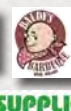
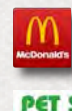
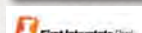


— FOR LEASE —
FORMER COSTCO
BEND, OREGON



ADDRESS

2500 NE Hwy 20, Bend, OR 97701

AVAILABLE SPACE

156,729 SF on 12.07 AC

LEASE RATE

Contact the brokers for guidance

TRAFFIC COUNTS

NE Hwy 20 – 20,316 ADT ('24)

NE 27th St – 17,559 ADT ('25)

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

Alex MacLean 503.709.3563 | alex@cra-nw.com
Bob LeFeber 503.807.4174 | bob@cra-nw.com

503.274.0211
www.cra-nw.com

FORMER COSTCO
2500 NE HWY 20
BEND, OR

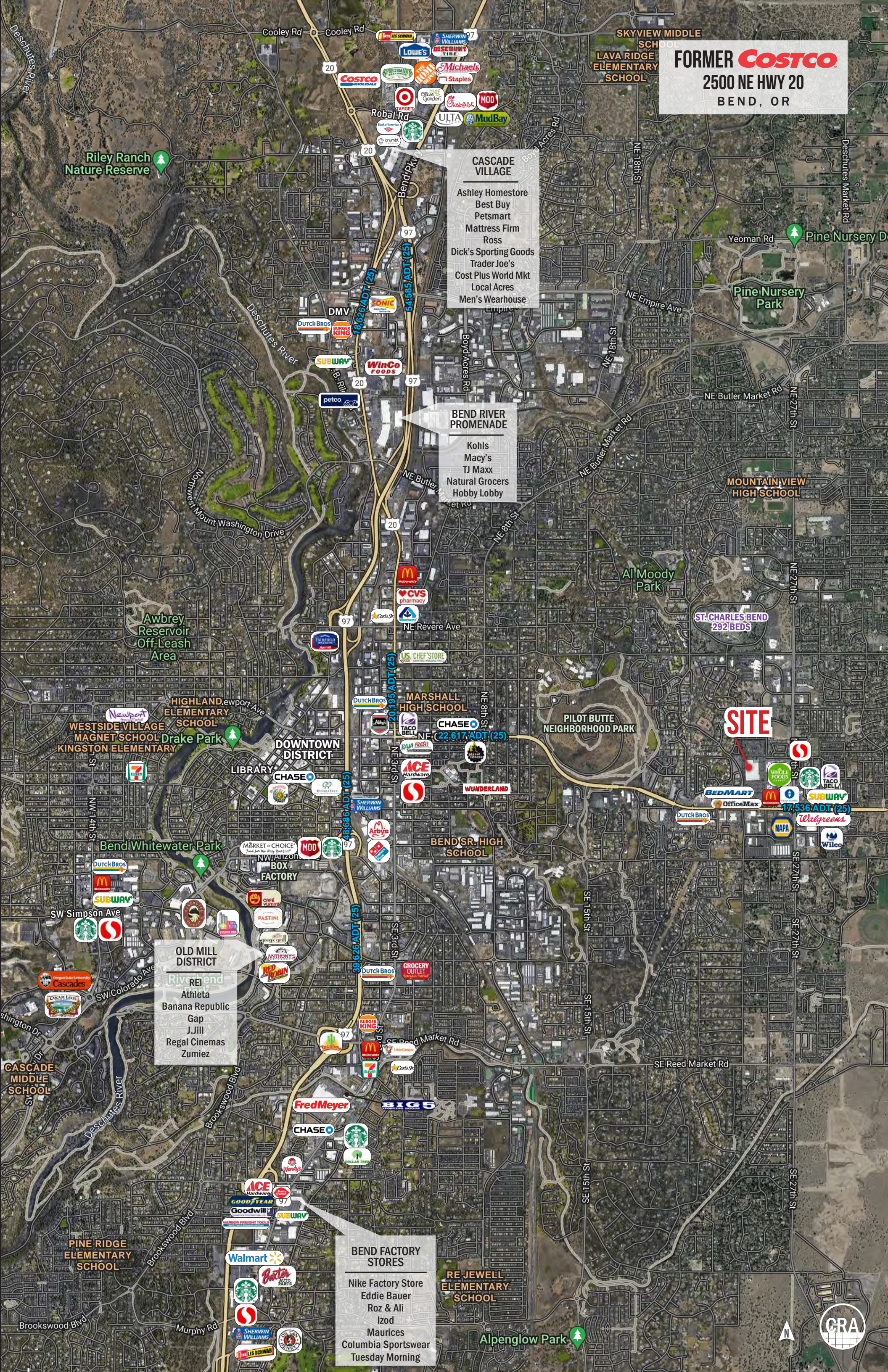
- CASCADE VILLAGE**
- Ashley Homestore
 - Best Buy
 - Petsmart
 - Mattress Firm
 - Ross
 - Dick's Sporting Goods
 - Trader Joe's
 - Cost Plus World Mkt
 - Local Acres
 - Men's Wearhouse

