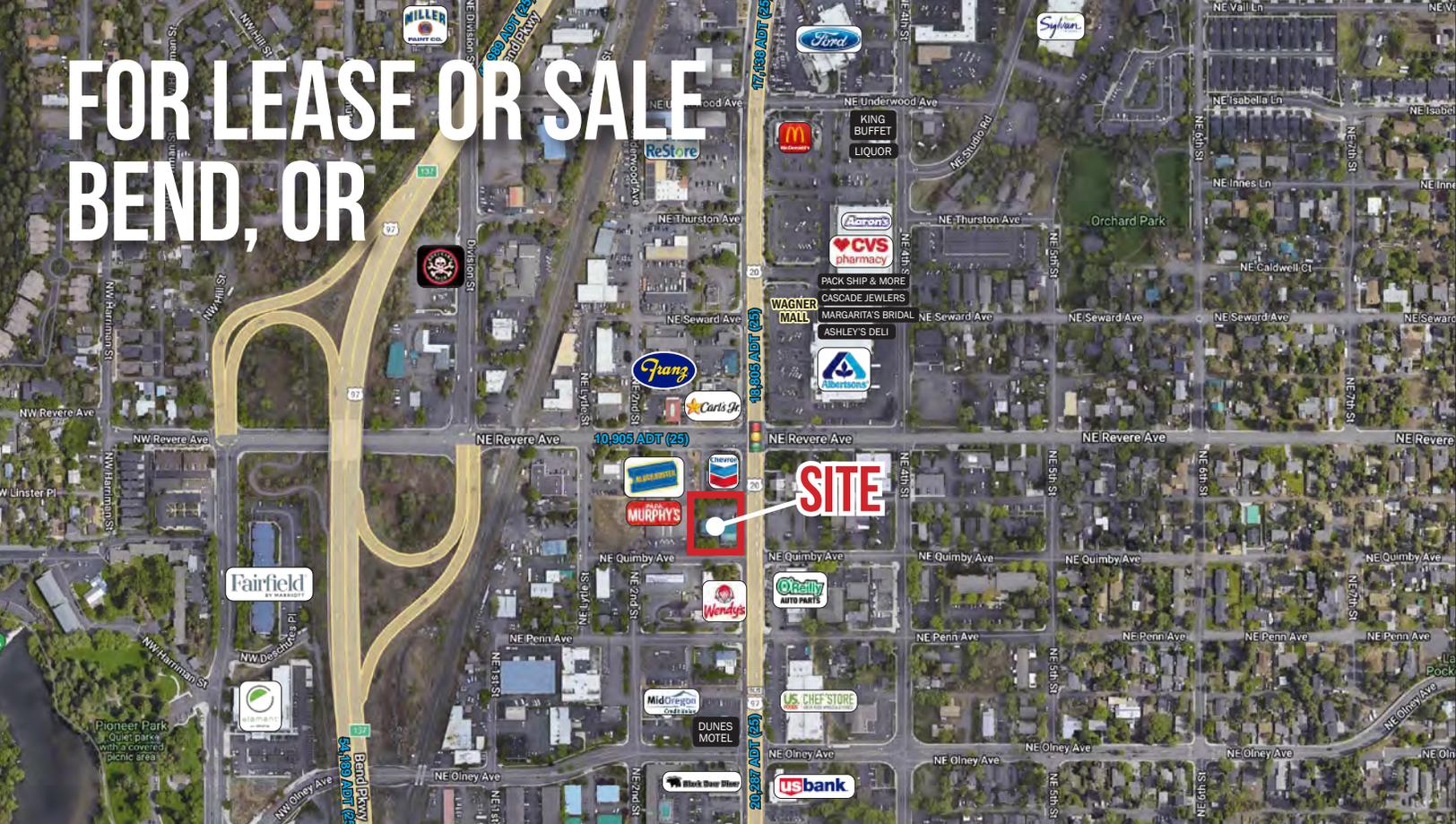


FOR LEASE OR SALE BEND, OR



FORMER BANK | RETAIL/OFFICE SPACE WITH DRIVE-THRU

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

HIGHLIGHTS

- Bend is the fastest growing metro area in Oregon and seventh fastest growing nationwide. Between 2015 and 2025, the number of people living in Bend increased by 24%. Over that period, employment in the metro area climbed by 44% – 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.



