

BEND OREGON INVESTMENT PROPERTY FOR SALE



1824 NE DIVISION STREET, BEND, OREGON

PRIME LOCATION PROPERTY WITH GREAT RENTAL HISTORY

High Traffic Corner, Good Tenant Mix, Easy To Lease, and with Upside



ALIGNED COMMERCIAL
REAL ESTATE

QUALITY OFFICE / RETAIL PROPERTY IN BEND



EXCELLENT RENTAL HISTORY, 1/2 BLOCK FROM HWY 97

1824 NE Division Street, Bend, Oregon

\$1,750,000

Asking Price

5,730 SF

Building Size

11,325 SF

Lot Size

PROPERTY SUMMARY

**Convenient access to
Hwy. 97 Bypass NB/SB**



1824 NE Division Street is a classic building with great visibility and easy access. With multiple complementary tenants and located just off Central Oregon's busiest highway, this property has proven to be an excellent investment. And, there is upside with the potential for increases in rents. The building has no vacancies in its eleven suites and has been simple to lease spaces when the periodic vacancy occurs. It has a newer roof, fresh interior paint, and a user-friendly floor plan. After decades of owning investment properties throughout the western U.S., the seller is downsizing his portfolio, which includes selling this ideally-located property.

- > **Great rental history with easy to lease suites**
- > **Good mix of tenants that provides synergy to the property**
- > **50,000-100,000 vehicles a day pass immediately near building**
- > **One of the highest traffic corners in Central Oregon**
- > **Ample parking and easy access on/off Division Street**
- > **Located about one mile from downtown Bend and near a variety of malls, retail, hotels, restaurants, and more**

ADDITIONAL PHOTOS



AREA BUSINESSES/TRAFFIC COUNTS



Area Businesses

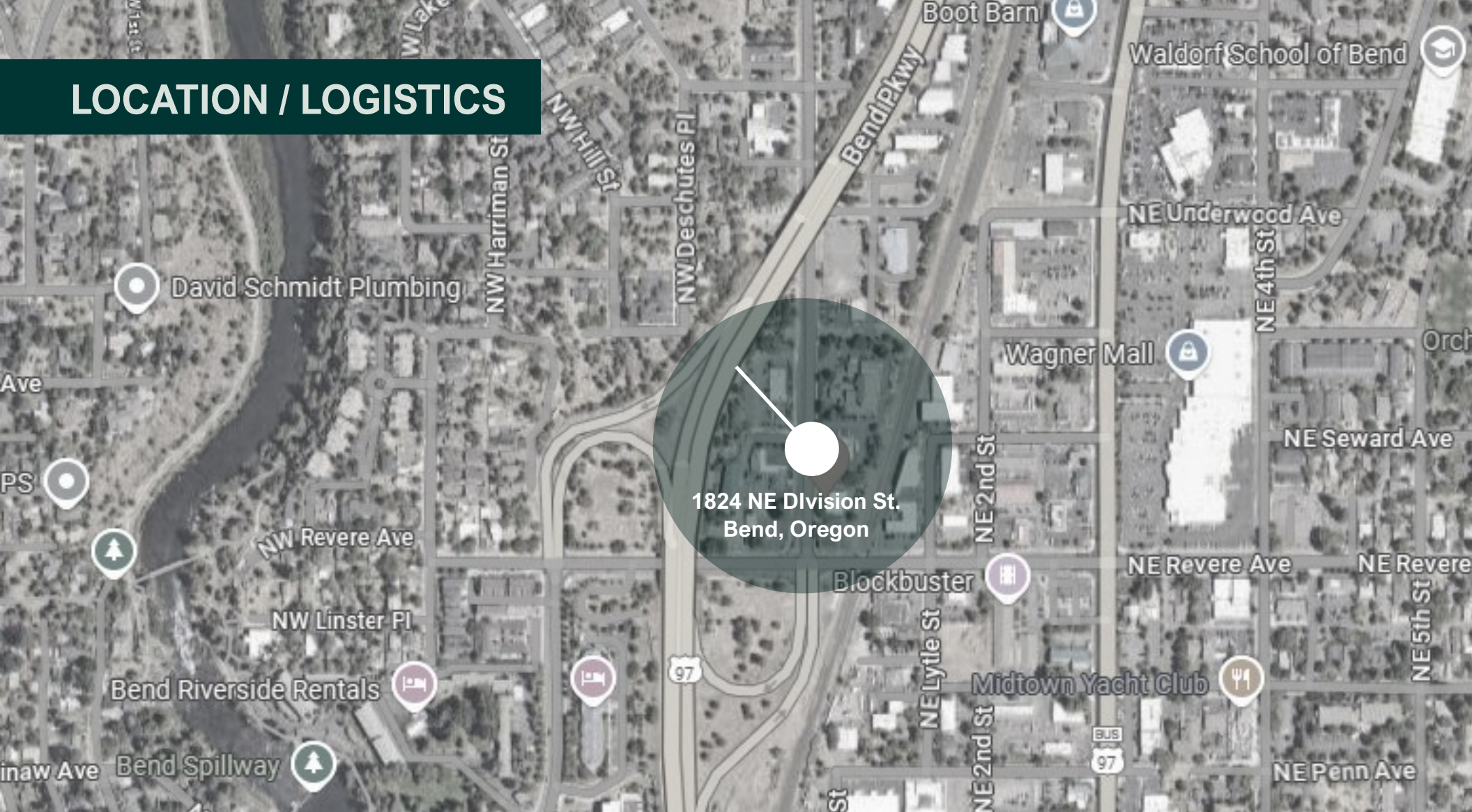
Within one-half mile of the property are two malls, a shipping depot, countless restaurants and service businesses, and more. In addition, the property is less than a mile from the heart of downtown Bend and only five minutes from Oregon State University, Cascades campus. This is area overflows with vibrant businesses.