- 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



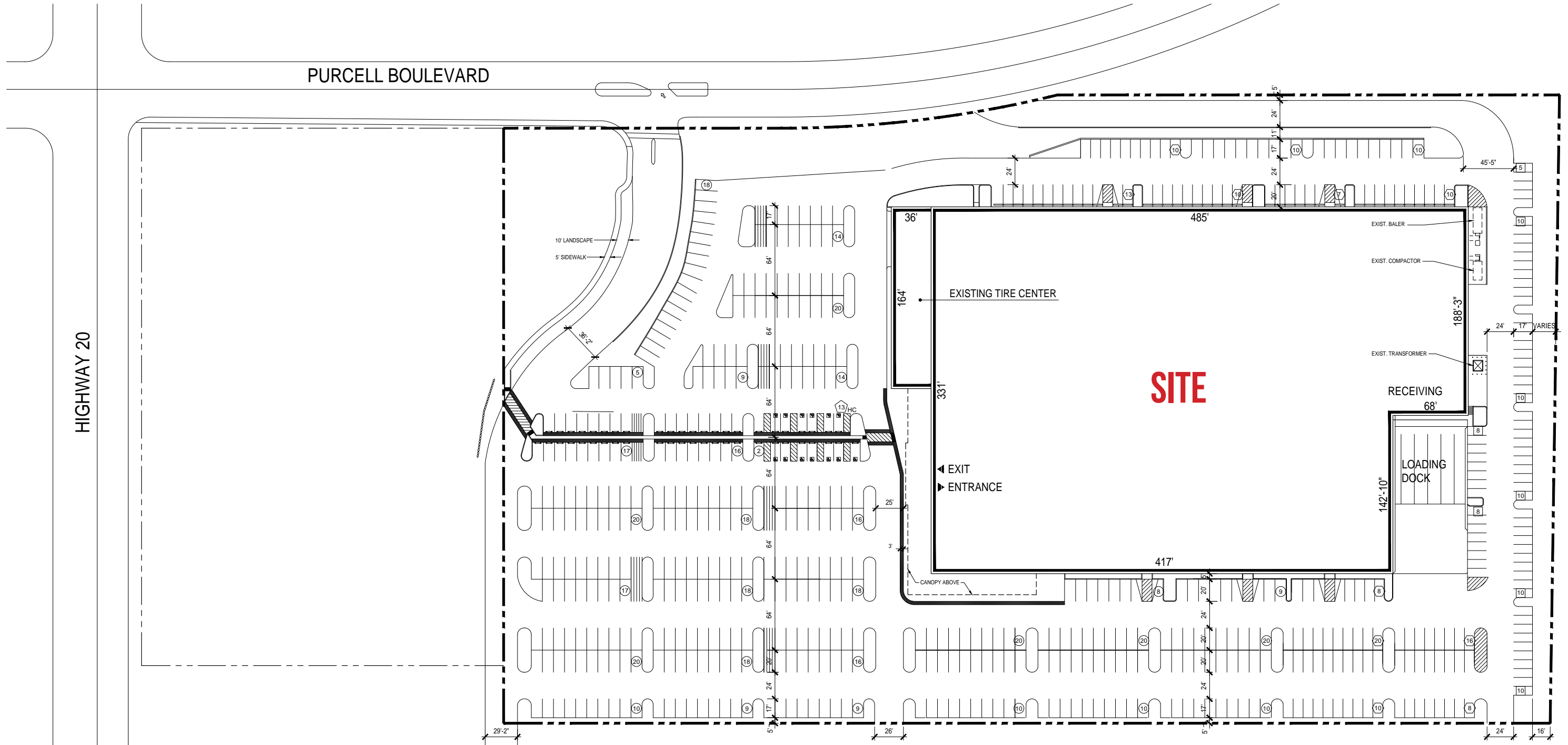
SITE

20,316 ADT (24)