TRAFFIC COUNTS

NE 3rd St – 18,805 ADT ('25)
NE Revere Ave – 10,905 ADT ('25)
Bend Pkwy – 54,189 ADT ('25)



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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

OLD MILL DISTRICT

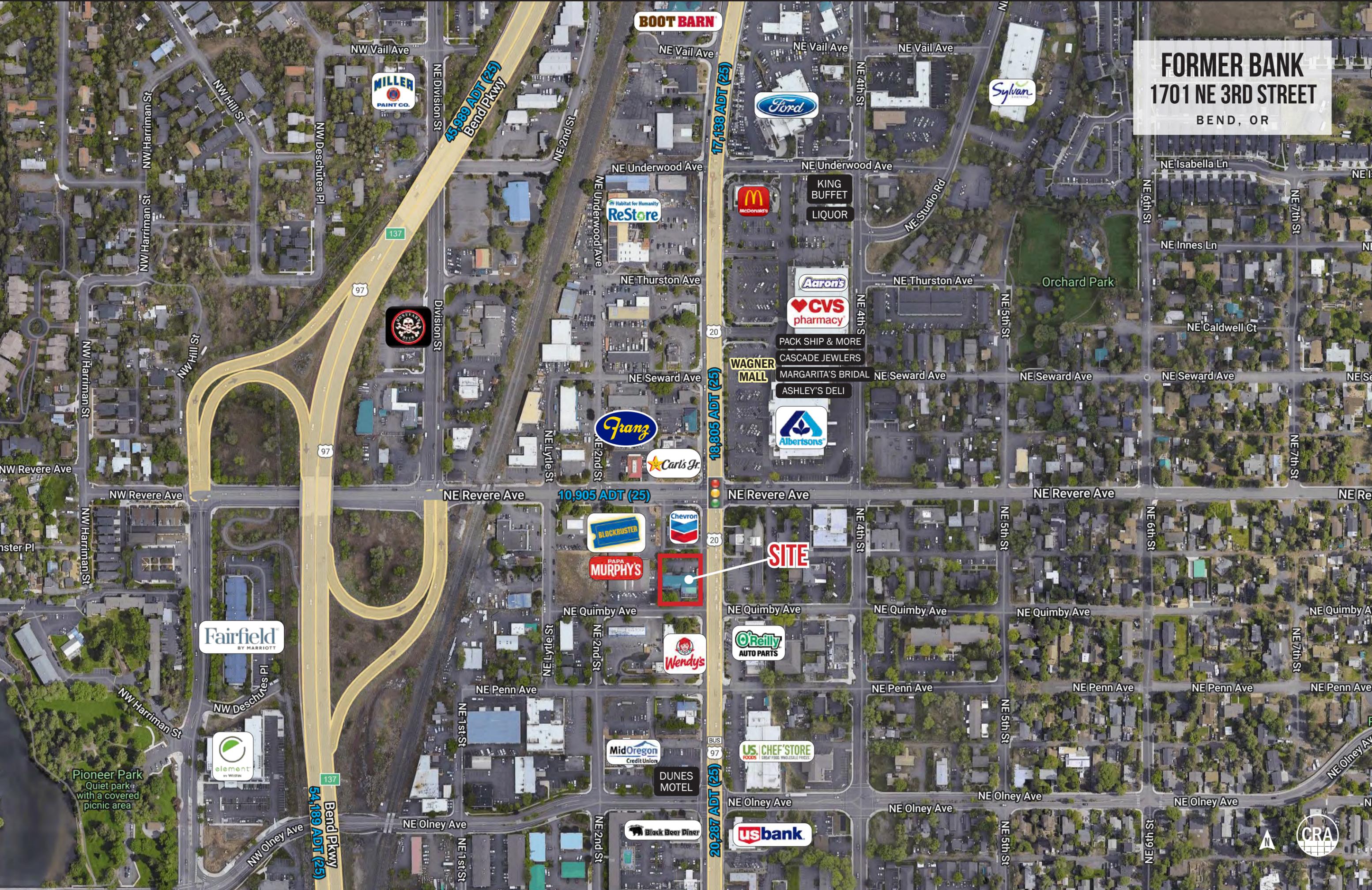
- Athleta
- Banana Republic
- Gap
- J.Jill
- Regal Cinemas
- Zumiez

