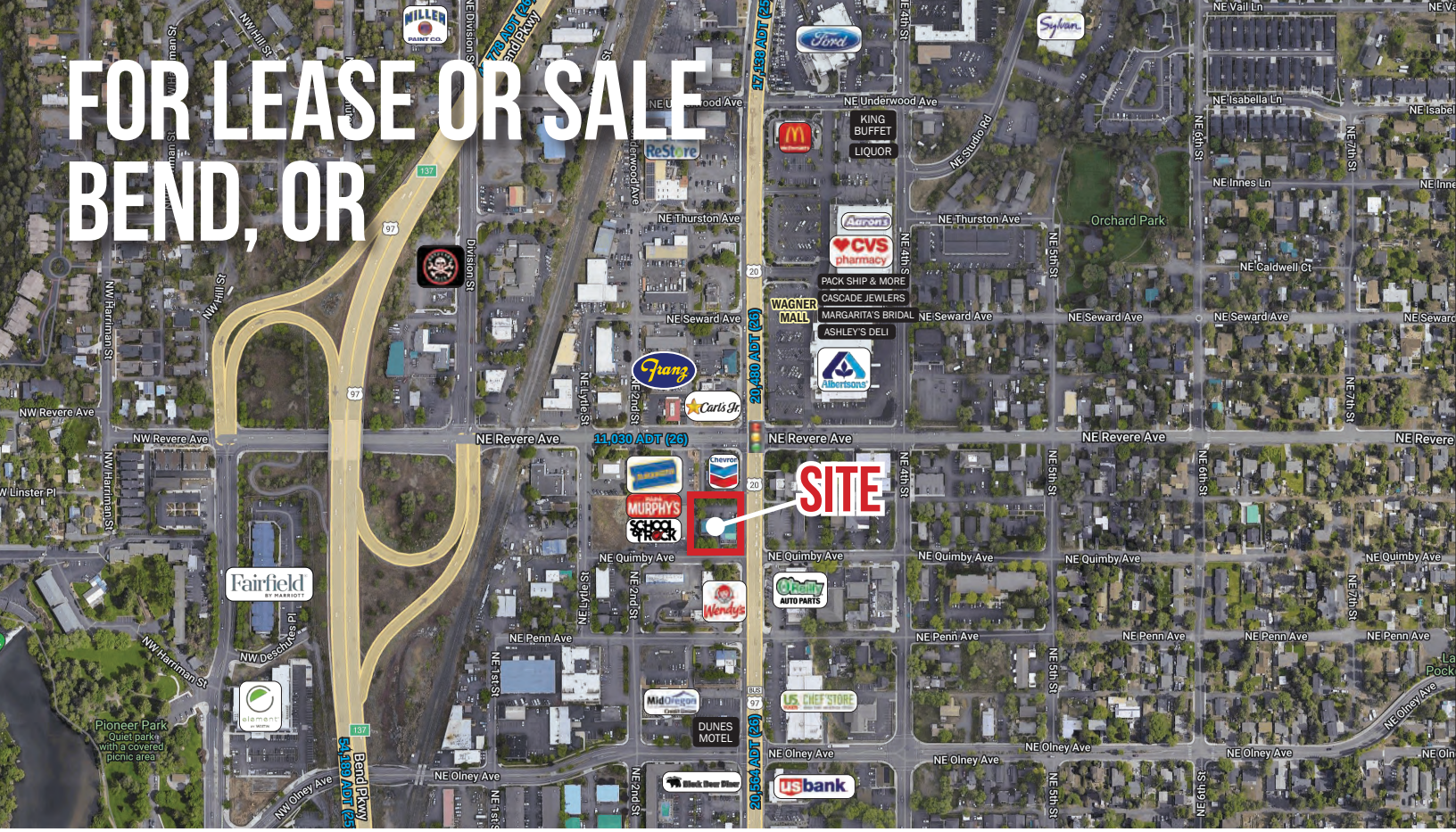
FOR LEASE OR SALE
BEND, OR



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

Sale Price: $2,500,000
Lease Rate: $140,000/year NNN

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.
- Nearby retailers include Albertsons, CVS and US Foods Chef'Store.
- Pylon signage available on NE 3rd Street.

