

OFFERS DUE APRIL 30th

— FOR SALE —  
**FORMER Costco**  
BEND, OREGON



## ADDRESS

2500 NE Hwy 20, Bend, OR 97701

## AVAILABLE SPACE

156,729 SF on 12.07 AC

## SALES PRICE

Offers due by April 30th, 2025

## 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.
- Assessed Value: \$19,901,300 (24-25)
- Property Taxes: \$269,074
- Abundant parking – 636 parking stalls (4.06/1000)
- 4 – Dock-High Receiving Doors
- Transferable Transportation SDC Credits: \$3,767,138
- Power: 2500 Amps 480/277 3 Phase
- HVAC Capacity: 306 Tons (one ton per 510 SF)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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**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

**SITE**

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





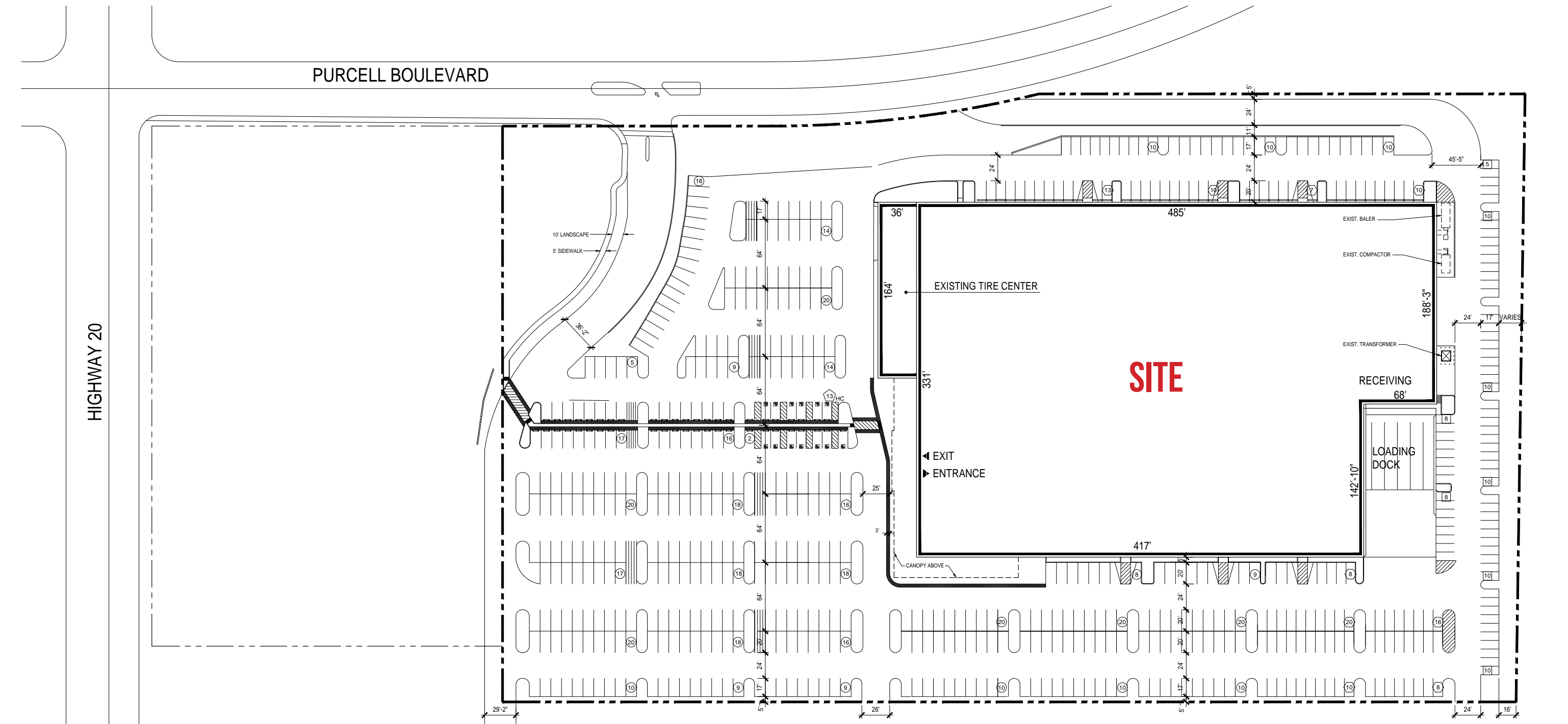
FORMER **COSTCO**  
2500 NE HWY 20  
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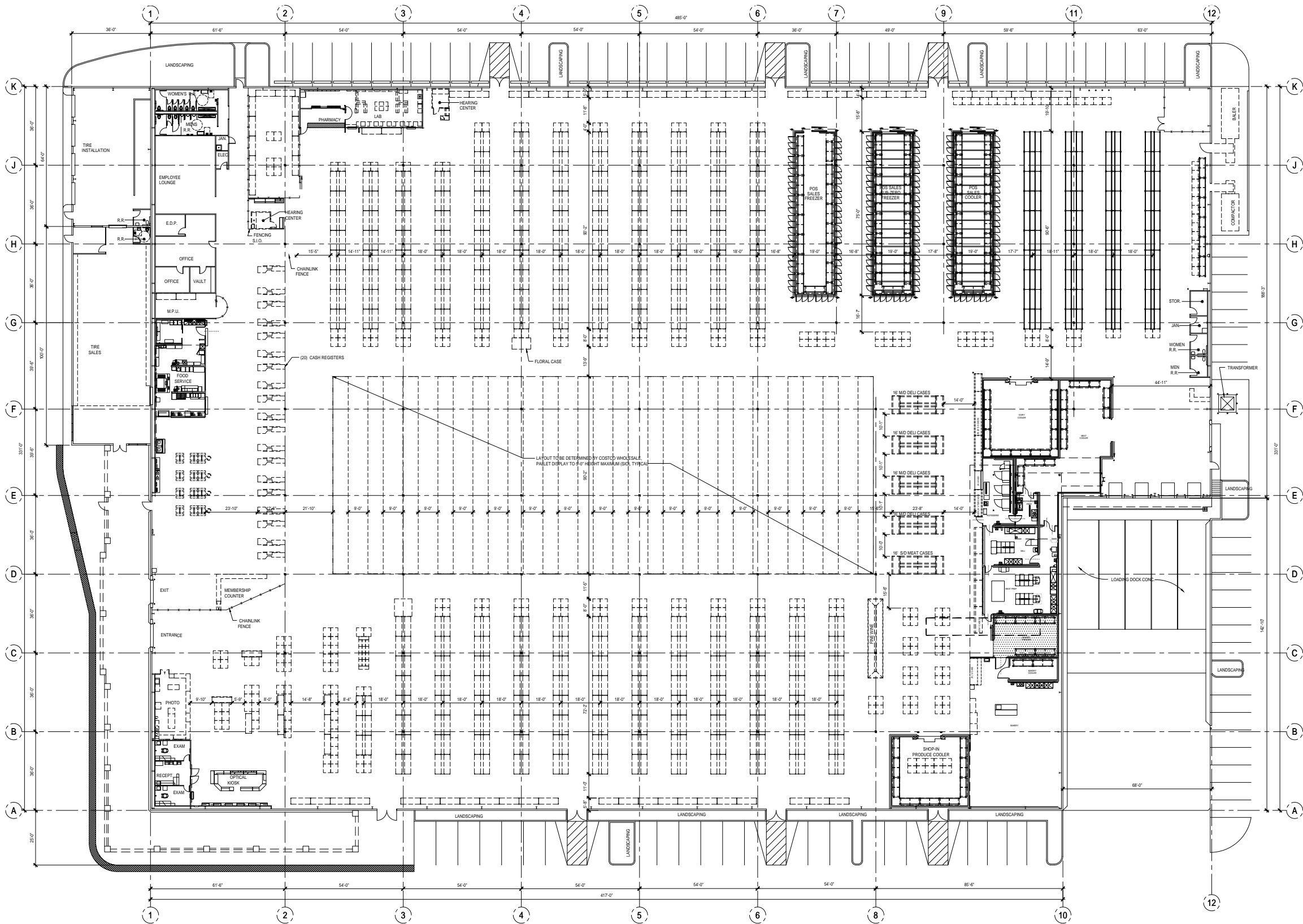
SITE PLAN