BEND FACTORY STORES

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



FORMER BANK
1701 NE 3RD STREET
BEND, OR



BOOT BARN

MILLER PAINT CO.

Ford

Sylvan

McDonald's

KING BUFFET

LIQUOR

ReStore

Aaron's

CVS pharmacy

WAGNER MALL

PACK SHIP & MORE

CASCADE JEWELERS

MARGARITA'S BRIDAL

ASHLEY'S DELI

Albertsons

Franz

Carl's Jr.

10,905 ADT (25)

BLOCKBUSTER

Chevron

PAPA MURPHY'S

SITE

Wendy's

O'Reilly AUTO PARTS

Fairfield BY MARRIOTT

element

MidOregon Credit Union

DUNES MOTEL

US CHEF STORE

usbank

Black Bear Diner

54,189 ADT (25)

20,287 ADT (25)

45,989 ADT (25)

17,138 ADT (25)

18,805 ADT (25)

Pioneer Park
Quiet park with a covered picnic area

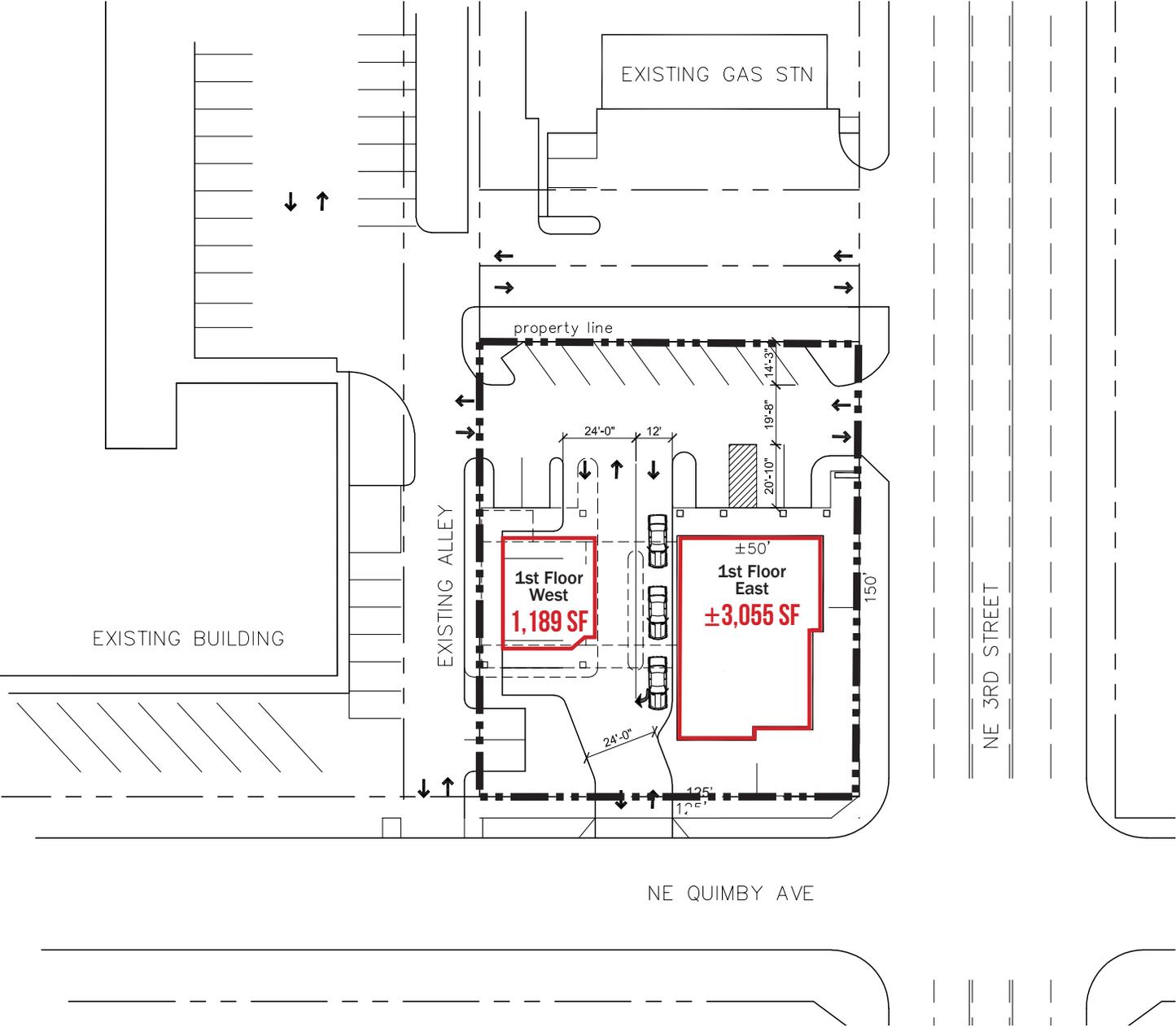
Orchard Park



FORMER BANK 1701 NE 3RD STREET

SITE PLAN

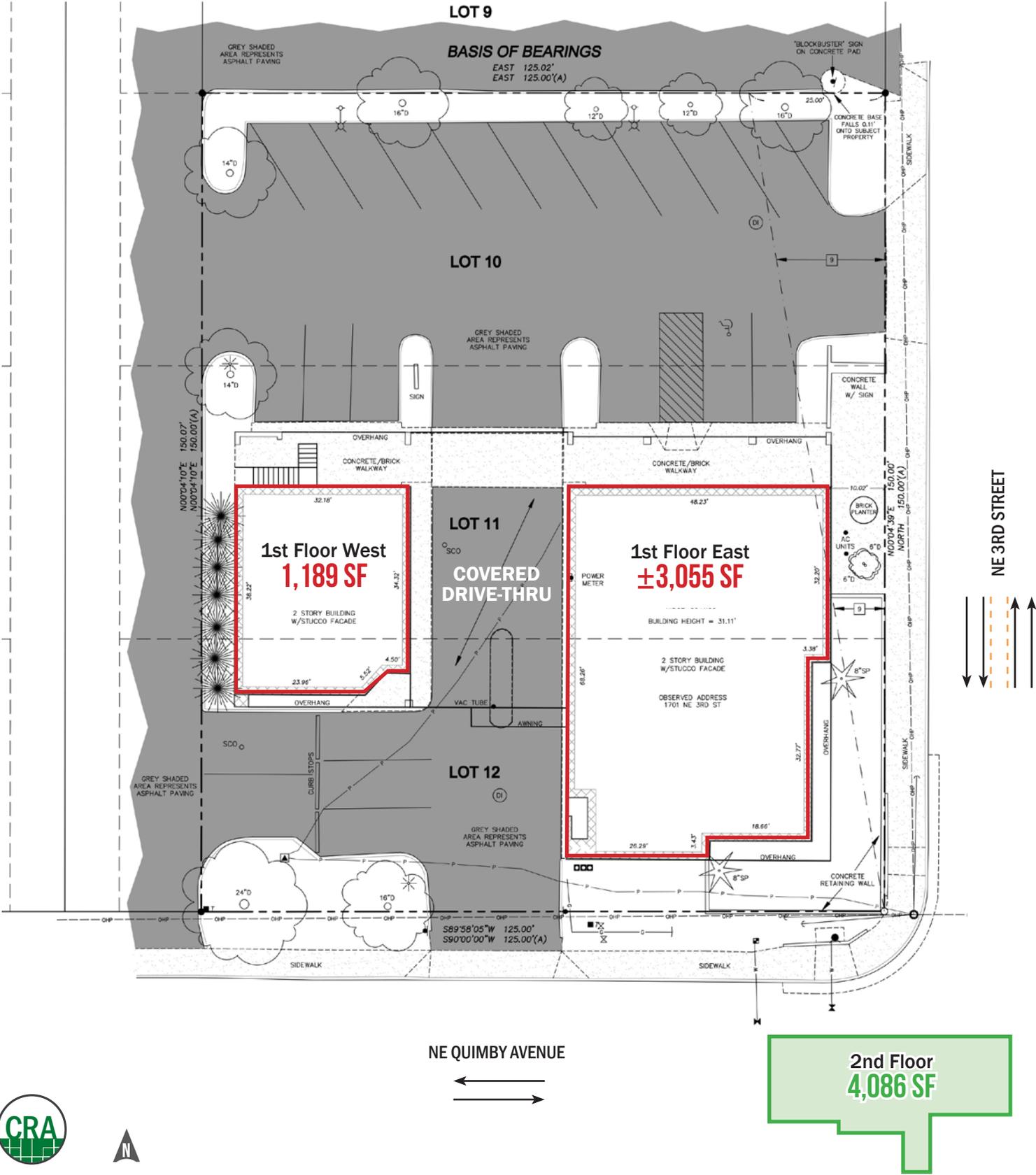
BEND, OR



FORMER BANK 1701 NE 3RD STREET

