

FOR LEASE
NEW RETAIL DEVELOPMENT OPPORTUNITY



THE SHOPS AT BOYD ACRES

63130 NE Lancaster Street | Bend OR

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The Shops at Boyd Acres is a brand new 15,446 +/- SF neighborhood shopping center, located on the northeast side of Bend, just off of Empire Avenue. This U S Market anchored shopping center consists of four separate buildings ranging in size from 2,906 +/- SF to 4,817 +/- SF. Low volume traffic users allowed - daycare, preschool, salon, financial advisor or tax firm would be excellent users for this property. Contact a listing broker for more information.

Lease Rate:
\$1.65/SF/Mo NNN (Vanilla Shell)

- One 2,400+/- SF space available
- 4 single-story buildings
- Zoning CC - Convenience Commercial
- Est. NNN: \$0.48/SF/Mo



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With You Every Square Foot of the Way.

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DISCLAIMER: This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.



Building D - Fully Leased



Buildings A & B - Shell Completed

HIGHLIGHTS

- Outstanding Demographics – 31,936 adults live within 3 miles and 64,842 work within 3 miles!
- High Traffic Counts – 10,443 ADT on Empire Ave & 5,577 ADT on Boyd Acres Rd
- Close proximity to Brinson Industrial Park – an industrial campus generating employment for thousands of workers
- Anchored by a full service convenience store

