Capita Income	\$53,885	\$57,180	\$58,041
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.9%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.4%	2.4%
2024 Estimated High School Graduate	14.3%	15.2%	15.7%
2024 Estimated Some College	16.3%	20.4%	21.0%
2024 Estimated Associates Degree Only	13.3%	10.9%	10.3%
2024 Estimated Bachelors Degree Only	29.9%	29.7%	29.7%
2024 Estimated Graduate Degree	23.3%	19.5%	19.2%
Business			
2024 Estimated Total Businesses	2,009	7,218	8,205
2024 Estimated Total Employees	11,982	44,670	49,002
2024 Estimated Employee Population per Business	6.0	6.2	6.0
2024 Estimated Residential Population per Business	4.9	11.3	13.1

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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