CRA

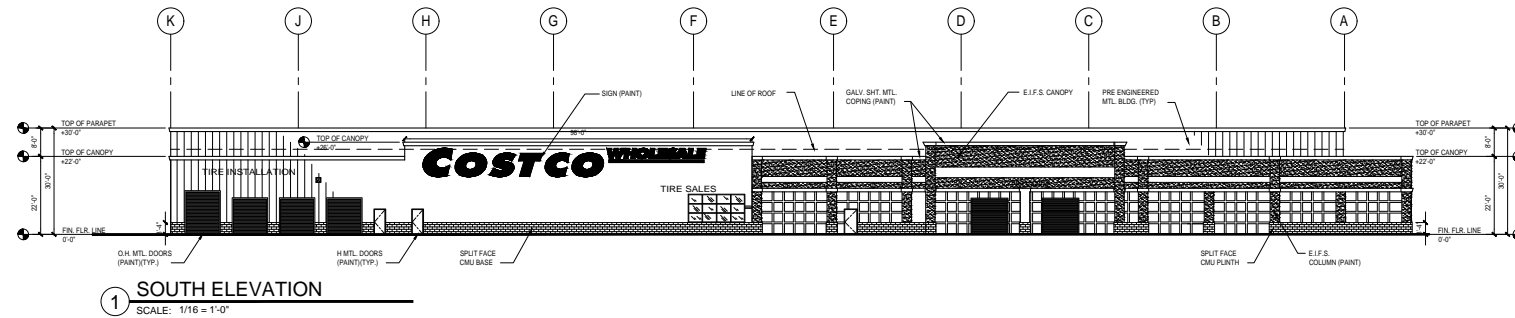
SITE PLAN

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

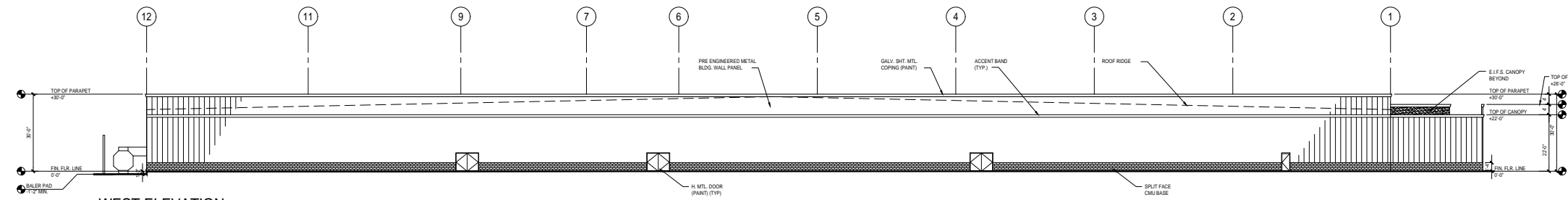


ELEVATIONS

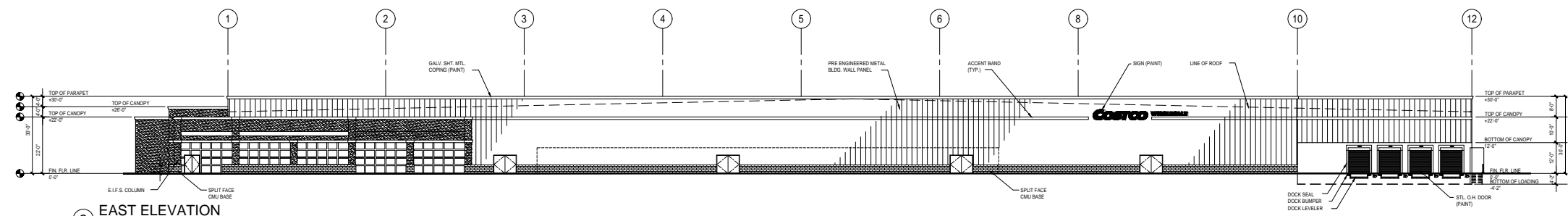
FORMER *COSTCO*
2500 NE HWY 20
BEND, OR



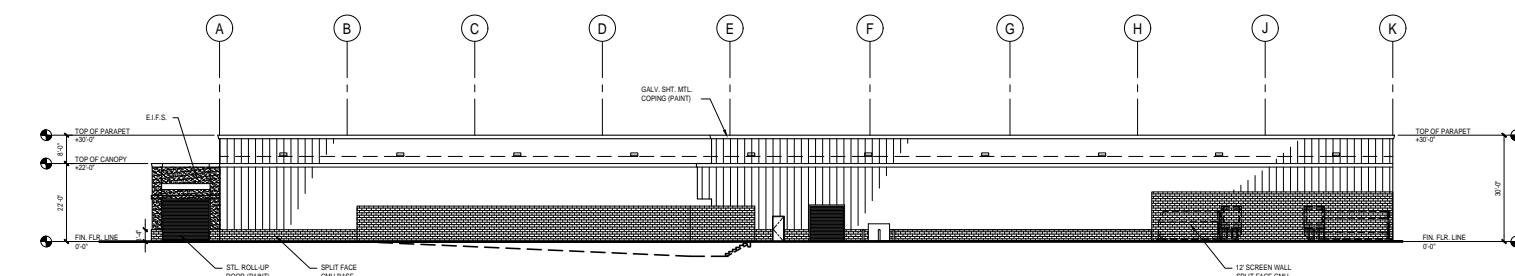
1 SOUTH ELEVATION
 SCALE: 1/16 = 1'-0"



