

FOR LEASE | CO-ANCHOR RETAIL OPPORTUNITY

HIGH-VISIBILITY LOCATION ON BEND'S MAIN COMMERCIAL CORRIDOR

BIG 5 SPORTING
GOODS

COMPASS 
COMMERCIAL

REAL
ESTATE
SERVICES

11,152 SF | \$2.05/SF/MO. NNN | 61545 S HWY 97 | BEND, OR 97702



PAULINA SQUARE

HIGH-VISIBILITY CO-ANCHOR RETAIL OPPORTUNITY

Paulina Square offers a rare opportunity to lease a high-visibility co-anchor space on Bend’s dominant commercial corridor, South Highway 97, anchored by Fred Meyer. The available space totals **11,152 square feet** and provides an ideal layout for a large-format retailer seeking strong visibility and access.

The space, currently occupied by **Big 5 Sporting Goods**, can be made available for occupancy within **6 months**, providing a clear path for a new tenant to establish a presence in one of Bend’s most active retail corridors. The suite features prominent storefront signage, direct Highway 97 frontage, and convenient customer access.

Paulina Square benefits from strong co-tenancy, flexible **CG zoning**, and consistent traffic counts exceeding **19,000 vehicles per day**. The surrounding area is home to national retailers and serves a growing residential base, making it an ideal location for retailers looking to expand or relocate within the Bend market.

PROPERTY SUMMARY	Property Name	Paulina Square
	Address	61545 S Hwy 97, Bend, OR 97702
	Available Space	11,152 SF
	Lease Rate	\$2.05/SF/Mo. NNN
	Availability	Within 6 months
	Bldg. Size	14,674 RSF
	Lot Size	1.08 Acres
	Year Built	1995
	Zoning	Commercial General (CG)
	Parking	46 spaces + 2 ADA
Co-Tenants	Great Clips, D’s Hobbies	