FORMER **COSTCO**  
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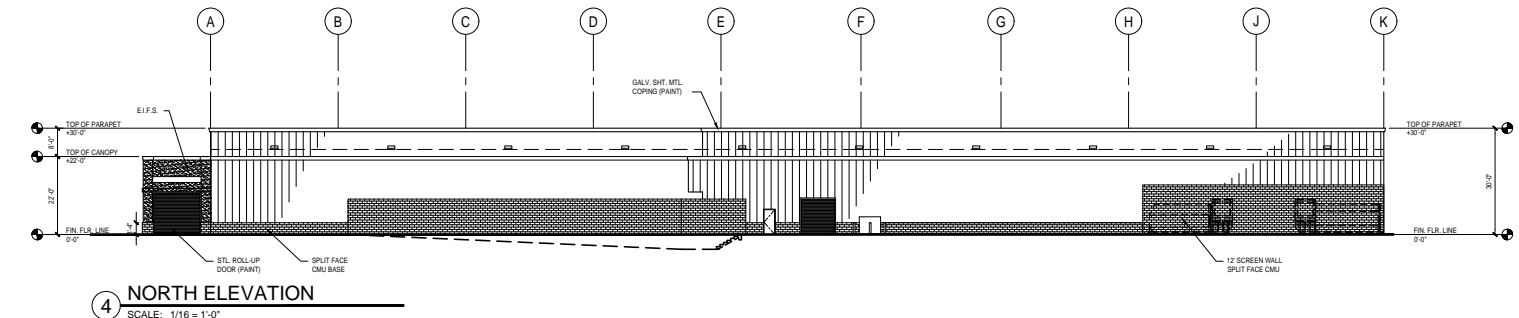
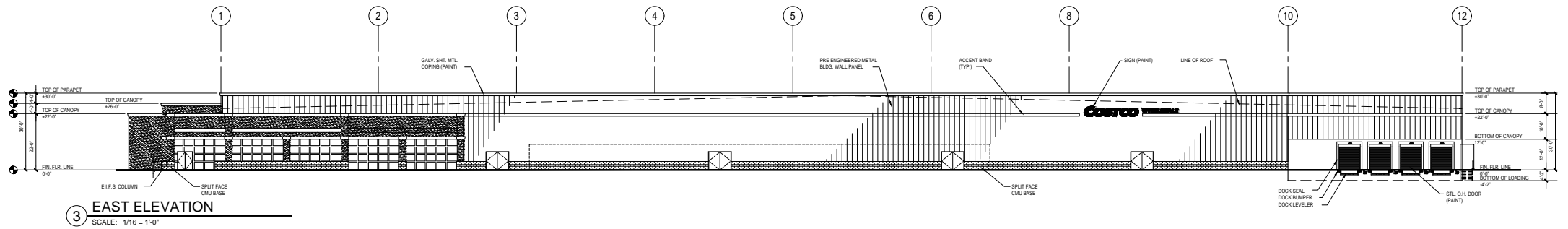
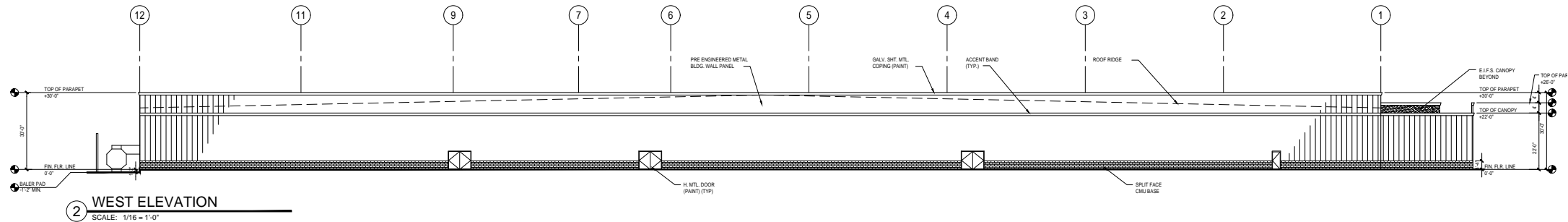
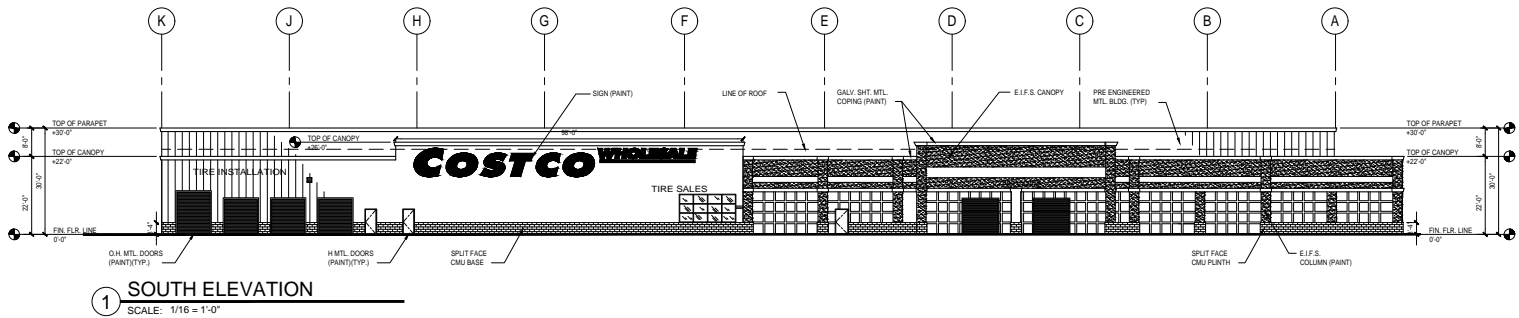
EXISTING FLOOR PLAN