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



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



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

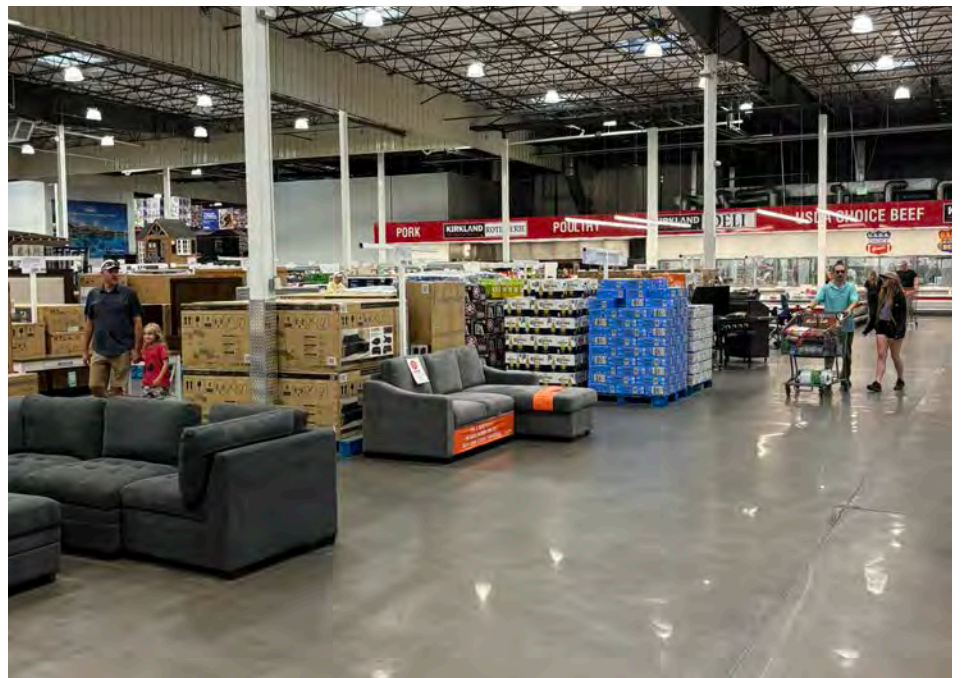
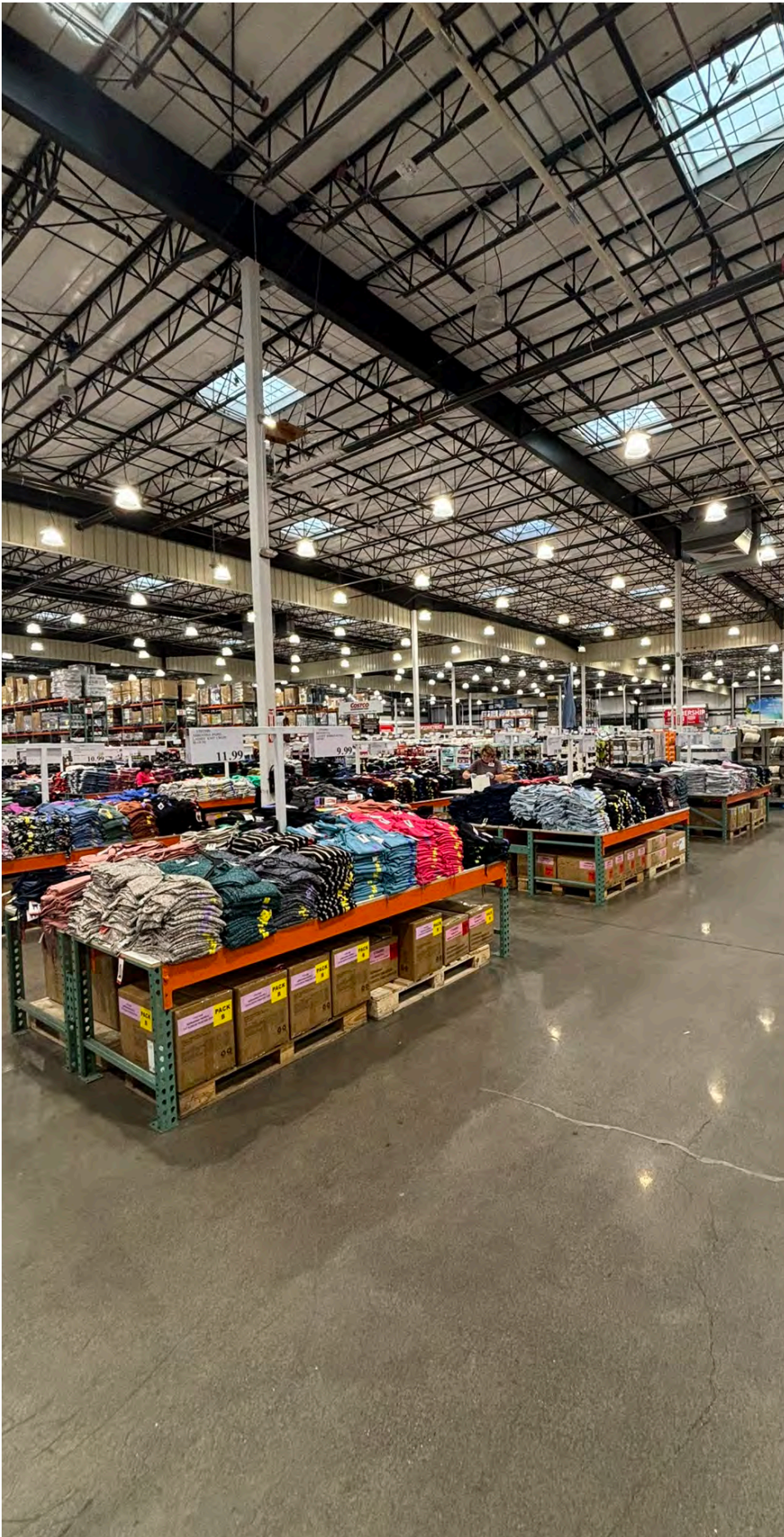


