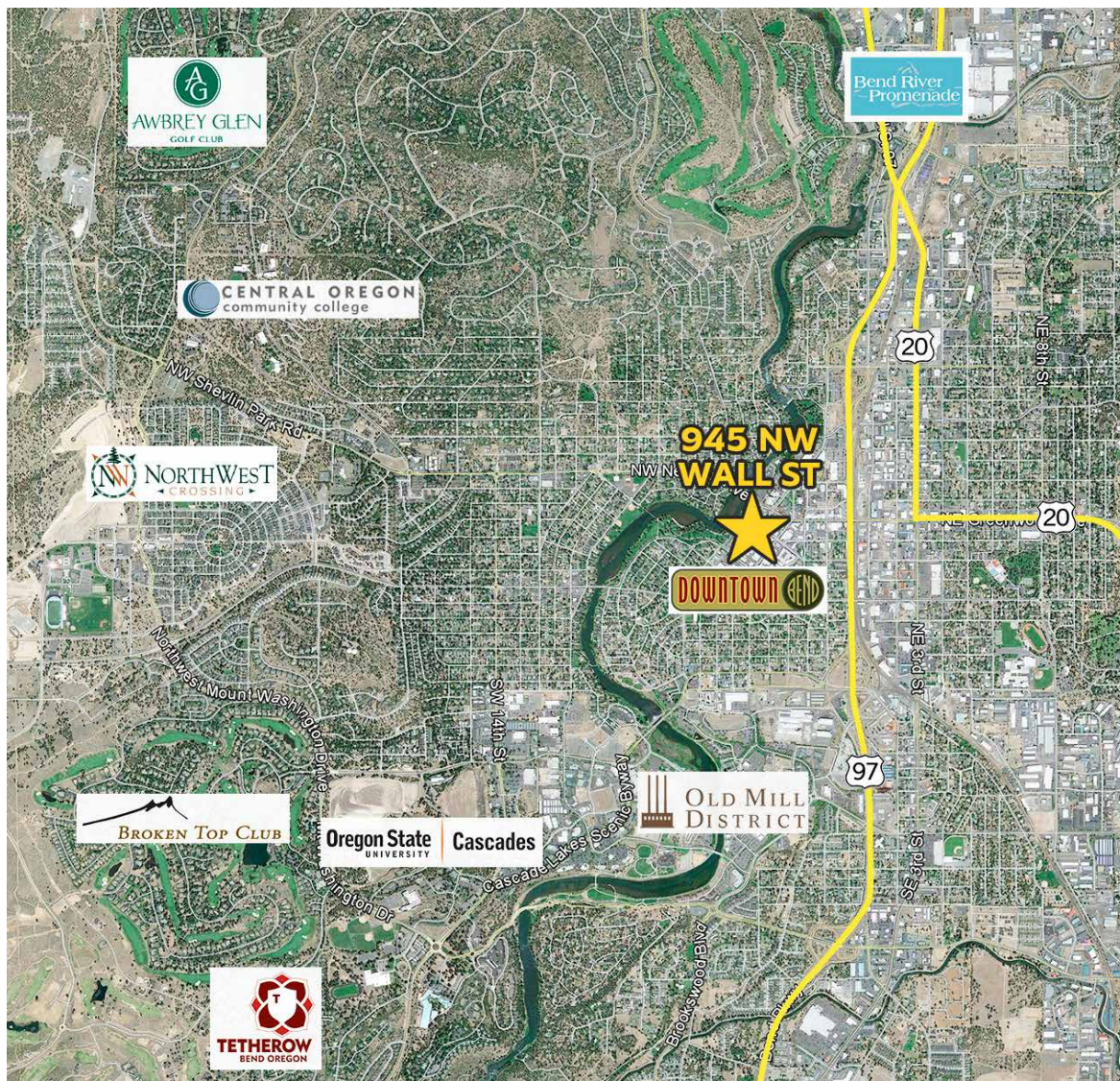


FOR SALE: Downtown Retail Building

945 NW Wall Street, Bend, Oregon



Graham Dent, Broker
gdent@compasscommercial.com



Howard Friedman, CCIM
hfriedman@compasscommercial.com

COMPASS Commercial
REAL ESTATE SERVICES
541.383.2444

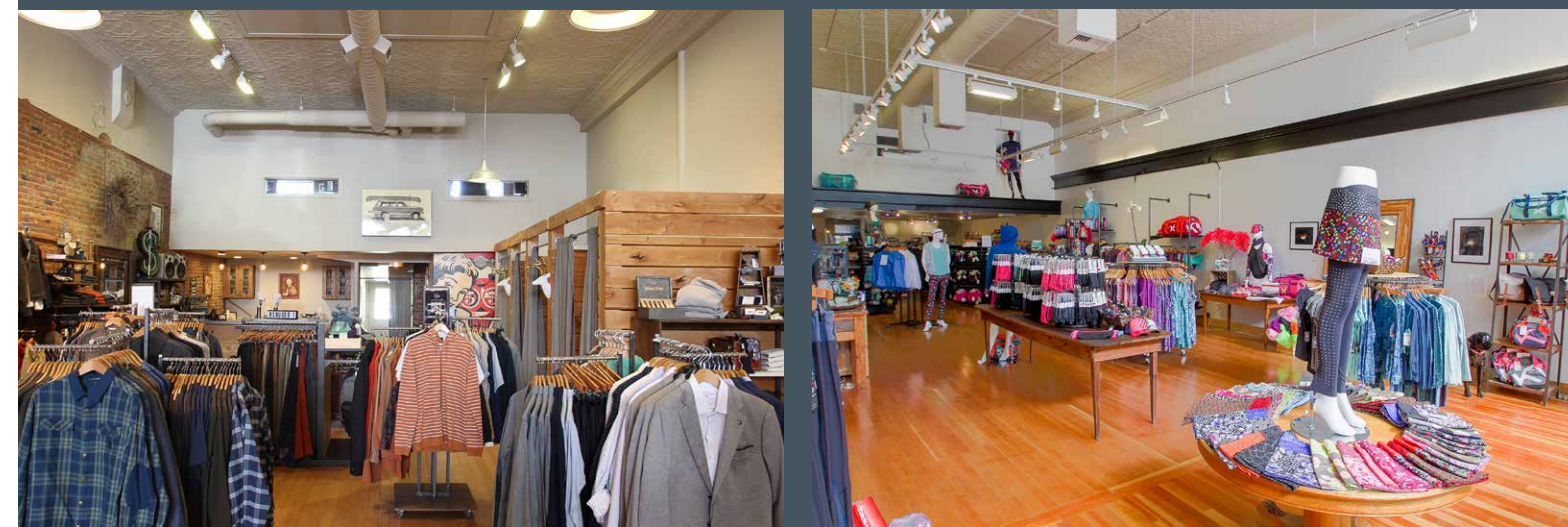
Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.

Rare Downtown Bend
Retail Investment
6,595 SF | \$3,400,000

FOR SALE
945 NW Wall Street
Bend, Oregon



100% Leased NNN Investment Opportunity



Graham Dent, Broker | Howard Friedman, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.compasscommercial.com

COMPASS Commercial
Navigating Your Success REAL ESTATE SERVICES

Downtown Retail Building

Sale Price: \$3,400,000

Property Details

- Bldg. Size:** 6,595 SF
- Year Built:** 1920
- Zoning:** Commercial Business (CB)
- Parking:** Four dedicated parking spaces at the rear of the building
- Cap Rate:** 4.4% (Year 1)
- Rents:** Currently below market with annual increases

Walk Score 94
Walker's Paradise
Daily errands do not require a car.

Bike Score 91
Biker's Paradise
Mostly flat, excellent bike lanes.
Source: www.walkscore.com

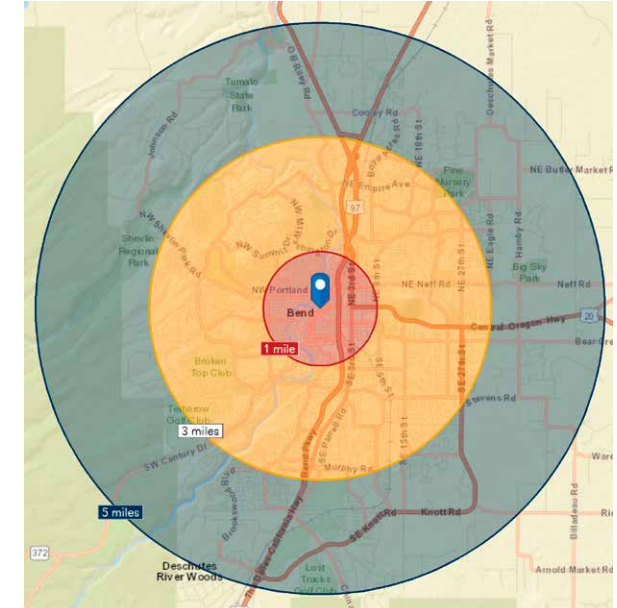
Highlights

- Landmark property in the heart of downtown Bend
- Occupied by two successful retailers with lease expirations in 2020 and 2022
- Numerous upgrades including beautifully restored tin ceilings, wood floors, building facade and ADA restrooms
- Second-story office or apartment with separate entrance
- Premier location with abundant foot traffic



Demographics

	1 Mi. Radius	3 Mi. Radius	5 Mi. Radius
2010 Population	8,299	64,307	82,643
2017 Population	9,278	75,106	97,209
2017 Daytime Population	20,156	88,367	103,410
2017 Median Age	36.9	37.9	38.8
2017 Total Households (HH)	4,448	31,094	39,500
HH Growth 2010-2016	1.43%	1.98%	2.09%
HH Growth 2016-2021	1.63%	2.02%	2.03%
2017 Avg. HH Size	2.07	2.39	2.44
2017 Avg. HH Income	\$75,875	\$77,592	\$79,889
2017 Total Businesses	2,085	4,337	5,741
Bachelor's Degree	32.30%	27.76%	27.93%
Graduate Degree	21.17%	15.69%	15.04%



Floor Plan