TRAFFIC COUNTS

NE 3rd St – 20,480 ADT ('26)
NE Revere Ave – 11,030 ADT ('26)
Bend Pkwy – 48,778 ADT ('26)

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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

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

SITE

Cooley Rd
Deschutes River
Riley Ranch Nature Reserve
Robal Rd
Bend Pkwy
Boyd Acres Rd
NE 18th St
Deschutes Market Rd
SKYVIEW MIDDLE SCHOOL
LAVA RIDGE ELEMENTARY SCHOOL
Yeoman Rd
Pine Nursery Park
NE Empire Ave
DMV
18,626 ADT (25)
54,585 ADT (25)
NE Butler Market Rd
NE 27th St
Northwest Mount Washington Drive
Awbrey Reservoir Off-Leash Area
NE Revere Ave
20,195 ADT (25)
NE 8th St
Al Moody Park
ST. CHARLES BEND 292 BEDS
Newport Ave
HIGHLAND ELEMENTARY SCHOOL
WESTSIDE VILLAGE MAGNET SCHOOL
KINGSTON ELEMENTARY
Drake Park
DOWNTOWN DISTRICT
LIBRARY
MARSHALL HIGH SCHOOL
PILOT BUTTE NEIGHBORHOOD PARK
(22,617 ADT (25)
NE 3rd St
NW 14th St
48,686 ADT (25)
17,536 ADT (25)
Bend Whitewater Park
NW Arizona BOX FACTORY
BEND SR. HIGH SCHOOL
SW Simpson Ave
SW Colorado Ave
SE 3rd St
39,626 ADT (25)
SE 15th St
SE 27th St
SE Reed Market Rd
CASCADE MIDDLE SCHOOL
PINE RIDGE ELEMENTARY SCHOOL
Brookswood Blvd
Murphy Rd
RE JEWELL ELEMENTARY SCHOOL
Alpenglow Park

FORMER BANK
1701 NE 3RD STREET
BEND, OR

SITE

48,778 ADT (26)
Bend Pkwy
17,438 ADT (25)
20,480 ADT (26)
11,030 ADT (26)
54,189 ADT (25)
Bend Pkwy
20,564 ADT (26)

BOOT BARN
MILLER PAINT CO.
Habitat for Humanity ReStore
McDonald's
KING BUFFET
LIQUOR
Ford
Sylvan Learning
Aaron's
CVS pharmacy
PACK SHIP & MORE
CASCADE JEWLERS
MARGARITA'S BRIDAL
ASHLEY'S DELI
WAGNER MALL
Albertsons
Franz
Carl's Jr.
Chevron
BLOCKBUSTER
PAPA MURPHY'S
SCHOOL OF ROCK
Wendy's
O'Reilly AUTO PARTS
MidOregon Credit Union
DUNES MOTEL
US CHEF'STORE FOODS
usbank
Black Bear Diner
Fairfield BY MARRIOTT
element BY WESTIN
Pioneer Park
Quiet park with a covered picnic area
Orchard Park

NW Vail Ave
NE Vail Ave
NW Harriman St
NW Hill St
NW Deschutes Pl
NE Division St
NE 2nd St
NE Underwood Ave
NE Thurston Ave
NE Seward Ave
NE Lytle St
NW Revere Ave
NE Revere Ave
NE Quimby Ave
NE Penn Ave
NE Olney Ave
NW Olney Ave
NE 1st St
NE 4th St
NE 5th St
NE 6th St
NE 7th St
NE Studio Rd
NE Isabella Ln
NE Innes Ln
NE Caldwell Ct
97
20
137
BUS 97

