

100% Leased Retail
Investment in Central Bend
8,409 SF | \$1,800,000 | 5.5% Cap Rate

FOR SALE
62929 N Hwy 97
Bend, Oregon



Two-Tenant, Fully Leased Investment along Highway 97



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100% Leased Retail Investment in Central Bend

Retail Buildings

Sale Price: \$1,800,000 | Cap Rate: 5.5%

Property Details

Bldg. A:	1,409 SF
Bldg B:	7,000 SF
Lot Size:	0.87 Acres
Year Built:	1991
Zoning:	Commercial General (CG)
Parking:	46 striped spaces

Highlights

- Excellent visibility along one of Bend's busiest corridors
- Desirable central location adjacent to Bend River Promenade shopping center
- Current tenants have been in place for 13+ years
- Staggered lease expirations
- Ample onsite parking and ADA upgrades



FOR SALE

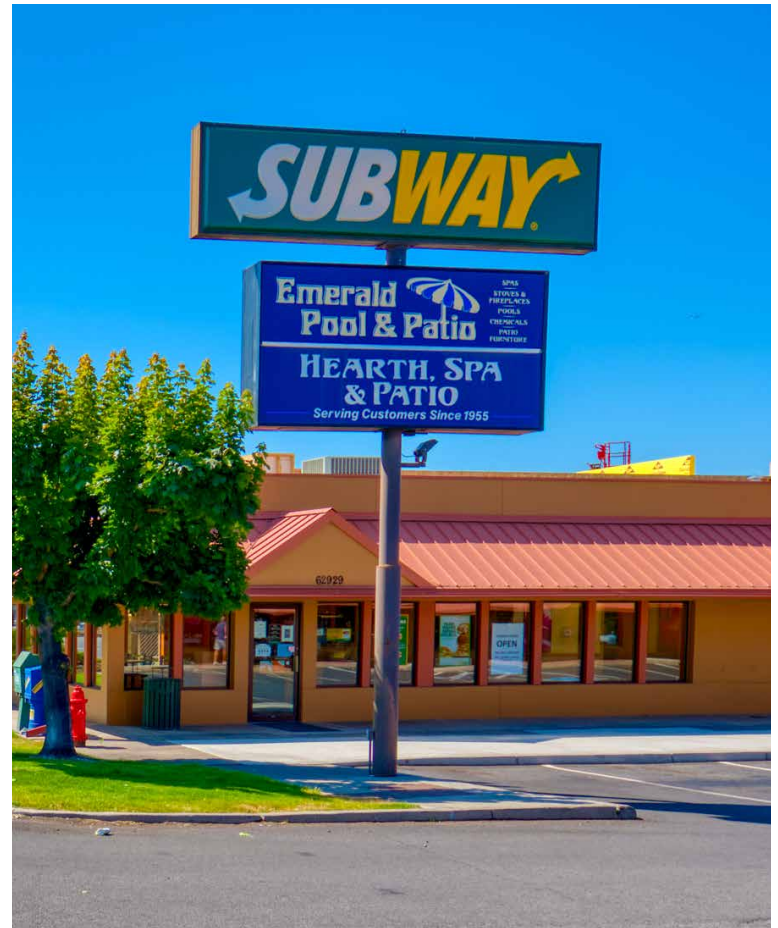
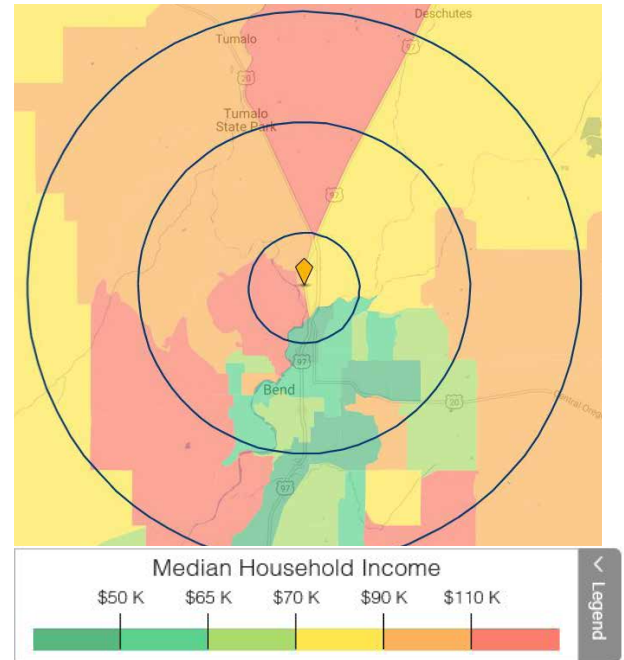
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Demographics

	1 Mi. Radius	3 Mi. Radius	5 Mi. Radius
2020 Population	7,212	62,871	101,957
2025 Population	8,262	71,656	116,232
Pop. Growth 2010-2020	36.85%	29.88%	30.20%
Pop. Growth 2020-2025	14.56%	13.97%	14.00%
Average Age	40.60	39.40	39.60
2020 Total Households (HH)	2,976	26,352	41,926
HH Growth 2020-2025	14.58%	13.94%	13.98%
Median HH Income	\$71,025	\$70,893	\$72,518
2019 Avg. HH Size	2.40	2.40	2.40
2019 Total Businesses	1,031	4,337	5,743
Median Home Value	\$474,609	\$407,196	\$396,776
Total Businesses	683	5,581	6,934
Total Employees	5,989	47,411	59,036



FOR SALE: Retail Investment

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