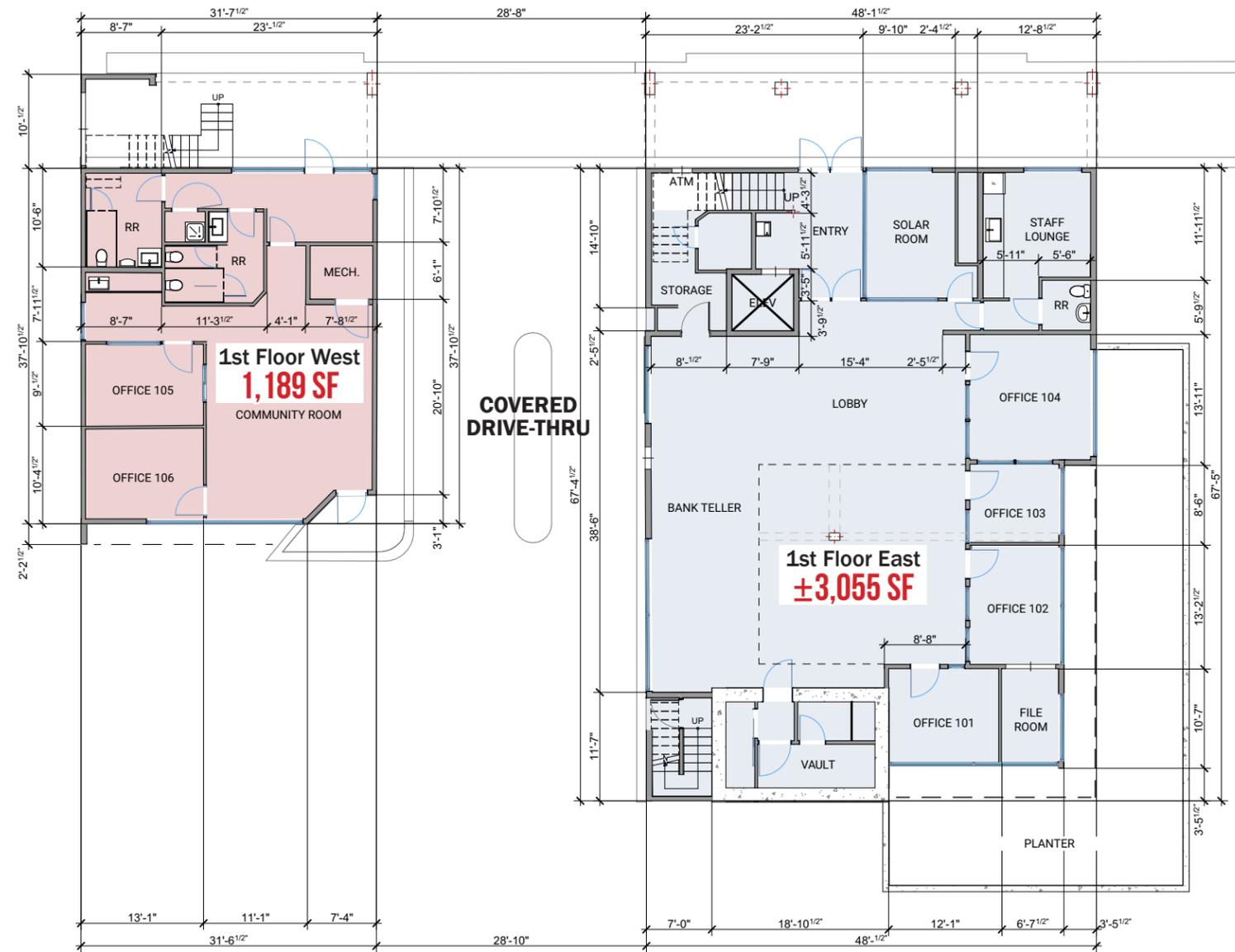
BEND, OR

BUILDING PLAN

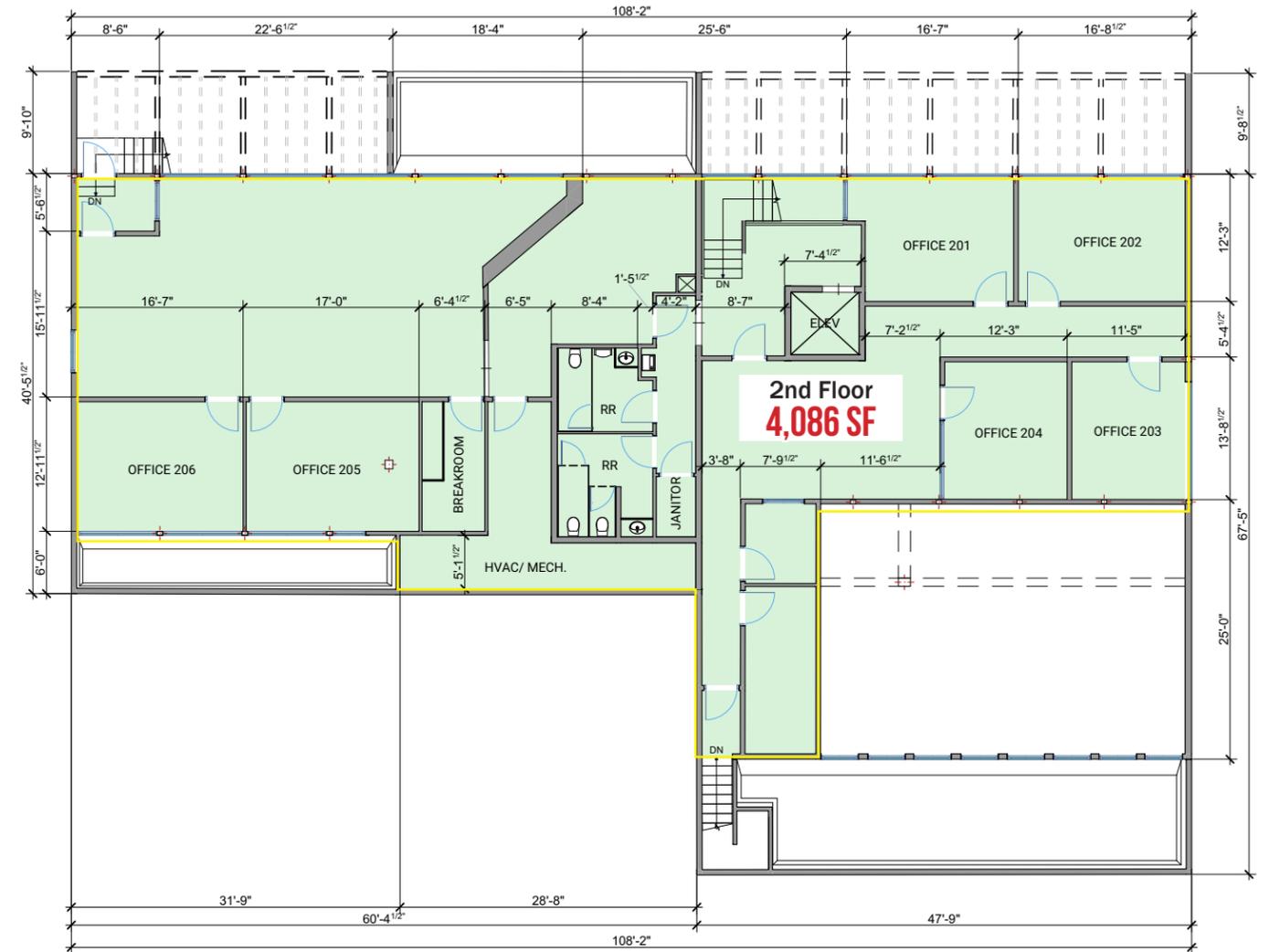


FLOOR PLANS

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

FORMER BANK
1701 NE 3RD STREET
BEND, OR



FORMER BANK

1701 NE 3RD STREET

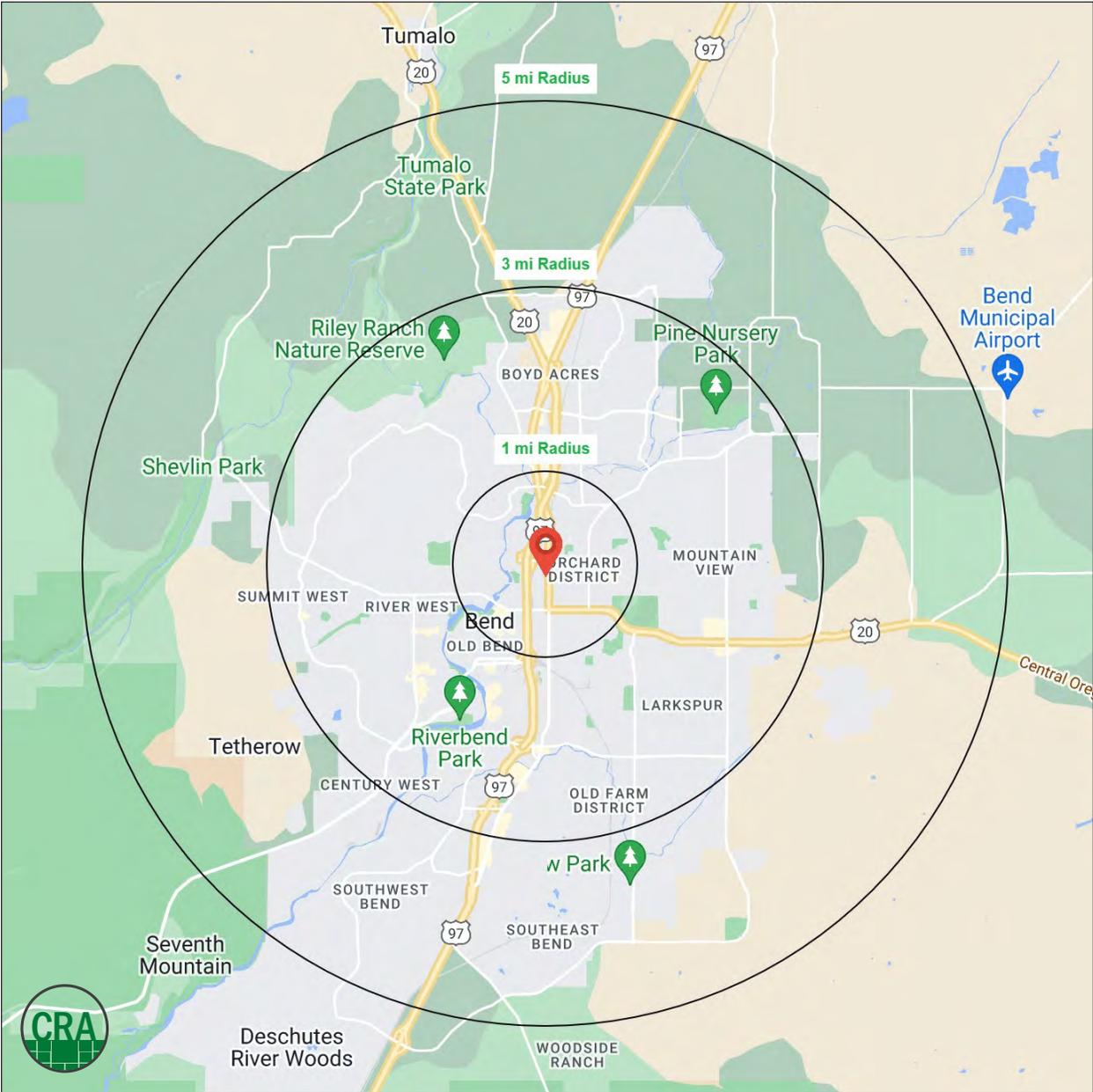
BEND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	9,909	82,741	109,239
Projected Population 2030	10,238	86,992	114,643
Average HH Income	\$113,247	\$136,045	\$141,147
Median Home Value	\$765,070	\$754,015	\$754,589
Daytime Demographics 16+	14,883	69,544	81,645
Some College or Higher	82.4%	80.4%	80.3%

