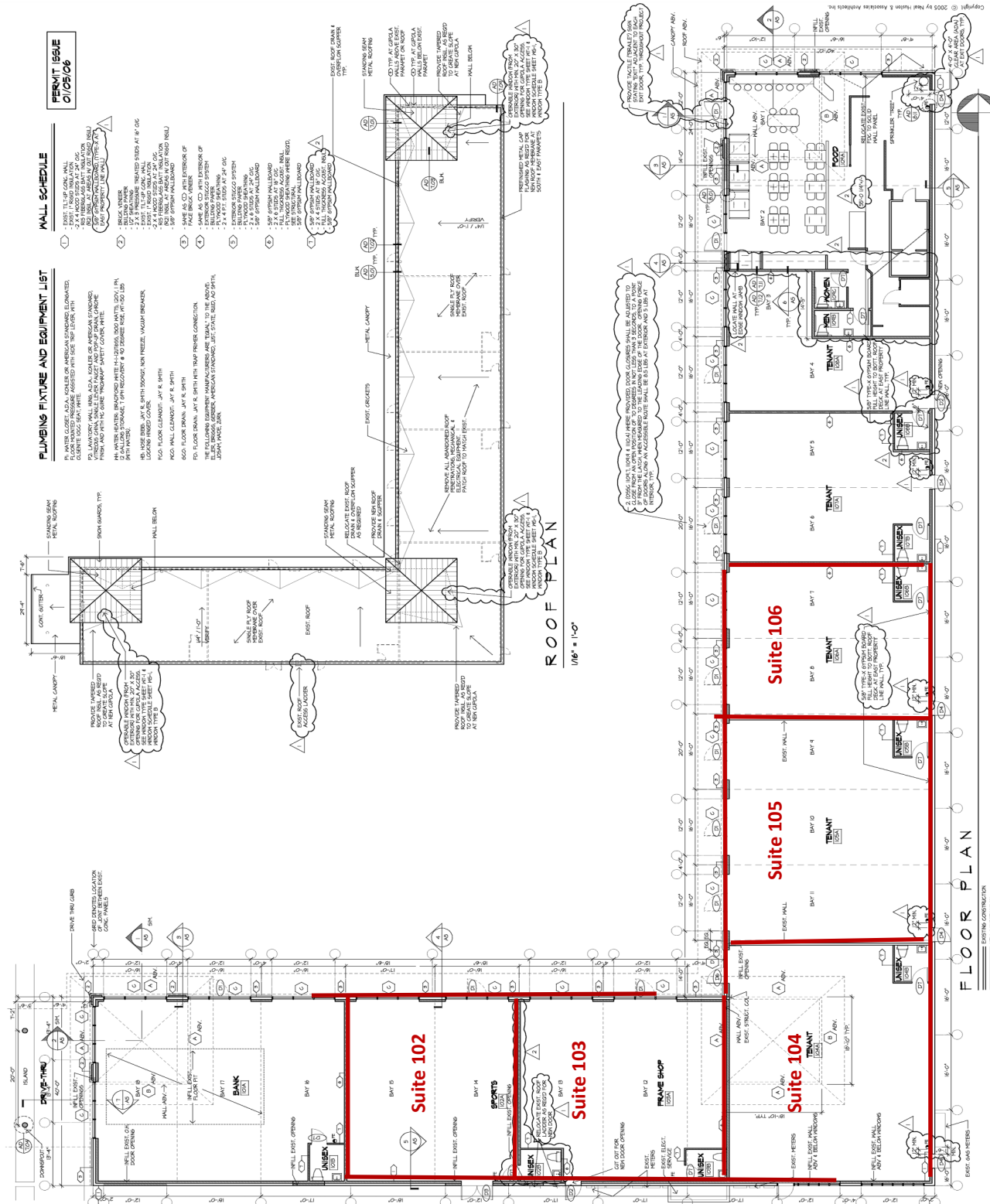


HIGH TRAFFIC RETAIL CENTER

BORDEN'S CORNER

62080 Dean Swift Rd | Bend, OR 97701

FOR LEASE
RETAIL OR OFFICE



Lease Rate: \$2.50/SQ.FT./MO/ NNN
Available: 1,322+/- RSF to 8,159+/- RSF
High Traffic Location on Bend's NE Retail/Business Corridor

Exclusively Listed By:
TOM TAPIA CCIM, Principal Broker
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FRATZKE
 COMMERCIAL REAL ESTATE
 963 SW Simpson Ave., Suite 220 | Bend, OR 97702
 541.306.4948 | www.fratzkecommercial.com

HIGHLIGHTS

- Lot Size: 0.80+/-Acres (34,848/SF)
- Parking: In-Common Parking
- Zoning: CG (Commercial General)
- Est. CAMs: \$0.62/SF/MO (Includes: Property Taxes, Property Insurance, Landscaping/Snow Removal, Garbage, Water and Sewer)
- 34,279 AADT Traffic Count (2024 ODOT Region 4)
- High Traffic & Visibility-
- Monument Signage
- Corner Location of Highway 20 & Dean Swift Rd (with Highway 20 frontage)
- Glass Store Front Entry w/transom windows for natural light and high-end curb appeal
- Quality tenants include: Mother's Café, Stark's Vacuum, First Community Credit Union and Bendy Pilates
- Tenant Improvements Negotiable
- Suites available in varied square footages-contiguous options allow for larger layouts.
- Attractive architecture with trendy brick façade and modern design elements
- Professionally Managed and Maintained

SUITES AVAILABLE

- SUITE 102: 1,384+/- RSF
- SUITE 103: 1,525+/-RSF
- SUITE 104: 2,013+/- RSF
- SUITE 105: 1,915+/-RSF
- SUITE 106: 1,322+/-RSF



ABOUT

Borden's Corner delivers prime exposure in Bend's NE retail corridor.

With modern brick architecture, full-glass entries, and prominent street presence, this retail center is designed to elevate your business. Join other consumer friendly tenants such as Mother's Café, Stark's Vacuum, and First Community Credit Union, all benefitting from high traffic counts and a strong neighborhood draw. Flexible suites, negotiable tenant improvements, and a location surrounded by national retailers, auto dealerships, restaurants and banks make Borden's Corner the smart move for retail or office users.

