

3rd STREET RETAIL

1255 NE 3rd Street | Bend OR



Terrific retail location on fast changing NE 3rd Street in Bend. Great signage and high visibility. Open retail space. 3,020 +/- SF vacant and ready to occupy. Modified gross lease. Tenant pays all utilities and maintenance, landlord pays taxes and insurance.

New retail under construction next door (Starbucks & more!) will provide traffic draws. Busy 3rd Street has 20,611 ADTs in 2016!

Lease Rate: \$1.45/SF/Mo

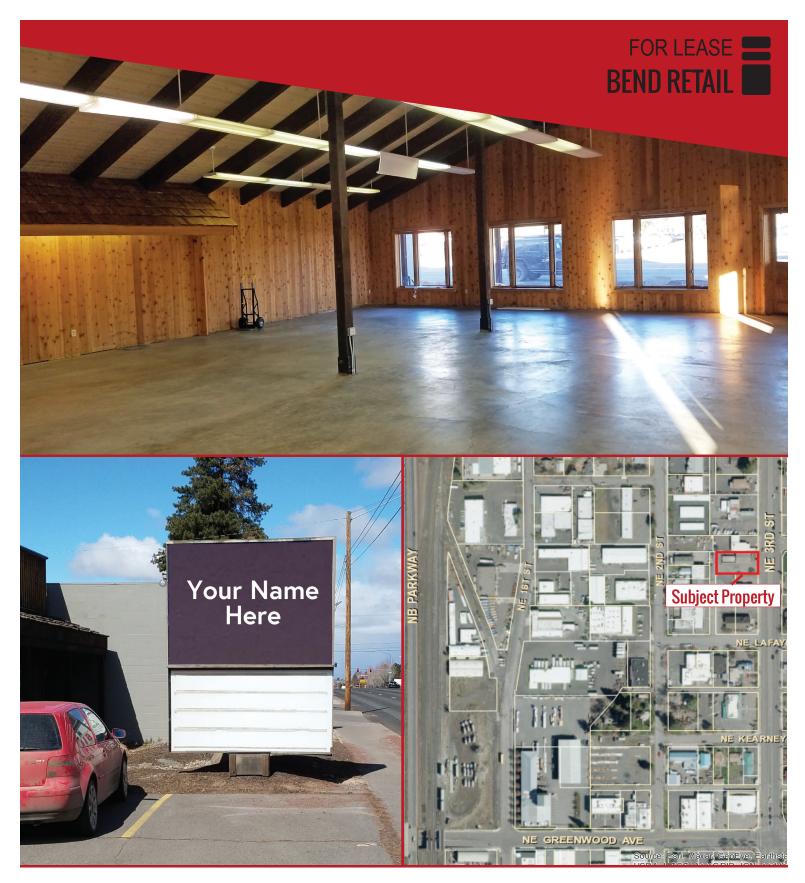
- 3,020 +/- SF
- High visibility
- Great signage
- High traffic counts
- Great value

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With You Every Square Foot of the Way.