

FOR SALE | \$2,295,000 | \$878/SF



STARBUCKS INVESTMENT OPPORTUNITY

Corporate-Guaranteed Net Leased Retail Asset | 583 NE Bellevue Dr, Bend, OR 97701

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**REAL
ESTATE
SERVICES**

THE OFFERING



STARBUCKS INVESTMENT OPPORTUNITY

This offering presents the opportunity to acquire a corporate-guaranteed Starbucks investment at the signalized intersection of Highway 20 and NE 27th Street in Bend, Oregon. Starbucks has operated at this location since 2004, demonstrating more than two decades of established tenancy along one of Bend's primary eastside retail corridors. The property consists of a 2,614 SF freestanding drive-through building on 0.59 acres and is offered at an attractive price per square foot of \$878.

The lease is currently in its Second Extension Term through May 31, 2029, with four additional five-year renewal options that could extend occupancy through May 31, 2049. Current base rent is \$9,291 per month (\$111,487 annually). The lease is structured as a modified NNN, with limited landlord responsibilities, and the offering reflects an NOI of \$109,257 and a 4.76% cap rate.

For investors seeking long-term corporate tenancy in Central Oregon, the property combines an established Starbucks operating history, drive-through configuration, and a prominent eastside location, offering a stable, income-producing asset in a high-demand retail corridor.

PROPERTY SUMMARY

Address	583 NE Bellevue Dr, Bend, OR 97701
Sale Price	\$2,295,000
Price/SF	\$878
Building Size	2,614 SF
Lot Size	0.59 Acres
NOI	\$109,257
Cap Rate	4.76%
Tenant	Starbucks Corporation
Original Lease	2004
Current Term	Through May 31, 2029
Renewal Options	Four additional 5-year options
Year Built	1997
Zoning	General Commercial (CG)
Parking	19 Spaces

RENT SCHEDULE

Term	Monthly Rent	Annual Rent
Current Term through 5/31/29	\$9,290.59	\$111,487.08
6/1/29-5/31/34	\$10,220.74	\$122,648.88
6/1/34-5/31/39	\$11,242.38	\$134,908.56
6/1/39-5/31/44	\$12,928.41	\$155,140.92
6/1/44-5/31/49	\$14,867.67	\$178,412.04

PROPERTY HIGHLIGHTS



CORPORATE TENANT

Corporate-guaranteed Starbucks tenant operating at this location since 2004



SCARCE QSR SUPPLY

Limited drive-thru QSR sites on Bend's east side support long-term user demand



ATTRACTIVE BASIS

Compelling price point of approximately \$878/SF



LONG RENEWAL RUNWAY

Four additional 5-year options could extend lease through 2049



STRONG IN-PLACE INCOME

Generates \$109,257 in annual net operating income



MODIFIED NNN LEASE

Limited landlord responsibilities support passive ownership



RESIDENTIAL GROWTH

Thousands of new rooftops within ± 1.5 miles support expanding customer demand

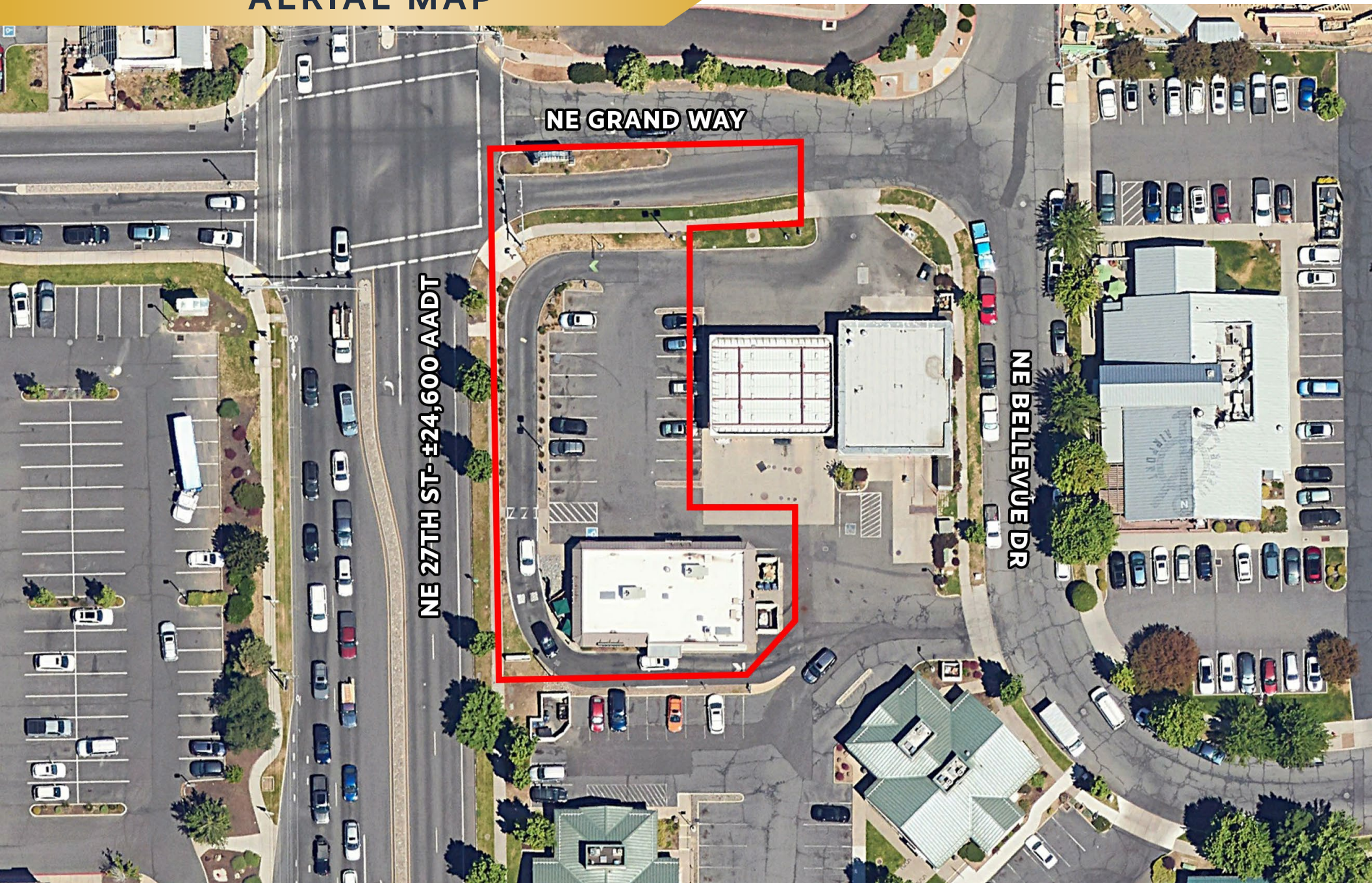


SIGNALIZED CORNER

Prominent east side intersection with traffic counts of $\pm 24,600$ AADT



AERIAL MAP



REGIONAL MAP



BEND, OREGON

With a population of 106,926 (2024), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



**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-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, 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



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