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



ELEVATIONS

FORMER **COSTCO**  
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EXTERIOR IMAGES

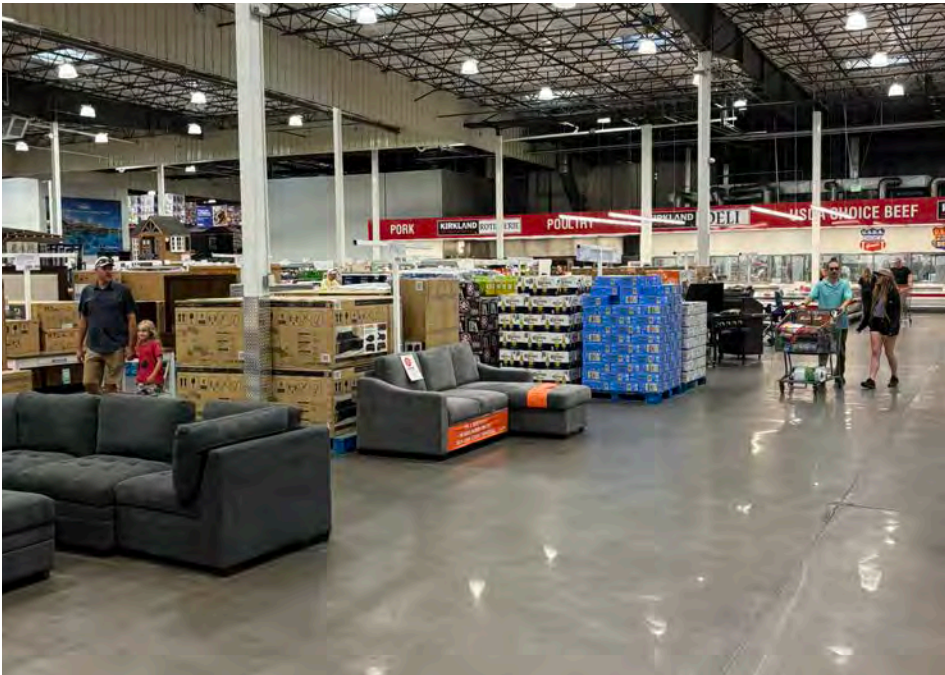
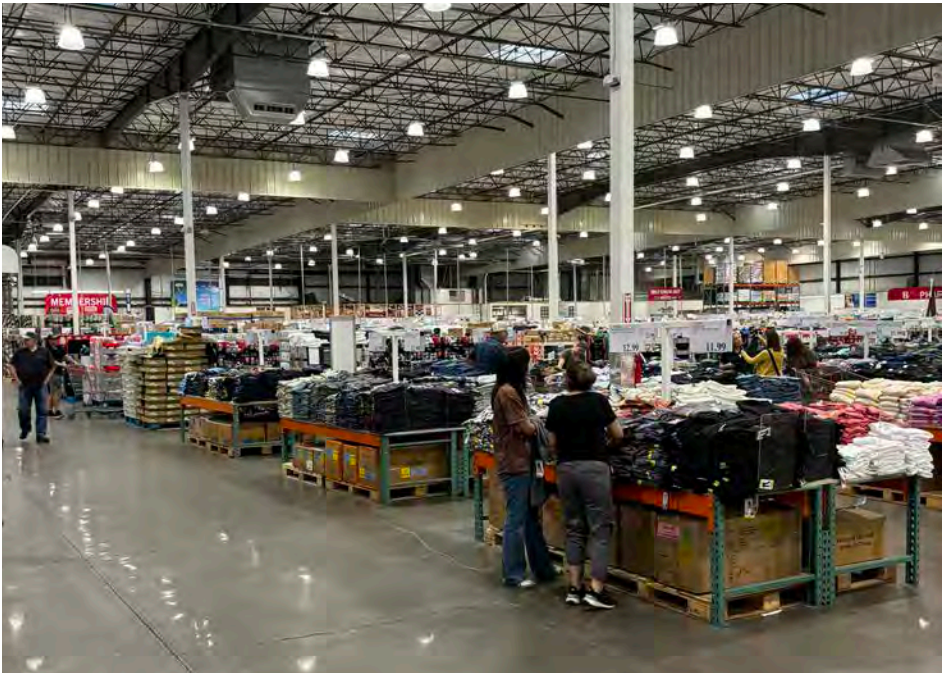
FORMER **COSTCO**  
2500 NE HWY 20  
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INTERIOR IMAGES