\$756,070
 Median Home Value
 1 MILE RADIUS

37.8
 Median Age
 1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 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			
2025 Estimated Population	9,909	82,741	109,239
2030 Projected Population	10,238	86,992	114,643
2020 Census Population	10,128	80,664	106,184
2010 Census Population	8,258	62,782	82,432
Projected Annual Growth 2025 to 2030	0.7%	1.0%	1.0%
Historical Annual Growth 2010 to 2025	1.3%	2.1%	2.2%
2025 Median Age	37.8	38.9	40.0
Households			
2025 Estimated Households	4,697	35,486	45,912
2030 Projected Households	4,912	37,724	48,708
2020 Census Households	4,648	33,687	43,539
2010 Census Households	3,767	26,248	33,968
Projected Annual Growth 2025 to 2030	0.9%	1.3%	1.2%
Historical Annual Growth 2010 to 2025	1.6%	2.3%	2.3%
Race and Ethnicity			
2025 Estimated White	87.0%	87.2%	87.3%
2025 Estimated Black or African American	0.9%	0.7%	0.7%
2025 Estimated Asian or Pacific Islander	1.9%	2.0%	1.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2025 Estimated Other Races	9.8%	9.5%	9.6%
2025 Estimated Hispanic	9.9%	9.6%	9.6%
Income			
2025 Estimated Average Household Income	\$113,247	\$136,045	\$141,147
2025 Estimated Median Household Income	\$86,681	\$100,223	\$103,376
2025 Estimated Per Capita Income	\$53,783	\$58,445	\$59,424
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.8%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.3%	2.3%
2025 Estimated High School Graduate	15.0%	15.4%	15.7%
2025 Estimated Some College	17.1%	19.6%	20.0%
2025 Estimated Associates Degree Only	11.1%	10.0%	9.5%
2025 Estimated Bachelors Degree Only	32.5%	31.7%	31.8%
2025 Estimated Graduate Degree	21.6%	19.1%	19.0%
Business			
2025 Estimated Total Businesses	2,073	7,545	8,569
2025 Estimated Total Employees	12,255	46,870	51,379
2025 Estimated Employee Population per Business	5.9	6.2	6.0
2025 Estimated Residential Population per Business	4.8	11.0	12.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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