

# MOTHERS CAFÉ

62080 DEAN SWIFT RD (Suite 101) BEND, OR 97701

FOR LEASE

FOOD/RETAIL



**Lease Rate \$2.75/SQ.FT./MO/NNN**

**Available 1,511+/-RSF**

**CAMs: \$0.62 PSF PM**

**High Traffic Location on Bend's NE Retail/Business Corridor**

**Tom Tapia, CCIM, Principal**

tom@fratcommercial.com | C 541.390.2900

**Scott Harman Broker**

scott@fratcommercial.com | C 503.307.0812



963 SW Simpson Ave., Suite 220 | Bend, OR 97702  
541.306.4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)





High exposure restaurant for lease (all SDC's paid for food and beverage) available at 62090 Dean Swift Rd, Suite 101 in Bend, Oregon. Formerly occupied by Mother's Cafe, this high-visibility location offers convenient parking and easy access from NE Highway 20. wide. Volumes are highest on the Bend Parkway; average AADT counts are approximately 20,000 to 40,000 trips per day on NE Hwy 20, with approximately 19,300 ADT on NE 27th Street near The Forum. Layout is well suited for a café, restaurant.. Located in a busy East Bend commercial area surrounded by established businesses including Bogey's Burgers and Cibelli's Pizza, the property benefits from steady daily traffic and a strong local customer base. Ideal for a business looking for a well-known, accessible location.

### Building Details:

- Total RSF = 1,511+/-
- Zoned CG (Commercial General)
- Bathrooms: Two (2)
- Location on US Highway 20, located next to Subaru, Jeep, Dodge, Honda, Hyundai, Kia dealerships
- Suite includes existing ventilation hood, sinks, and grease traps, which shall remain part of the premises. \*Additional furniture, fixtures, and equipment may be available for purchase directly from the current Tenant\*
- Total of sixty-nine (69) parking stalls
- Monument signage on Dean Swift Road
- Excellent frontage to Hwy 20





# INTERIOR PHOTOS





# EXTERIOR PHOTOS



**TOM  
TAPIA**

CCIM, PRINCIPAL

541.390-2900 [ C ]  
TOM@FRATCOMMERCIAL.COM



**SCOTT  
HARMAN**

BROKER

503.307.0812 [ C ]  
SCOTT@FRATCOMMERCIAL.COM



With You Every Square Foot of the Way.

**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.