

FOR LEASE

URBAN
WORKS

BUILD-TO-SUIT OPPORTUNITIES
IN ANCHORED CENTER
DELIVERY Q1 2025



SURROUNDING RETAILERS:



Michaels



PETSMART



NW HUNNELL ROAD | BEND, OR

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OPPORTUNITIES



The Development

Build-to-suit pads available in a growing area of Bend in a new center anchored by Goodwill Industries. Potential for two buildings or a single co-anchor building, pending parking requirements. Conveniently located across the street from a 52 acre master-plan that is inclusive of 422 proposed residential units, a new 150,000 square foot Costco with fuel station, as well as an additional 22,900 square feet of retail shops.

Address

NW Hunnell Road

Area

Bend, OR

Space

7,200 SF - 18,000 SF

Timing

Q1 2025

Uses

Fast Food / Medical / Retail / Financial Services

Two Buildings

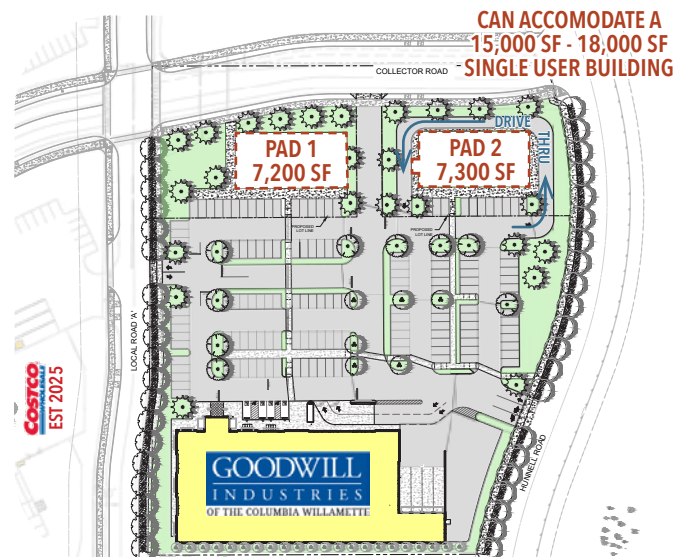
Pad 1 | up to 7,200 SF
Pad 2 | up to 7,300 SF with wrap around drive thru

Single Co-anchor

Building | 15,000 SF up to 18,000 SF pending use & parking requirement

Immediate Surrounding Trade Area Highlights

- Close proximity to anchor retailers including Costco (2025), Home Depot, Lowe's, Target and Dick's Sporting Goods.
- Excellent access to Santiam Highway and Highway 97.
- Potential 600 additional residential units in the immediate area.
- Trade area population of over 250,000 people.
- Bend is the fastest growing region in the state of Oregon.



SITE PLAN



Demographics	1 Mile	3 Miles	5 Miles
2023 Population	4,539	35,004	84,400
Total Employees	2,361	12,779	44,243
Total Businesses	336	2,155	7,084
Median Household Income	\$104,826	\$100,999	\$95,850
Median Age	37.4	38.8	38.9
Any College	79.8%	80.8%	80.2%

INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.