EXTERIOR IMAGES



INTERIOR IMAGES

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



DEMOGRAPHIC SUMMARY

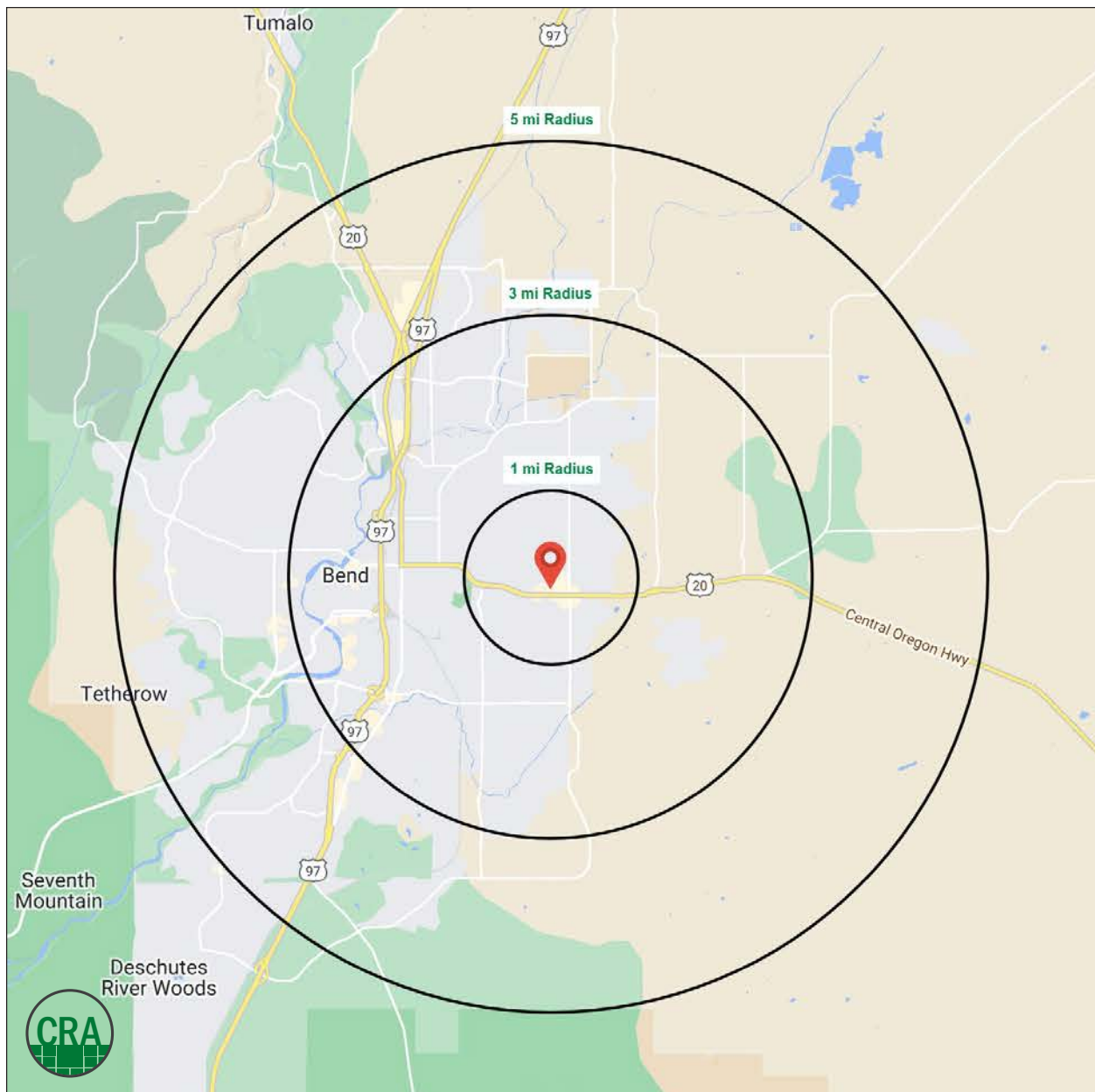
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	11,674	63,901	107,372
Projected Population 2030	11,750	66,577	112,733
Average HH Income	\$93,248	\$117,615	\$140,292
Median Age	36.7	37.9	40
Total Businesses	580	5,832	8,564
Daytime Demographics 16+	6,752	52,260	80,266