FORMER BANK
1701 NE 3RD STREET
BEND, OR

SITE PLAN

FORMER BANK
1701 NE 3RD STREET
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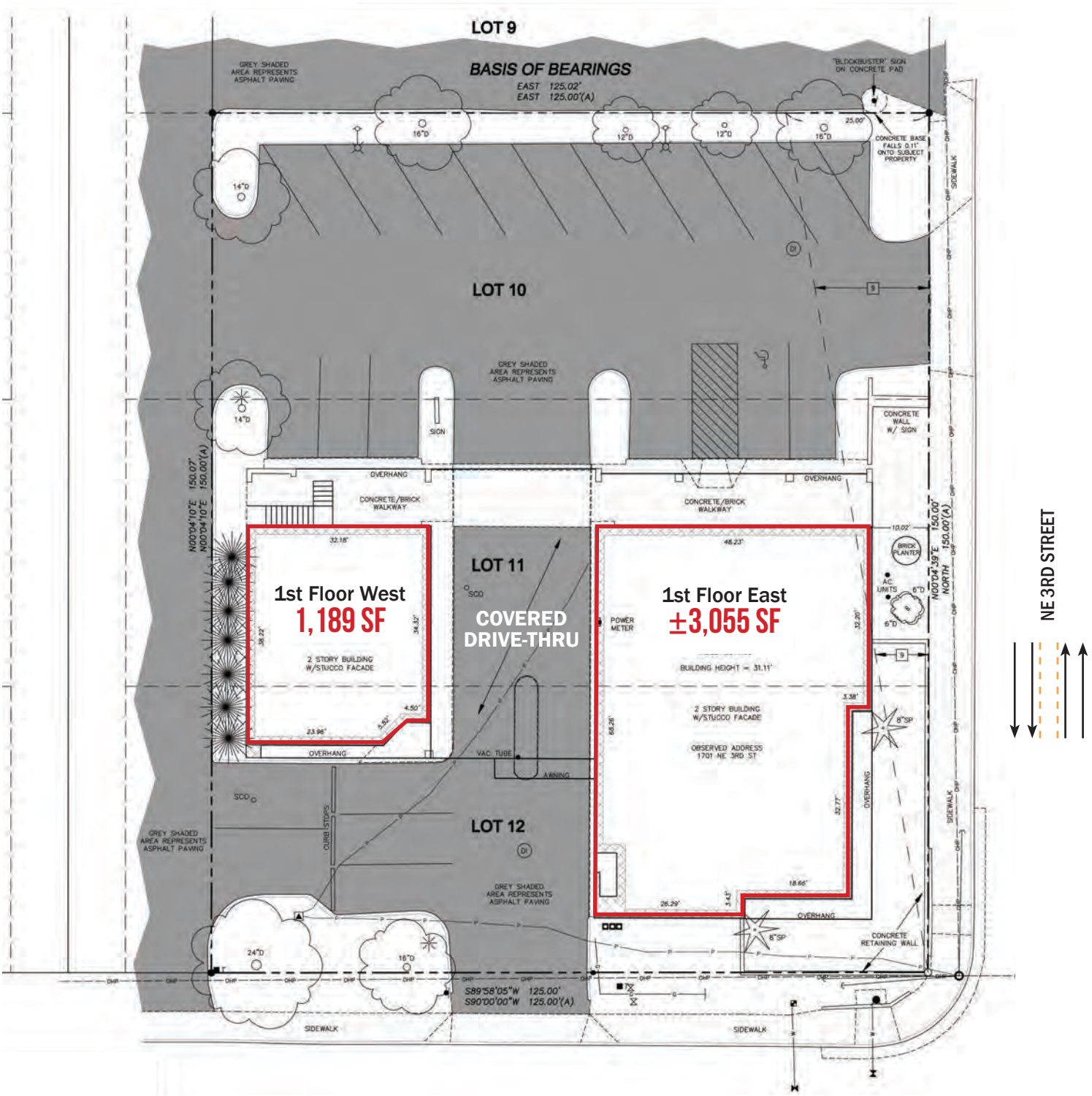
BUILDING PLAN



