

FOR LEASE

1,000-5,132 SF | 0.66 AC

High Traffic Ground Lease or Building Lease Opportunity

30 NE Bend River Mall Dr., Bend, OR 97703



PROPERTY DETAILS

- Ground Lease:** \$160,000/Yr.*
0.66 AC
(Ground lease structure and terms to be verified)
- Building Lease:** \$45/SF/Yr. NNN (NNNs TBD)
1,000-5,132 SF
- Zoning:** Commercial General (CG)
- Parking:** Ample

HIGHLIGHTS

- Ground lease opportunity ideal for quick-service restaurant and a variety of other retail uses
- Existing building can be leased as is, demised or redeveloped
- Monument signage available at major stop light on Highway 97 with traffic counts exceeding AADT (2025)
- Shadow-anchored by WinCo Foods and the Bend River Promenade with major retailers such as Macy's, Natural Grocers, and Hobby Lobby

Russell Huntamer, CCIM | Eli Harrison, Broker

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

541.383.2444 | www.CompassCommercial.com

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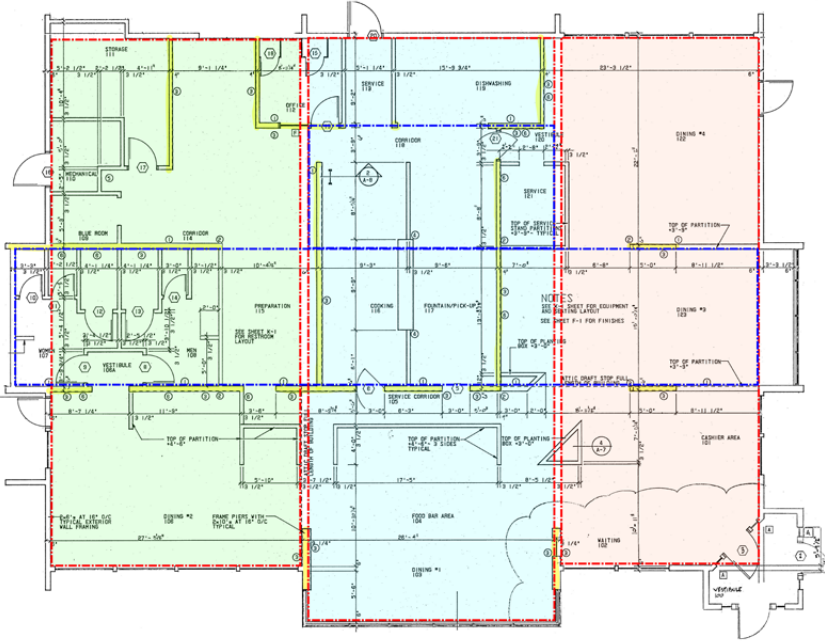
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EXISTING BUILDING DEMISING OPTION



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.



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