

FOR LEASE

9060 SF | \$1.50/SF/MO. NNN

High Traffic Freestanding Retail Building

42 NW Greenwood Ave., Bend, OR 97701



EXCELLENT DOWNTOWN BEND LOCATION



Brock Switzer

0612 S Idaho St. #2 | Portland, OR 97239

503.245.1400 | hsmacific.com

COMPASS 
COMMERCIAL

REAL ESTATE SERVICES

Joel Thomas, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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\$1.50/SF/MO. NNN

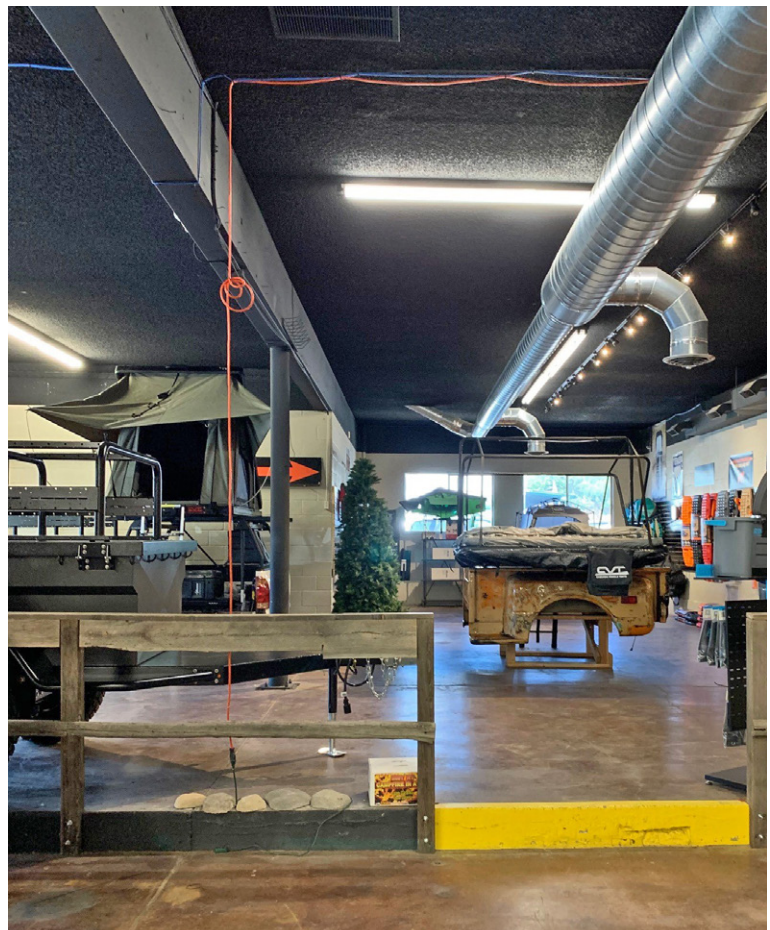
High Traffic Freestanding Retail Building

PROPERTY DETAILS

Avail. Space:	Suite 9060 SF
Lease Rate:	\$1.50/SF/Mo. NNN
CAMs:	TBD
Bldg. Size:	9060 SF
Lot Size:	0.34 Acres
Year Built:	1955
Zoning:	Central Business (CB)
Parking:	11 onsite spaces
Date Avail.:	March 2021

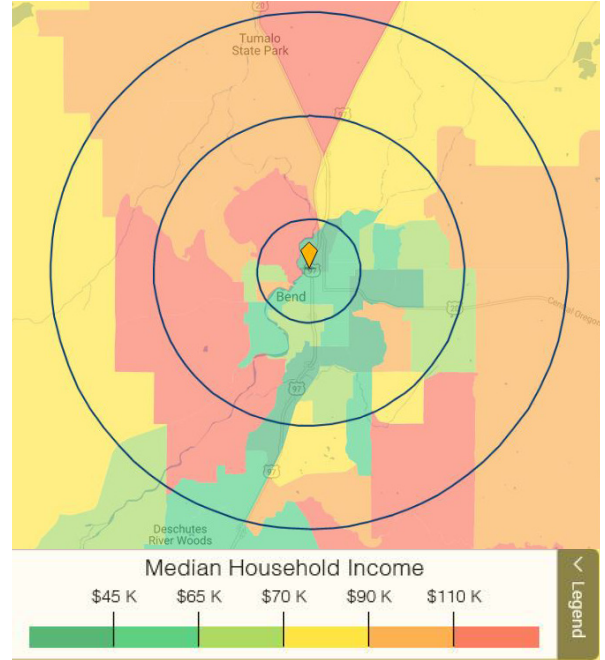
HIGHLIGHTS

- Excellent downtown location
- Located on high traffic Greenwood Avenue with 19,490 AADT
- Excellent space for retail, creative office, brewery, coffee shop, design showroom, etc.
- Freestanding Building
- Multiple roll up doors



