

**FOR LEASE**

**5,880 SF | \$2.30/SF/MO. NNN**

**High-Visibility Restaurant  
on the Way to Mt. Bachelor**

1441 SW Chandler Ave., Suite 100, Bend, OR 97702

**RATE REDUCED**  
Was \$2.55/SF/Mo. NNN



**FULLY BUILT-OUT WITH DINING, PATIO, LOFT, AND UNBEATABLE WEST SIDE LOCATION**



FF&E NO LONGER IN BUILDING



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**Russell Huntamer, CCIM | Eli Harrison, Broker**

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

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

**COMPASS**  
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**REAL  
ESTATE  
SERVICES**

**FOR LEASE**

**\$2.30/SF/MO. NNN**

## High-Visibility Restaurant on the Way to Mt. Bachelor

### PROPERTY DETAILS

- Suite 100:** 5,880 SF
- Lease Rate:** ~~\$2.55/SF/Mo. NNN~~ \$2.30/SF/Mo. NNN
- CAMs:** Est. at \$0.73/SF/Mo.
- Zoning:** Mixed Use (MU)
- Parking:** Shared onsite parking lot

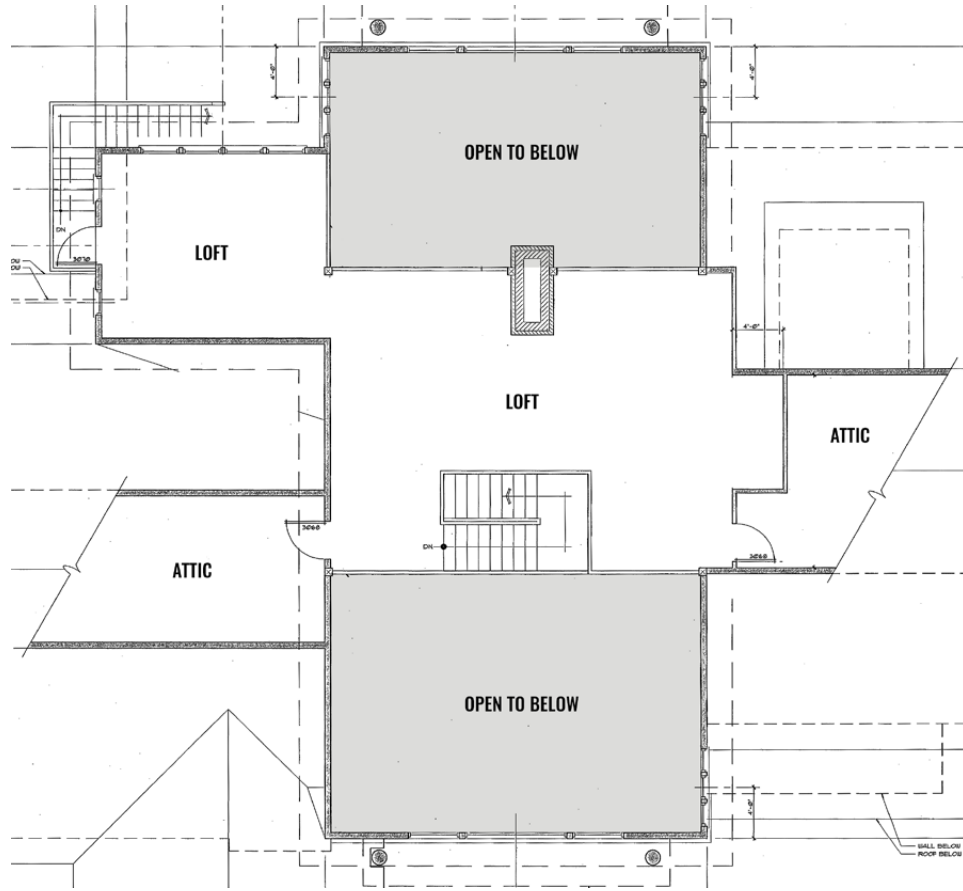


### HIGHLIGHTS

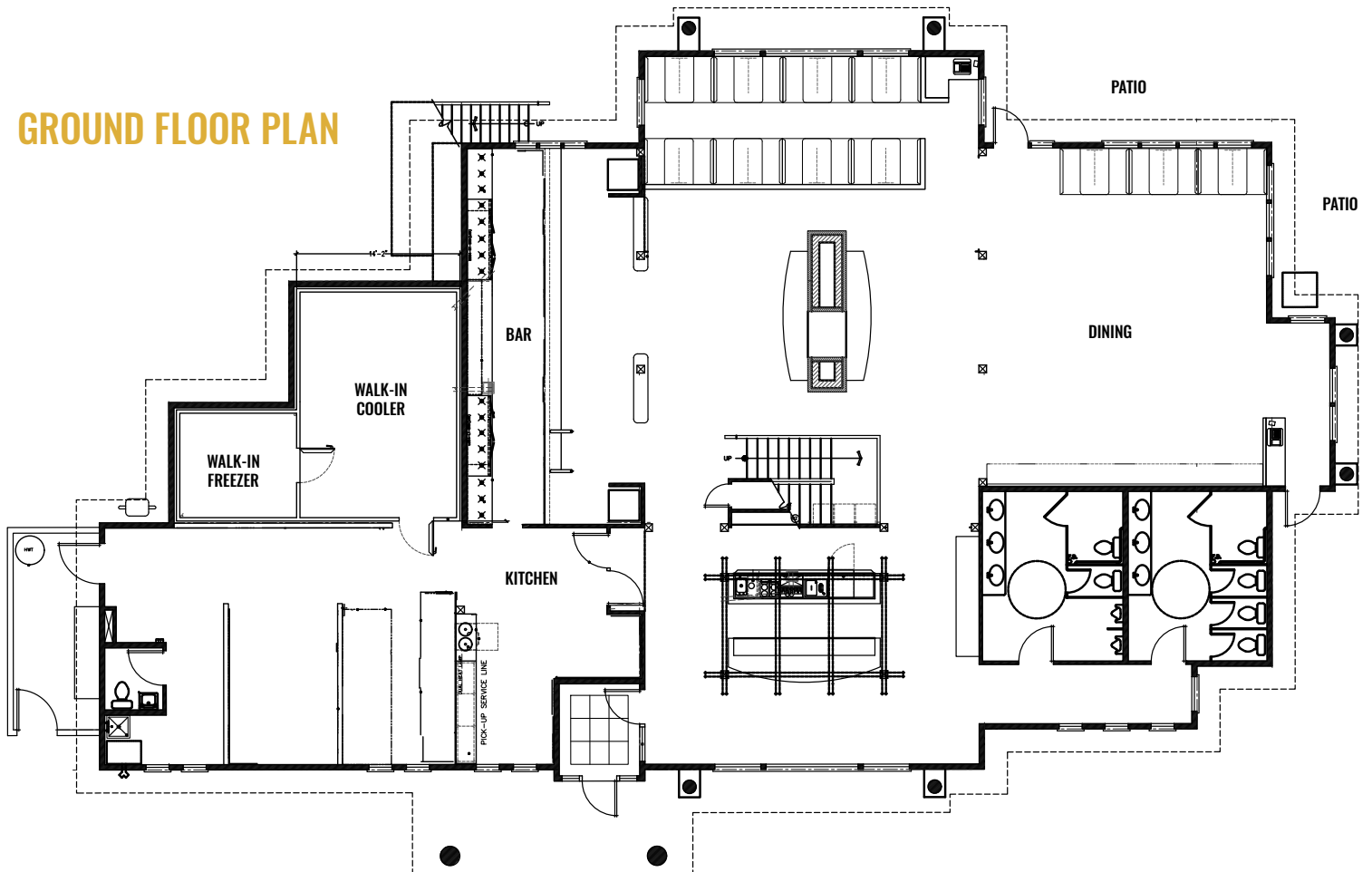
- Type 1 and Type 2 hoods, plus large walk-in cooler and freezer