FLOOR PLANS

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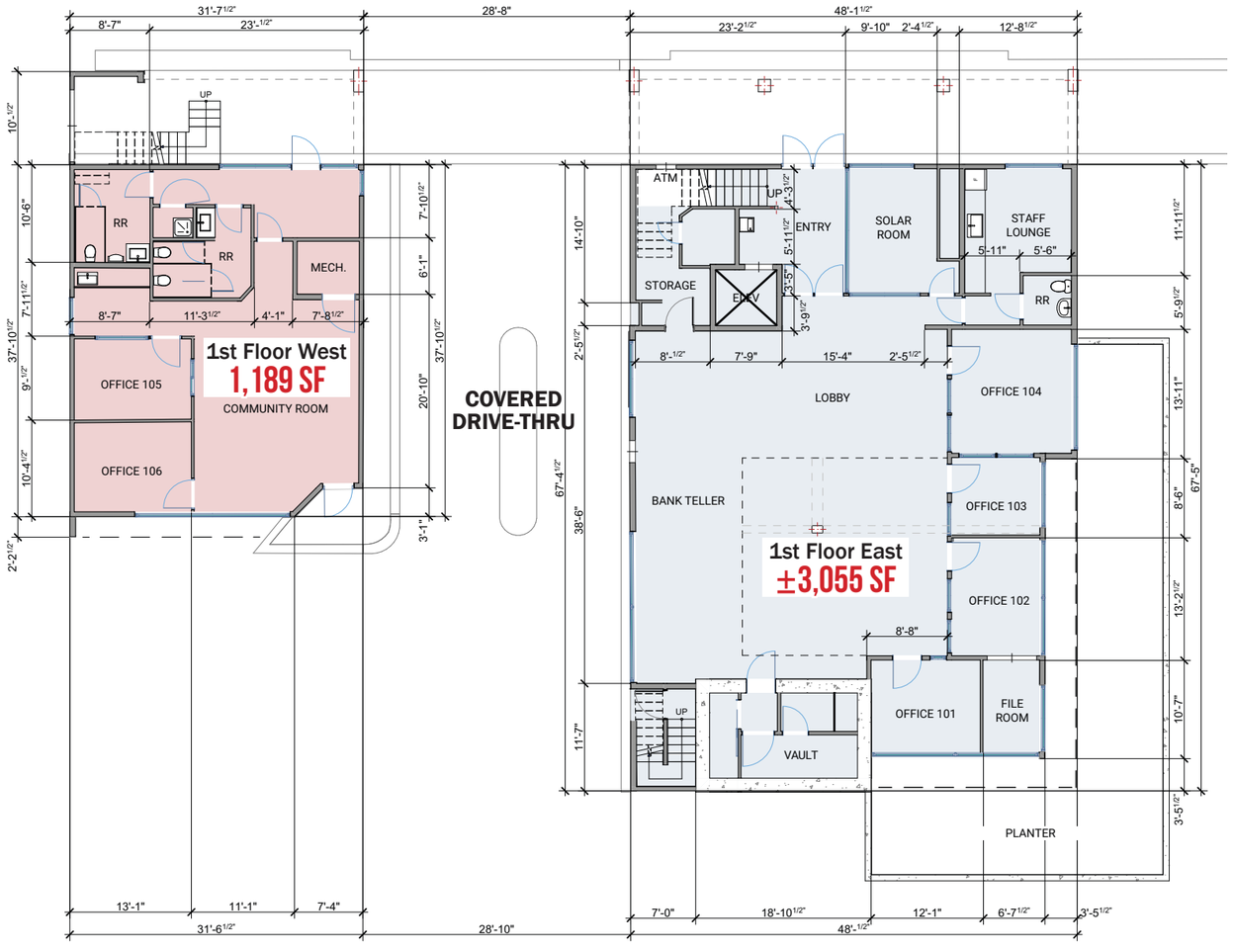
BEND, OR