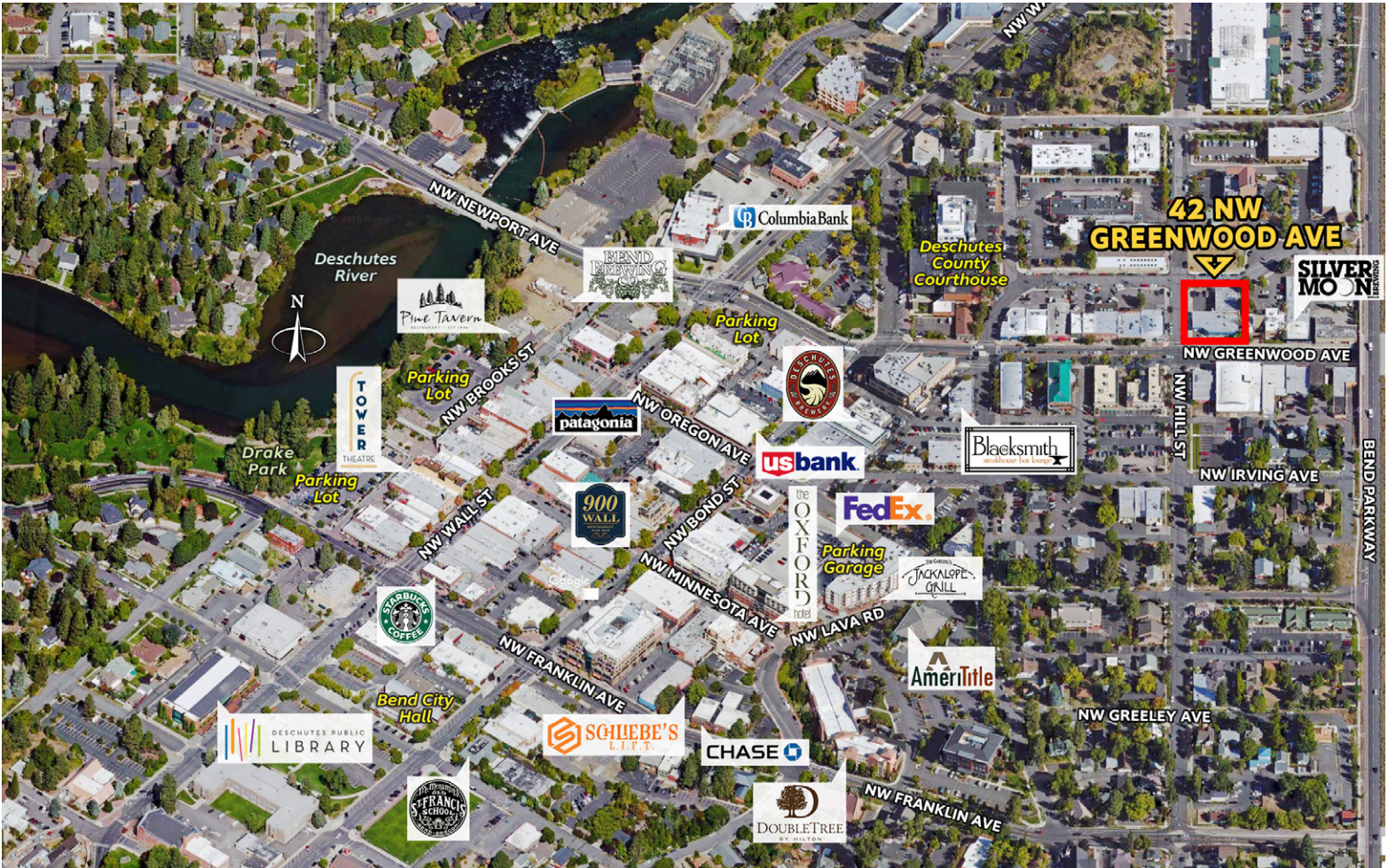
DEMOGRAPHICS

	1 Mi. Radius	3 Mi. Radius	5 Mi. Radius
2020 Population	9,828	83,727	107,608
2025 Population	11,129	95,512	122,681
Pop. Growth 2010-2020	22.24%	31.02%	30.28%
Pop. Growth 2020-2025	13.24%	14.08%	14.01%
Average Age	39.60	39.10	39.80
Total Households (HH)	4,528	34,812	44,144
HH Growth 2020-2025	13.18%	14.05%	13.99%
Median HH Income	\$64,668	\$70,428	\$72,812
Avg. HH Size	2.10	2.40	2.40
Median Home Value	\$460,572	\$390,211	\$397,178
Total Businesses	2,014	6,569	6,973
Total Employees	13,426	54,896	59,241



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