- Expansive dining area, outdoor patio, and upstairs loft for events or private gatherings
- High-visibility signage at the Century–Chandler roundabout
- Directly across from OSU-Cascades with strong student and west side traffic
- On the route to Mt. Bachelor, ideal for après-ski traffic and outdoor enthusiasts
- Co-tenants include Abracadabra Printing & Design, Redbird Physio and Tru North Fitness
- Excellent onsite parking
- Traffic counts exceeding 16,000 AADT
- Furniture, Fixtures and Equipment have been removed



### LOFT FLOOR PLAN



### GROUND FLOOR PLAN

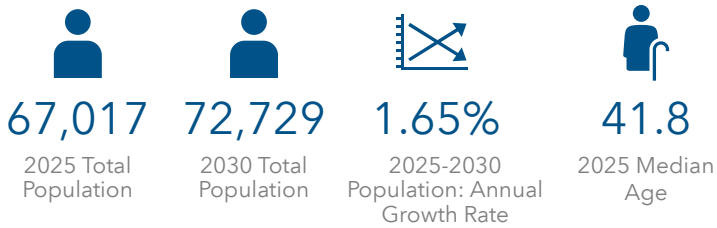


# FOR LEASE

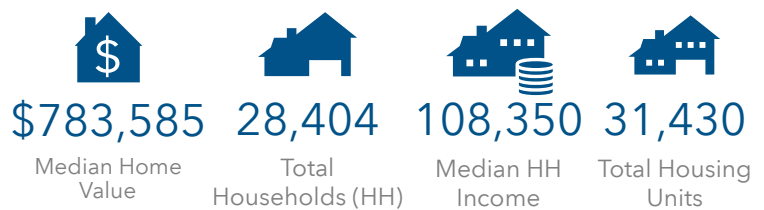
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### DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

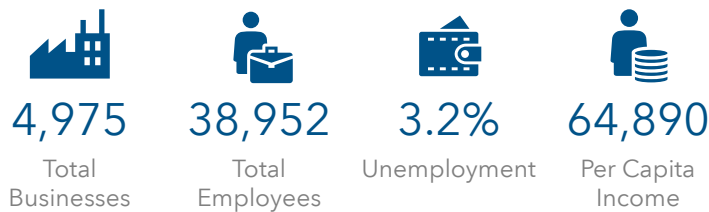
#### POPULATION STATS



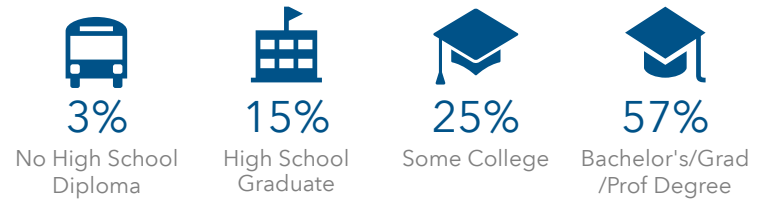
#### 2025 HOUSING STATS



#### 2025 BUSINESS STATS



#### 2025 EDUCATION STATS



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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