

FOR LEASE

0.72-ACRE LOT

Commercial/Retail Build-to-Suit Opportunity

127 NE Underwood Ave., Bend, OR 97701



PROPERTY DETAILS

Lot Size:	0.72 AC
Bldg Size:	Up to +/- 15,000 SF
Lease Rate:	Project dependent. Contact Listing Brokers.
Zoning:	Commercial Limited (CL)
Permitted Uses:	Retail, restaurants, automotive, offices and clinics, fitness, day care, storage, mixed use/residential

HIGHLIGHTS

- Infill location less than 1 mile from Downtown Bend
- Excellent access to the Bend Parkway and Hwy 97 with traffic counts exceeding 51,900 AADT
- More than 220 feet of retail frontage along busy NE Division Street
- Close proximity to the Bend Central District (BCD) without the restrictive zoning requirements
- Located in the Opportunity Zone (OZ)
- Automotive uses outright permitted

Grant Schultz, SIOR, CCIM | Graham Dent, SIOR

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

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES

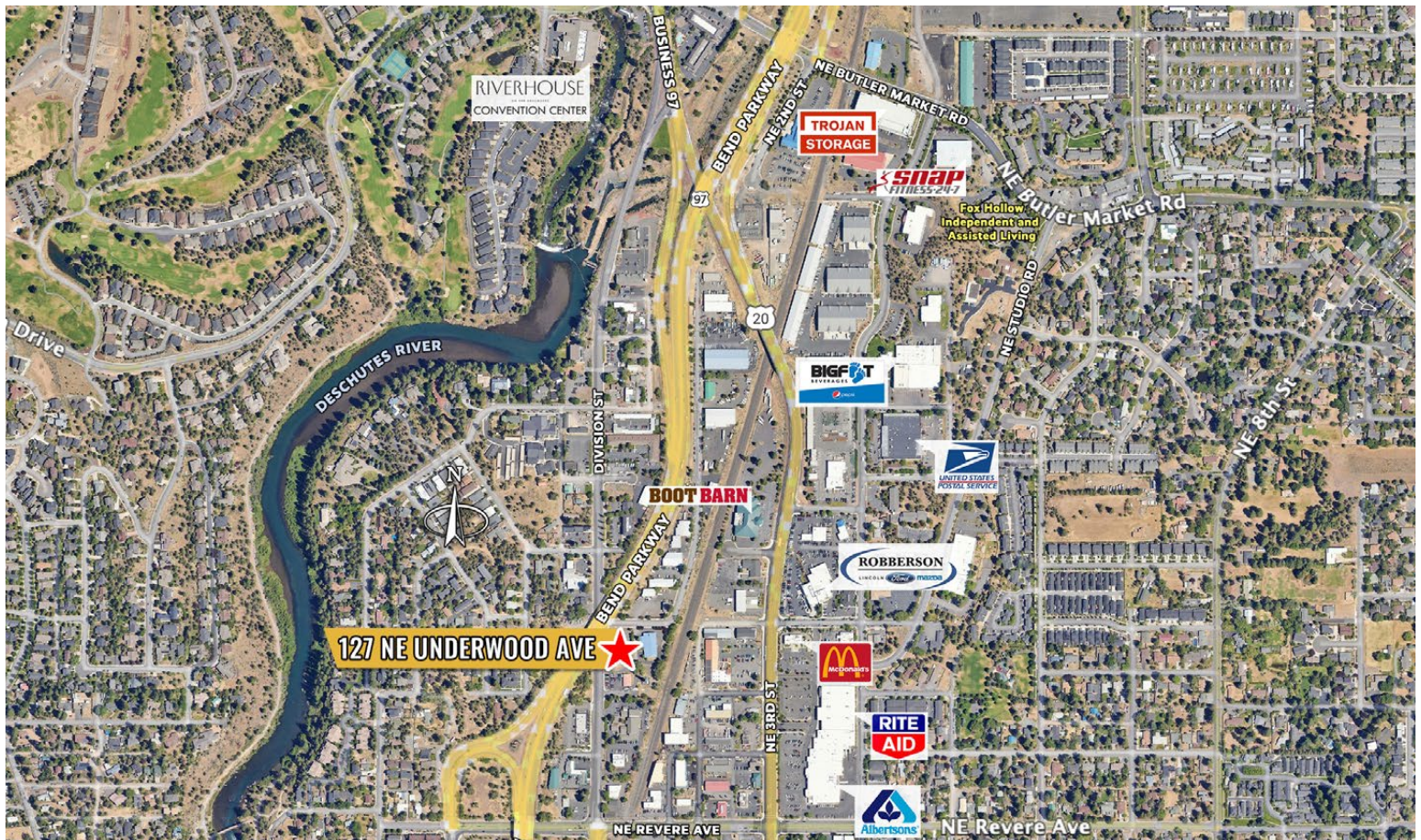
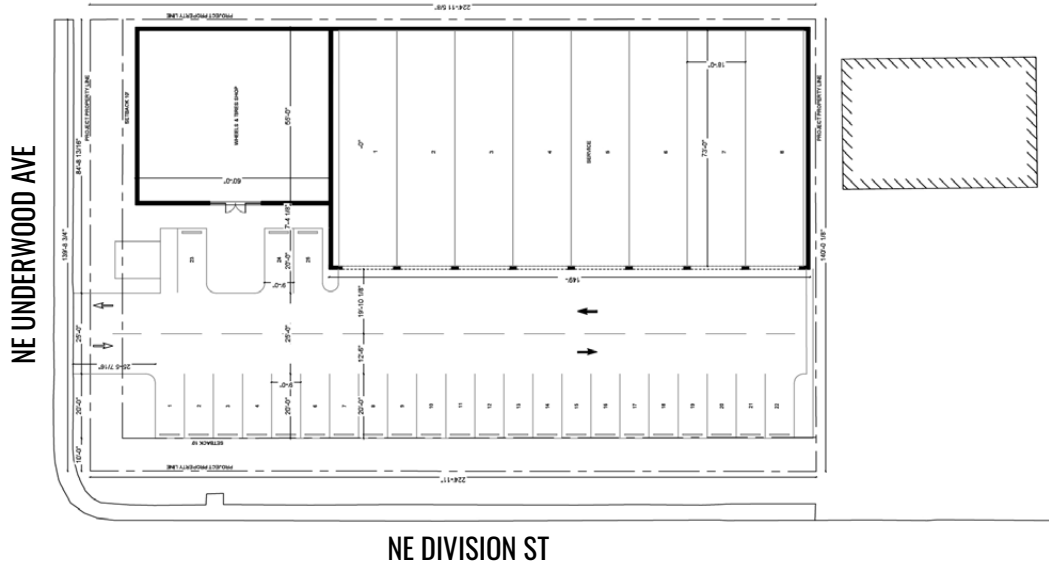
FOR LEASE

0.72-ACRE LOT

Commercial/Retail Build-to-Suit Opportunity

127 NE Underwood Ave., Bend, OR 97701

SITE PLAN EXAMPLE



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.



Grant Schultz, SIOR, CCIM
Broker
Cell 541.480.9873
gschultz@compasscommercial.com



Graham Dent, SIOR
Partner, Broker
Cell 541.639.6515
gdent@compasscommercial.com

COMPASS
COMMERCIAL

REAL ESTATE
SERVICES