

FOR LEASE

1012 SE Cleveland Sq Lp | Bend, OR 97702



Neighborhood Retail Center

Located in a well-established neighborhood retail center just off Third Street and Reed Market, 1012 SE Cleveland Ave offers flexible commercial space opportunities in a highly accessible Southeast Bend location.

The property provides excellent connectivity to major transportation routes, including Third Street, Highway 97, Reed Market, and Wilson Avenue just off one of Bend's busiest intersections with traffic counts of 20,000+ cars per day.




Surrounded by local businesses and service-oriented tenants, the center benefits from a dense retail trade area, convenient parking, and professional property management. NNNs include water, sewer, garbage, building maintenance and janitorial, and professional management.

Co-tenants include Emerald Loop restaurant and bar, Sonder Beauty Boutique and Focal Point Bend. The building features a covered portico, spacious building entryway and shared restrooms.

PROPERTY SNAPSHOT

SUITE 1A	1,564 SF
LEASE PENDING	\$1.85/SF/MO + NNN
SUITE 5	856 SF \$1.25/SF/MO + NNN
NNN EXPENSE	+/- \$0.56/SF
BUILDING SIZE	8,103 SF
LOT SIZE	0.37 AC
ZONING	General Commercial
PARKING	20 + 2 ADA (3.68/1,000)


5 MILE DEMOGRAPHICS

 109,429 TOTAL POPULATION	 44,535 TOTAL HOUSEHOLDS	 \$102,510 MDN HH INCOME
--	--	--

 Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

 Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the infor-

 243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
NAICascade.com

FOR LEASE

1012 SE Cleveland Sq Lp | Bend, OR 97702

Suite 1A



1,564 SF
\$1.85/SF/MO + NNN

- Turnkey café/retail space for immediate occupancy
- Modern interior with contemporary finishes throughout
- A2 Occupancy with seating for up to 40 patrons (to be verified by Tenant)
- Bright, inviting customer seating area with efficient and welcoming layout
- High-ceilingings create an open, spacious atmosphere
- Roll-up doors provide seamless indoor/outdoor functionality and operational flexibility
- Counter service setup ideal for coffee shops, bakeries, grab-and-go concepts, or specialty food operators
- Spacious kitchen and prep area designed for efficient workflow
- Private, in-suite restroom
- Existing FF&E in-place and available for purchase outside of the lease, reducing start-up costs and allowing for a quick open



✉ Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

✉ Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the infor-

NAICascade

FOR LEASE

1012 SE Cleveland Sq Lp | Bend, OR 97702

Suite 5



856 SF
\$1.25/SF/MO + NNN

- Exclusive second-floor office suite offering exceptional privacy (no building elevator)
- Open office layout with abundant natural light and plenty of windows
- Built-in shelving and functional workspace layout
- Quiet, private setting ideal for professional office users
- Flexible layout that accommodates a collaborative, open work space or cubicle setting
- Well-suited for billing operations, headquarters, or contractors with employees primarily working in the field
- In-suite restroom



✉ Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

✉ Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the infor-

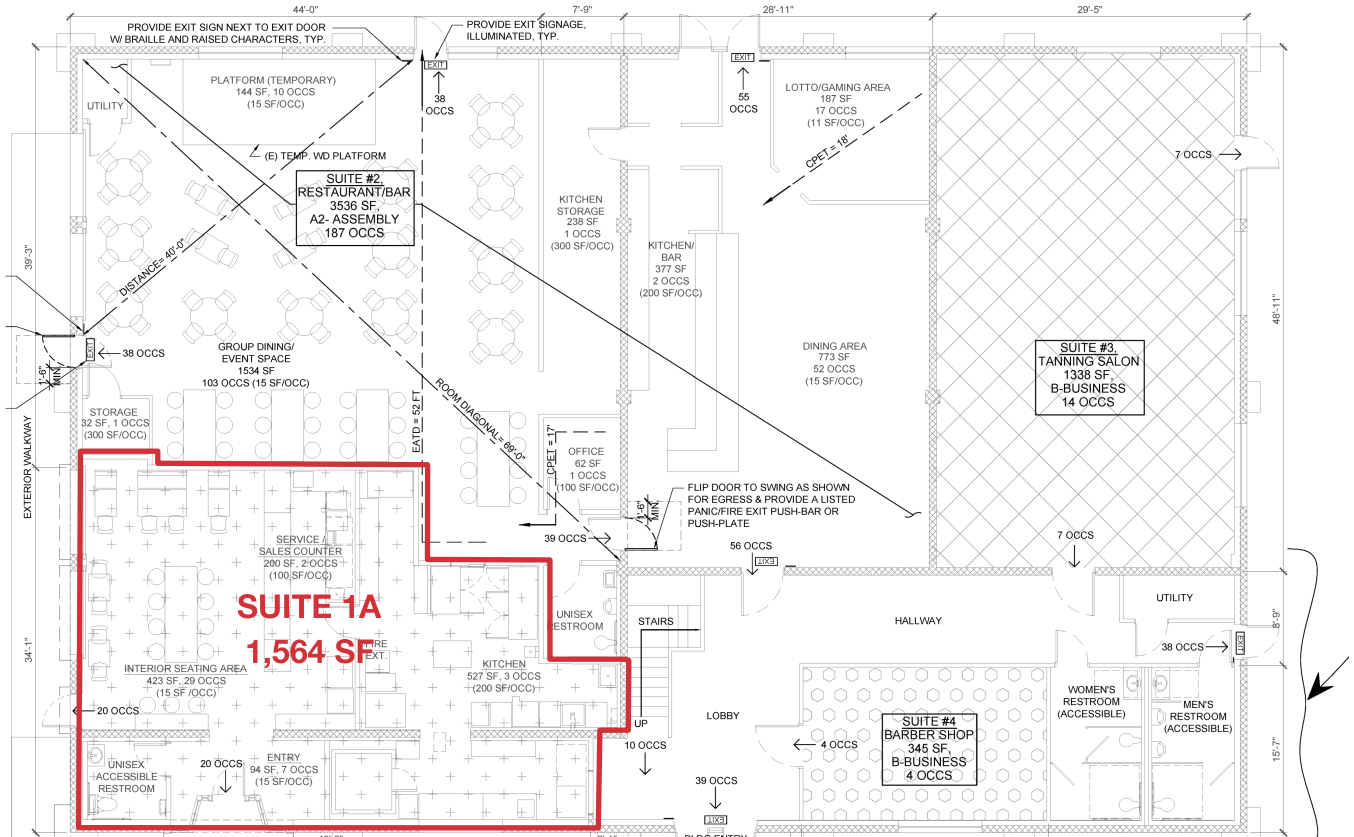
NAICascade

FOR LEASE

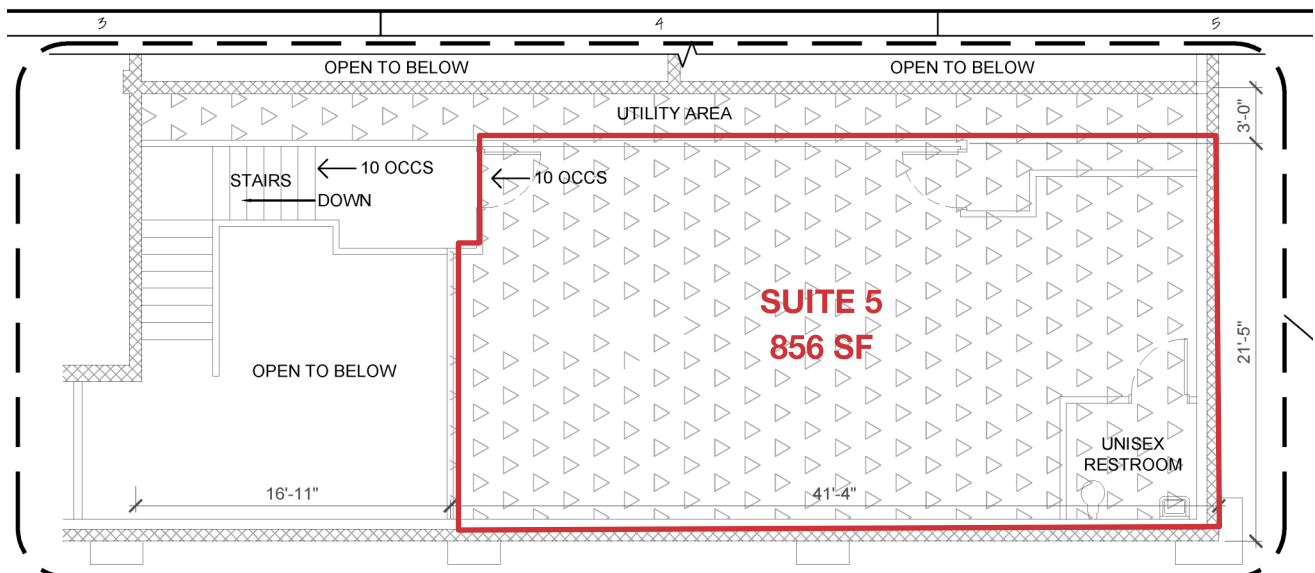
1012 SE Cleveland Sq Lp | Bend, OR 97702

Suite 1A

First Floor



Second Floor



 Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

 Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the infor-



FOR LEASE

1012 SE Cleveland Sq Lp | Bend, OR 97702



✉ Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

✉ Jenn Limoges, CCIM
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the infor-

NAICascade