PROPERTY HIGHLIGHTS



PREMIER LOCATION

Frontage on Hwy 97 with 19,287 AADT with excellent visibility



CO-ANCHOR SPACE

11,152 SF large-format space ideal for national or regional retailers



FLEXIBLE SPACE

Open floorplan allows for a variety of retail or showroom uses



PROFESSIONALLY MANAGED

Well-maintained with professional oversight and minimal deferred maintenance



MAJOR SHOPPING AREA

Adjacent to Fred Meyer with 130K+ monthly visits driving regional traffic



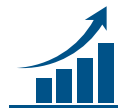
COMMERCIAL ZONING

Commercial General (CG) zoning allows a wide range of retail uses



ABUNDANT PARKING

48 onsite spaces deliver a 3.27/1,000 SF ratio supporting high customer turnover



GROWTH MARKET

Bend is among Oregon's fastest-growing cities with strong retail demand



PROPERTY PHOTOS



FOR LEASE | 11,152 SF | \$2.05/SF/MO. NNN | 61545 S HWY 97 | BEND, OR 97702

LOCATION



BEND PARKWAY / HIGHWAY 97

SE REED MARKET RD

DIVISION ST

SE 3RD ST - 19,287 AADT

BROSTERHOUS RD

BUSINESS 97

PAULINA SQUARE

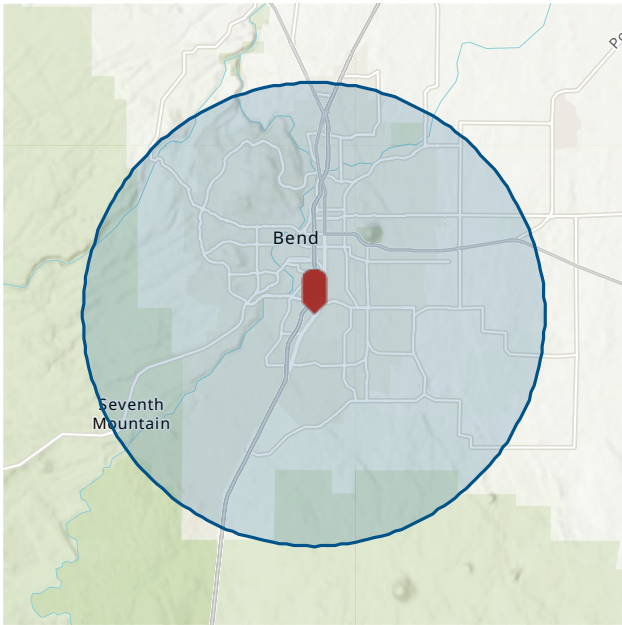
Fred Meyer

Northwest COMMUNITY

FOR LEASE | 11,152 SF | \$2.06/SF/MO | NNN | 61545 S HWY 97 | BEND, OR 97702

DEMOGRAPHICS

5-MILE RADIUS OF PAULINA SQUARE



POPULATION TRENDS AND KEY INDICATORS

Paulina Square

POPULATION



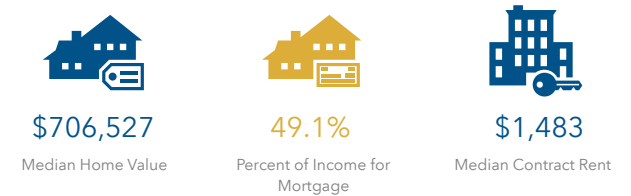
HOUSEHOLDS



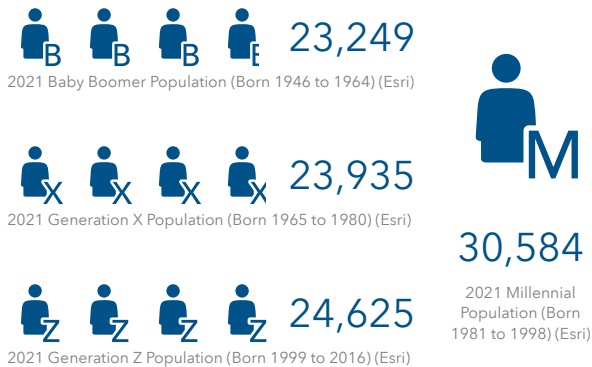
INCOME



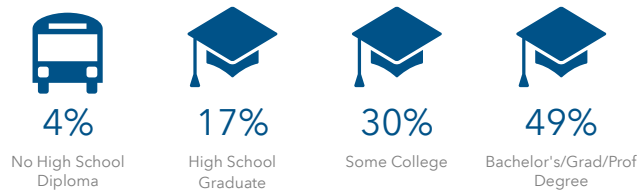
HOUSING STATS



POPULATION BY GENERATION



EDUCATION



Tapestry segments

8C Bright Young Professionals 9,240 households	19.0% of Households	▼
4C Middleburg 8,704 households	17.9% of Households	▼
5B In Style 6,033 households	12.4% of Households	▼

BUSINESS



COMPASS COMMERCIAL REAL ESTATE SERVICES
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2022, 2026. © 2022 Esri

BEND, OREGON

With a population of 106,926 (2024), Bend is the sixth-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

LIFESTYLE DESTINATION

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers seeking amenities typically associated with larger metropolitan areas but also outdoor recreational pursuits, a beautiful setting and an accessible community feeling. As such, the city attracts families and entrepreneurs from all the West Coast metro areas as well as other major population centers. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. Bend also offers a thriving arts and culture scene, and the city's beer brewing industry and restaurants are a draw for tourists and locals alike.



**BEST PERFORMING
SMALL CITY IN THE U.S.**

#1

Milken Institute
2017, 2018, 2019 & 2020
(Ranked #5 in 2023 & #6 in 2024)



**FASTEST-GROWING
CITY IN THE U.S.**

#4

Checkr
2023



**HIGHEST 5-YEAR JOB
GROWTH IN THE U.S.**

#9

Milken Institute
2023

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



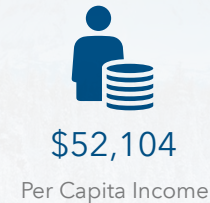
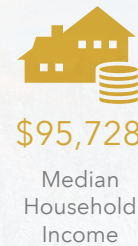
30 Golf Courses

Demographics

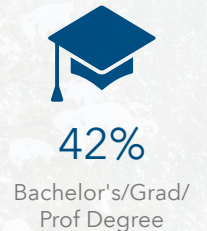
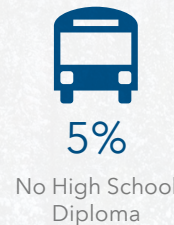
POPULATION



INCOME



EDUCATION



BUSINESS





EXCLUSIVELY LISTED BY:

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