Traffic Counts

On any given day, 50,000 to 100,000 cars pass by and immediately near the Division Street property. Hwy. 97 is the primary highway through Central Oregon, making it the second most traveled north-south thoroughfare in Oregon. 50,000+ cars a day travel this route. Division Street sees 10,000-12,000 cars a day and nearby Third Street (Hwy. 97 Business) has over 20,000 vehicles per day. The intersection of Revere Avenue and Division Street in Bend is one of the busiest in the region.



LOCATION / LOGISTICS



1824 NE Division St.
Bend, Oregon

The Division Street property is located 300 feet east of Hwy. 97, Central Oregon's main state roadway. The cloverleaf intersection at Revere Avenue and Hwy. 97 sees tens of thousands of travelers and residents a day. Bend is the economic and cultural hub of Central Oregon, and is the primary Oregon city for commerce and health care east of the Cascades. Other towns in the area are nearby. Sisters is 18 miles northwest of Bend. Redmond is 16 miles to the north. Bend is three hours from greater Portland, two hours from Salem, six hours from Seattle, six hours from Boise and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. This airport is twenty minutes from the property.

COMMUNITY INSIGHTS



With a population of approximately 100,000 in a region with over 200,000 citizens, Bend, Oregon is a favorite of residents, business owners, and visitors alike. Spectacularly nestled at the base of the Cascade Range, ribboned by rivers and creeks, and close to the stunning Three Sisters Wilderness Area, Bend is an outdoor recreation and high quality-of-life wonderland. It is Central Oregon's largest city east of the Cascade Mountains. And, this region hosts millions of tourists a year!

Famous for its scenic setting and year-round recreational activities, Bend is also known for its growing economy and entrepreneurial spirit. Bend's existing and expanding industries include software and high tech, bioscience, outdoor recreation products, aviation, manufacturing, craft brewing and distilling.

As for work-life balance, Bend serves big city amenities with small town advantages... with cultural opportunities and the medical facilities of a larger metropolitan area, but the lower living costs and short commutes of a smaller community. Bend is a place where you can happily raise families and get to know your neighbors (from Econ Dev of Central Oregon's web page).

When all of this is added together, it is little wonder that businesses, employees, and retirees from across the country and beyond seek to be here. Why not join us as an investor in local real estate?!?!



**COMMERCE-FRIENDLY
CITY GOVERNMENT**



**NEARLY 4,000,000
TOURISTS A YEAR**



**ONE OF THE MOST
LIVABLE OREGON TOWNS**



**OUTDOOR RECREATION
WONDERLAND**



**EXCEPTIONAL, HIGHLY
REGARDED SCHOOLS**



**OVER 250 DAYS OF
SUNSHINE A YEAR**

3rd St/Hwy 97 Business

PROUDLY OFFERED BY



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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT