

3rd Street Marketplace

1,438 – 4,778 SF Available

FOR LEASE

1203 NE 3rd Street
Bend, Oregon



Become a Tenant in Bend's Newest Retail Development



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3rd Street Marketplace

Bend's Newest Retail Development

Become a tenant in Bend's newest retail development - the only new central 3rd Street retail development in over a decade. Join Starbucks Coffee in this high profile retail outlet that boasts some of the best traffic counts in Central Oregon. This site has great visibility and ample parking - something that will become a thing of the past very soon in Bend's Central

District. The building's sleek design is warm and inviting to both pedestrian and car traffic. Bend is consistently listed as one of the five fastest growing cities in the United States and has great demographics including a median household income of \$66,149 which is 6% higher than the national average.

Property Details

- Avail. Space:** 1,438 - 4,778 SF
(Suites can be combined)
- Lease Rates:** End Cap - \$40/SF/Yr. NNN
In-Line Retail - \$38/SF/Yr. NNN
- TI Package:** Negotiable
- Landlord Delivery:** Warm Vanilla Shell;
sheetrocked suite, concrete flooring, electric stubbed to panel, HVAC installed but not distributed
- Bldg. Size:** 6,931 SF Total
- Delivery:** Fall 2020
- Zoning:** Bend Central District Overlay

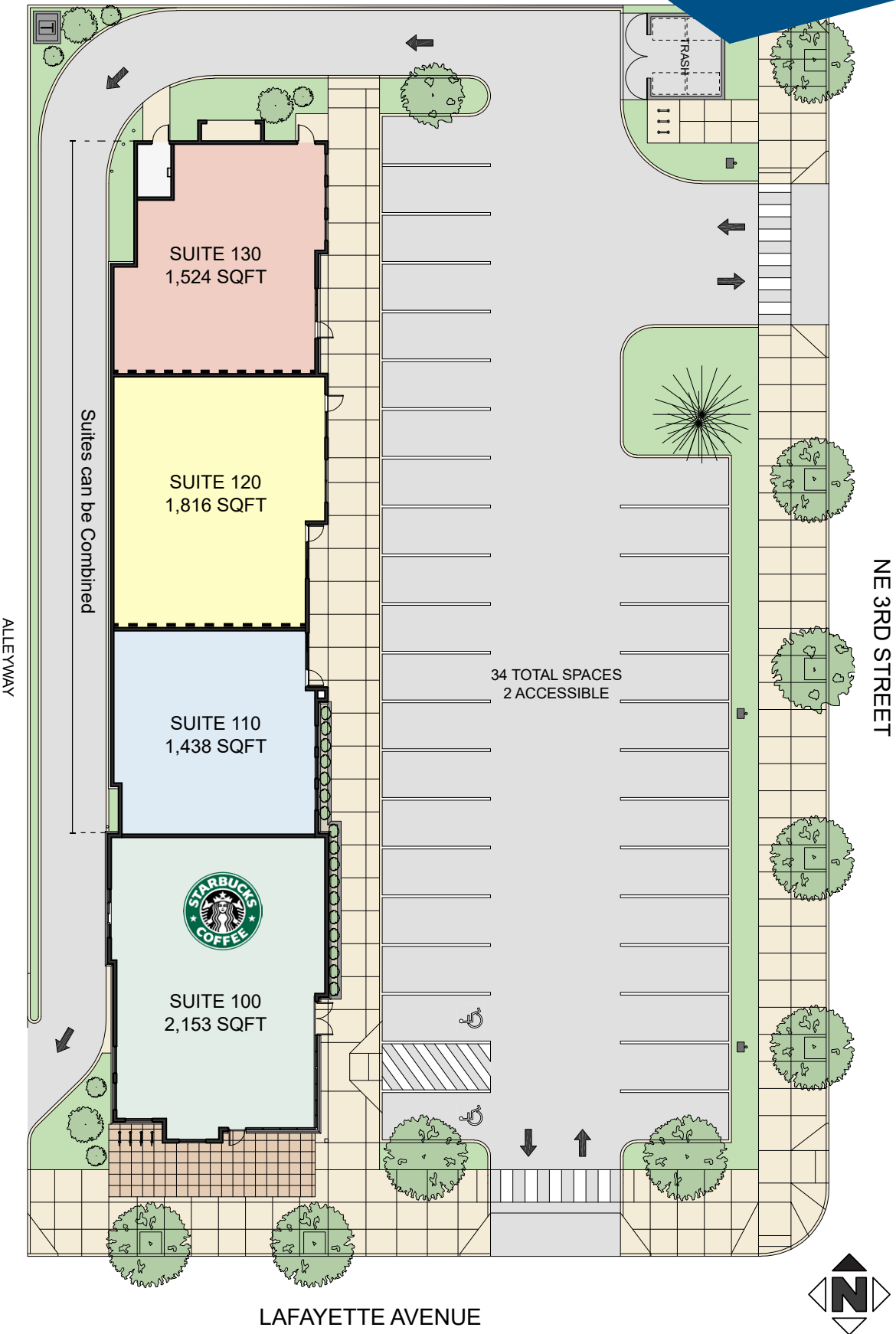
Highlights

- Join Starbucks in one of Bend's newest retail developments
- Located in Bend's Central District overlay
- Easy access to Highway 97
- Multi-tenant retail building with ample parking
- Common grease trap available for tenants
- 34 onsite parking spaces
- Great visibility and high traffic counts of 21,300 AADT on NE 3rd Street/Business Hwy 97



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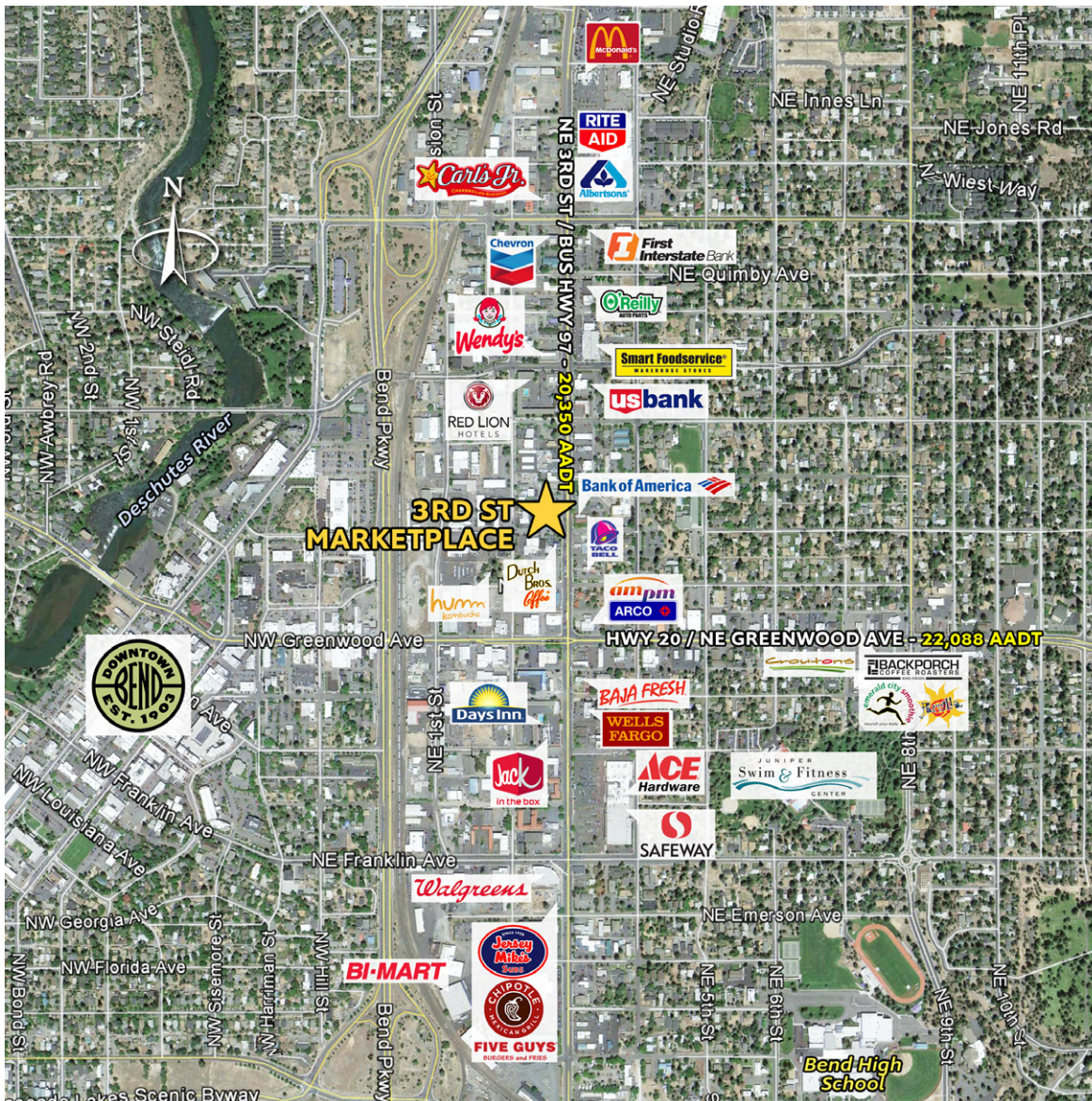
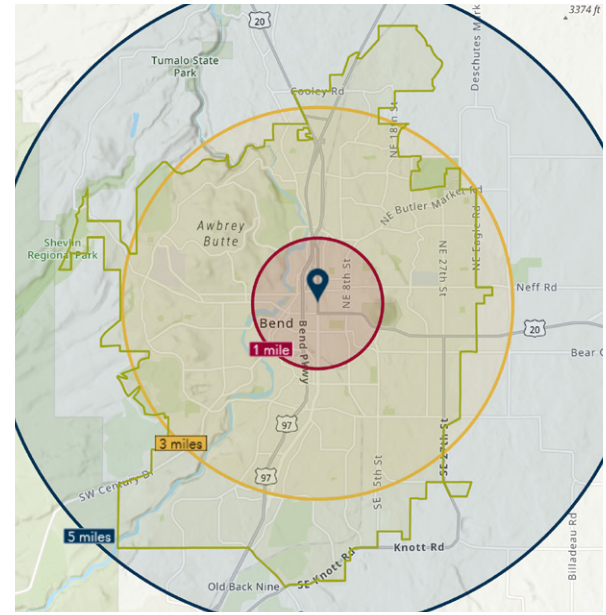


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1203 NE 3rd Street, Bend, Oregon

Demographics

	1 Mi. Radius	3 Mi. Radius	5 Mi. Radius
2010 Population	7,617	65,015	82,912
2019 Population	8,600	79,805	102,262
2019 Daytime Population	20,176	94,085	109,623
2019 Median Age	37.1	38.1	39.2
2019 Total Households (HH)	4,023	32,871	41,599
HH Growth 2010-2018	1.25%	2.10%	2.17%
HH Growth 2018-2023	1.70%	2.14%	2.13%
2019 Avg. HH Size	2.11	2.41	2.44
2019 Avg. HH Income	\$75,363	\$85,416	\$88,749
Total Businesses	1,817	5,353	5,809
Bachelor's Degree	27.0%	28.2%	28.6%
Graduate Degree	17.4%	15.5%	16.0%



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