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





## DEMOGRAPHIC SUMMARY

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

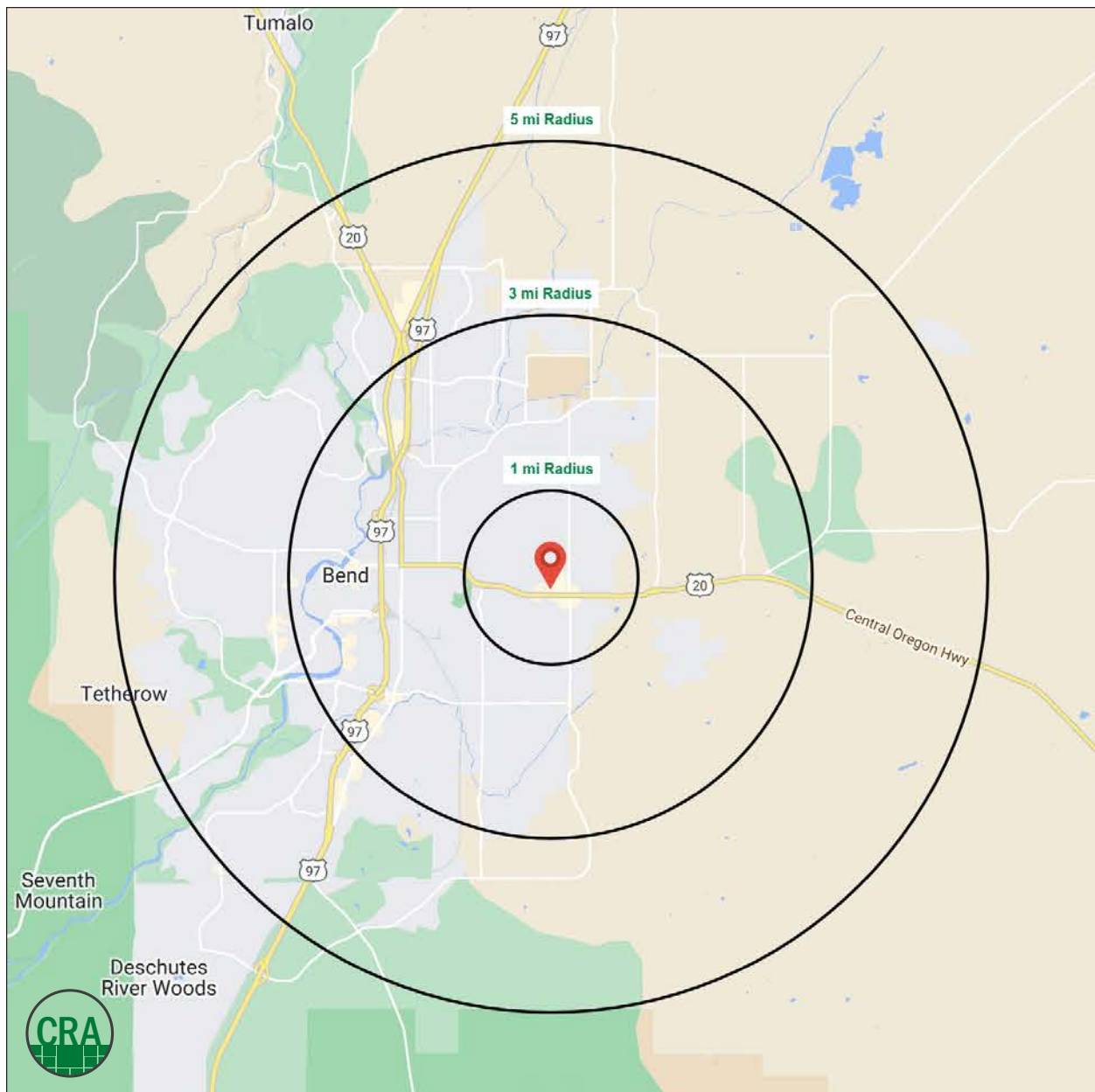
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	11,820	62,245	104,749
Projected Population 2029	12,165	64,585	109,294
Average HH Income	\$87,504	\$113,124	\$134,830
Median Age	36.3	37.6	39.8
Total Businesses	563	5,640	8,214
Daytime Demographics 16+	6,893	50,671	77,003