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

EXTERIOR IMAGES | EXISTING

FORMER BANK
1701 NE 3RD STREET
BEND, OR

RENDERING

FORMER BANK
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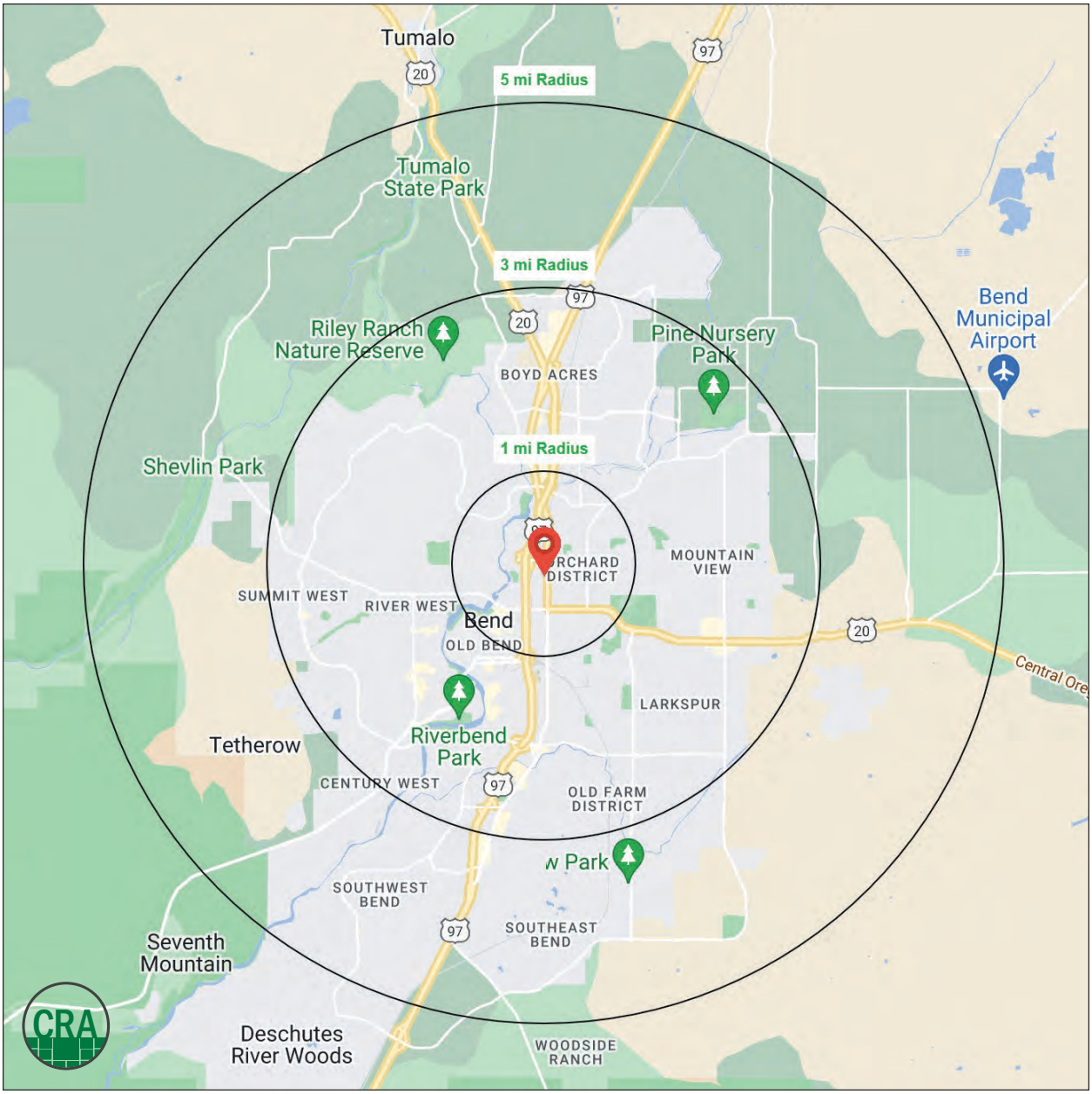
DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	9,716	83,137	110,372
Projected Population 2031	10,001	88,008	116,542
Average HH Income	$120,931	$145,472	$151,312
Median Home Value	$800,855	$796,672	$801,966
Daytime Demographics 16+	16,463	73,343	86,342
Some College or Higher	80.5%	80.7%	80.8%

$800,855
Median Home Value
1 MILE RADIUS

37.7
Median Age
1 MILE RADIUS



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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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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*. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.