

FOR SALE

1465 SW KNOLL AVE | Bend, OR 97702



Offering Summary

Sale Price	\$5,482,563
Building A Size	2,592
Building B Size	4,508
Building C Size	5,817
Price Per SF	\$424.45
Year Built	2005
Zoning	MU
Lot Size	0.87 AC
Cap Rate	5.0%

Fully-Leased Bend Westside Mixed-Use Investment Opportunity

Located just off Century Drive on Bend's highly desirable Westside, this three-building mixed-use investment property offers an exceptional location with convenient access to Downtown Bend, the Old Mill District, OSU-Cascades, and the surrounding retail, dining, and recreational amenities of Bend's west side.

The property features a diverse mix of commercial and residential tenants, including Crown Curry, Blaise Cacciola Architect, Playful Paws Pet Cafe, Classic Window Coverings, and three residential apartments, providing diversified income across multiple uses. The property is well-maintained and benefits from its location near one of Bend's primary westside commercial corridors.

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Property Highlights

- Located at high traffic corner of SW Century Dr and SW Knoll Ave on Bend's highly desirable Westside with convenient access to recreation, shopping, dining and major transportation corridors
- Mixed-Use Urban (MU) zoning allows for a variety of commercial business operations
- Traffic counts exceeding 16,000 AADT
- Ample onsite parking
- Excellent mix of tenants
- Professionally maintained and managed
- Stable, long-term tenant roster



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With a population of 107,342, Bend is Oregon's sixth-largest city and the largest community in Central Oregon, serving as the region's economic, recreational, and cultural hub. Situated along the Deschutes River at the edge of the Cascade Range, Bend combines mountain landscapes with high desert terrain and abundant year-round recreation.

Located on Bend's desirable Westside, the Century Drive corridor is a thriving commercial hub featuring a strong mix of retail, dining, professional services, and residential neighborhoods. As the primary route to Mt. Bachelor and the Cascade Lakes, it also offers convenient access to Downtown Bend, the Old Mill District, OSU-Cascades, and some of Central Oregon's most popular outdoor destinations.

Demographics

107,342

Population

42.5

Median Age

44,436

Households

61.7%

Owner Occupied Housing

\$96.4k

Median Household Income

52.9%

Bachelor's Degree or Higher

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