**104,749**

Estimated 2025 Population  
5 MILE RADIUS

**8,214**

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: 44.0576/-121.2677

2500 NE Hwy 20 Bend, OR 97701	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	11,820	62,245	104,749
2029 Projected Population	12,165	64,585	109,294
2020 Census Population	11,704	62,448	104,134
2010 Census Population	9,607	48,800	80,992
Projected Annual Growth 2024 to 2029	0.6%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	1.6%	2.0%	2.1%
2024 Median Age	36.3	37.6	39.8
<b>Households</b>			
2024 Estimated Households	5,479	26,957	44,289
2029 Projected Households	5,659	28,045	46,342
2020 Census Households	5,345	26,288	42,757
2010 Census Households	4,265	20,511	33,420
Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	2.0%	2.2%	2.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	85.6%	86.2%	87.2%
2024 Estimated Black or African American	0.8%	0.8%	0.7%
2024 Estimated Asian or Pacific Islander	2.3%	2.0%	1.9%
2024 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.5%
2024 Estimated Other Races	10.6%	10.5%	9.7%
2024 Estimated Hispanic	11.5%	10.7%	9.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$87,504	\$113,124	\$134,830
2024 Estimated Median Household Income	\$66,254	\$84,382	\$98,953
2024 Estimated Per Capita Income	\$40,702	\$49,076	\$57,119
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.8%	2.4%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.6%	2.4%
2024 Estimated High School Graduate	14.7%	16.7%	15.8%
2024 Estimated Some College	27.2%	22.3%	21.0%
2024 Estimated Associates Degree Only	15.5%	12.2%	10.3%
2024 Estimated Bachelors Degree Only	23.1%	27.7%	29.6%
2024 Estimated Graduate Degree	11.2%	16.0%	18.9%
<b>Business</b>			
2024 Estimated Total Businesses	563	5,640	8,214
2024 Estimated Total Employees	3,684	35,043	49,153
2024 Estimated Employee Population per Business	6.5	6.2	6.0
2024 Estimated Residential Population per Business	21.0	11.0	12.8



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
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