107,372

Estimated 2025 Population
5 MILE RADIUS

8,564

Total Businesses
5 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 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
Population			
2025 Estimated Population	11,674	63,901	107,372
2030 Projected Population	11,750	66,577	112,733
2020 Census Population	11,704	62,448	104,134
2010 Census Population	9,607	48,800	80,992
Projected Annual Growth 2025 to 2030	0.1%	0.8%	1.0%
Historical Annual Growth 2010 to 2025	1.4%	2.1%	2.2%
2025 Median Age	36.7	37.9	40.0
Households			
2025 Estimated Households	5,335	27,672	45,323
2030 Projected Households	5,424	29,220	48,218
2020 Census Households	5,345	26,288	42,757
2010 Census Households	4,265	20,511	33,420
Projected Annual Growth 2025 to 2030	0.3%	1.1%	1.3%
Historical Annual Growth 2010 to 2025	1.7%	2.3%	2.4%
Race and Ethnicity			
2025 Estimated White	85.1%	85.7%	86.7%
2025 Estimated Black or African American	0.9%	0.8%	0.7%
2025 Estimated Asian or Pacific Islander	2.4%	2.2%	2.1%
2025 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.5%
2025 Estimated Other Races	10.9%	10.8%	10.0%
2025 Estimated Hispanic	11.9%	11.1%	10.2%
Income			
2025 Estimated Average Household Income	\$93,248	\$117,615	\$140,292
2025 Estimated Median Household Income	\$73,022	\$88,931	\$102,939
2025 Estimated Per Capita Income	\$42,750	\$51,007	\$59,317
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.3%	2.2%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.5%	2.4%
2025 Estimated High School Graduate	15.9%	16.9%	15.9%
2025 Estimated Some College	23.4%	21.4%	20.2%
2025 Estimated Associates Degree Only	14.8%	11.3%	9.5%
2025 Estimated Bachelors Degree Only	26.0%	29.9%	31.6%
2025 Estimated Graduate Degree	12.3%	15.9%	18.8%
Business			
2025 Estimated Total Businesses	580	5,832	8,564
2025 Estimated Total Employees	3,673	36,264	51,426
2025 Estimated Employee Population per Business	6.3	6.2	6.0
2025 Estimated Residential Population per Business	20.1	11.0	12.5

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



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