

FOR LEASE  
NEW RETAIL DEVELOPMENT OPPORTUNITY



## THE SHOPS AT BOYD ACRES

63130 NE Lancaster Street | Bend OR

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NEW RETAIL DEVELOPMENT OPPORTUNITY

**MULTIPLE SPACES AVAILABLE**



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)**

- 750 - 2,906 +/- SF 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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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

