

MIXED-USE OWNER-USER OPPORTUNITY

TWO-BUILDING PROPERTY IN BEND'S CENTRAL DISTRICT



FOR SALE: \$2,100,000 | 180 & 190 NE IRVING AVE. | BEND, OR 97701

COMPASS 
COMMERCIAL

REAL
ESTATE
SERVICES



180 & 190 NE IRVING AVE

FLEXIBLE MIXED-USE OPPORTUNITY

180 & 190 NE Irving Avenue offers a flexible mixed-use opportunity for an owner-user or investor seeking a central Bend location with office, retail, shop and warehouse space. The property includes two single-story concrete-block buildings totaling approximately 7,240 square feet on two tax lots comprising 0.32 acres.

The 180 NE Irving building includes approximately 1,000 square feet of warehouse space and 840 square feet of shop space, with concrete floors, grade-level roll-up doors and gas heat. The shop also includes skylights. The 190 NE Irving building includes approximately 3,300 square feet of office space and 2,100 square feet of retail/warehouse space. Its office layout provides open workspace, two large private offices, a conference room and restroom, with exposed ceilings, glulam beams and spiral ductwork in portions of the interior.

A shared party wall and existing connections may support a single-user layout or multiple occupancy configurations, subject to verification and applicable approvals. Located within the Mixed-Use Employment zone and Bend Central District, the property is positioned just east of downtown with convenient access to Greenwood Avenue, Highway 97 and the Old Mill District.

PROPERTY SUMMARY

Address	180 & 190 NE Irving Avenue, Bend, OR 97701
Building Size	7,240 SF
Lot Size	0.32 AC across two tax lots
Price	\$2,100,000
Price Per SF (PPSF)	\$290.05
Sale Type	Investment/Owner-User
Year Built	1972 & 2000
Zoning	ME (Mixed-Use Employment) BCD (Bend Central District)
Parking	Approximately 14 onsite stalls
Property Type	Office, retail, shop, and warehouse
Availability	Now

BUILDING HIGHLIGHTS



FLEXIBLE SPACE MIX

Office, retail, shop and warehouse areas support varied uses



OWNER-USER POTENTIAL

Single-user potential with multiple functional work areas



MULTI OCCUPANCY

Separate areas may support multiple users or tenants



GRADE-LEVEL ACCESS

Warehouse and shop areas include roll-up door access



CENTRAL BEND LOCATION

Just east of downtown with quick access across Bend



BROAD ME ZONING

Mixed-Use Employment zoning supports diverse uses



BEND CENTRAL DISTRICT

Located within Bend's active Central District



CLOSE TO AMENITIES

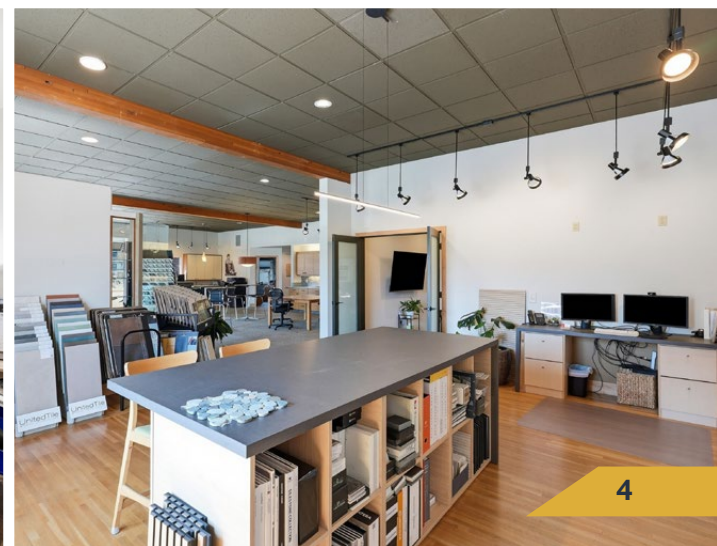
Close to restaurants, shopping, parks, Safeway, and public transport



BUILDING PHOTOS



180 & 190 NE IRVING AVENUE | BEND, OR 97701



BUILDING PHOTOS



LOCATION

180 & 190 NE IRVING AVE



Centennial
Parking
Garage

THE
NEWBERRY
HOTEL

OPPORTUNITY ZONE

FUTURE HAWTHORNE PEDESTRIAN BRIDGE



Campfire Hotel

Walgreens



BEND TOWNE
CENTER



SAFeway

ACE
Hardware



CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of
Sunshine



Miles
of Trails



30 Breweries
& Counting



Thriving Arts
& Culture



30 Golf Courses

Demographics

POPULATION



266,916

2025 Total
Population (Esri)



287,491

2030 Total
Population (Esri)



1.50%

2025-2030 Growth
Rate (Esri)

INCOME



\$95,728

Median
Household
Income



\$52,104

Per Capita Income



\$336,530

Median Net Worth

EDUCATION



5%

No High School
Diploma



22%

High School
Graduate



31%

Some College



42%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,878

Total Businesses



104,183

Total Employees



3.8%

Unemployment Rate



EXCLUSIVELY LISTED BY:

180 & 190 NE IRVING AVENUE | BEND, OR 97701



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