

FOR LEASE

2,800-28,590 SF AVAILABLE

The Forum Shopping Center Premier East Side Shopping and Dining Location 2680 NE Highway 20, Bend, OR 97701



PET SUPPLIES PLUS, BEND SHOE COMPANY & SHERWIN WILLIAMS NOW OPEN



SUITE 220



BIG BOX RETAIL

Russell Huntamer, CCIM | Peter May, CCIM
Eli Harrison, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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The Forum Shopping Center

PROPERTY DESCRIPTION

The Forum Shopping Center is one of Central Oregon's busiest and most well-established retail destinations. With approximately ±261,800 monthly visits and a regional trade area of ±300,000 people, the center draws consistent traffic from both local residents and regional shoppers.

Anchored by Safeway and Whole Foods, The Forum is home to a strong mix of national retailers including OfficeMax, Barnes & Noble, McDonald's, Old Navy, Sherwin Williams, Pet Supplies Plus, and T-Mobile. Popular local restaurants such as Hola! and Baldy's Barbeque further enhance the tenant mix and customer draw.

Positioned at the high-traffic intersection of US Highway 20 East and 27th Street—a major east side arterial—The Forum offers excellent visibility, convenient access, and a strategic location near St. Charles Medical Center. With over 112,000 residents within a five-mile radius and strong daytime population numbers, The Forum remains a premier destination for shopping and dining on Bend's east side.

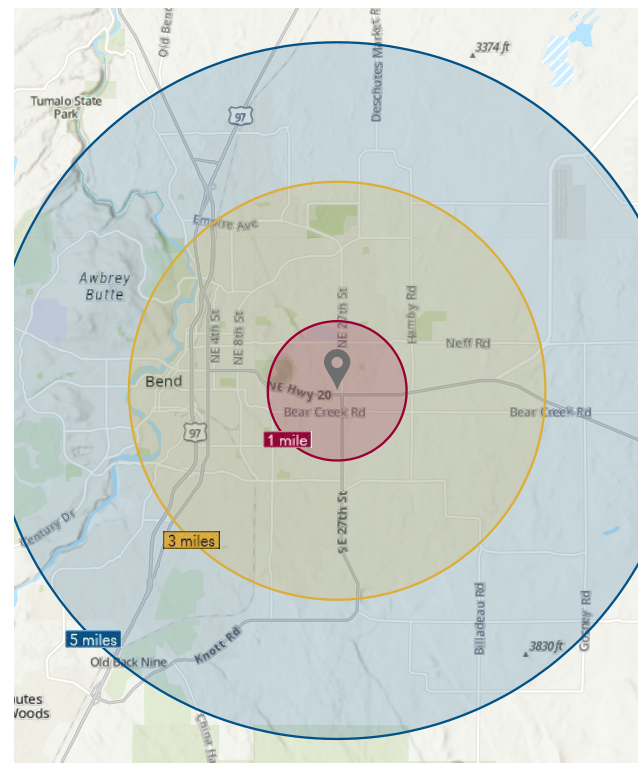
HIGHLIGHTS

- **Excellent visibility with high traffic counts:** 23,060 cars/day on 27th Street and 30,420 cars/day on Highway 20 (2023 AADT)
- **Strategically located in a high-growth corridor** with newer retailers including Walgreens and Wilco to the east
- **Premier shopping center** serving Bend's fast-growing east side
- **Co-tenancy with top national retailers** in a proven, high-performing location



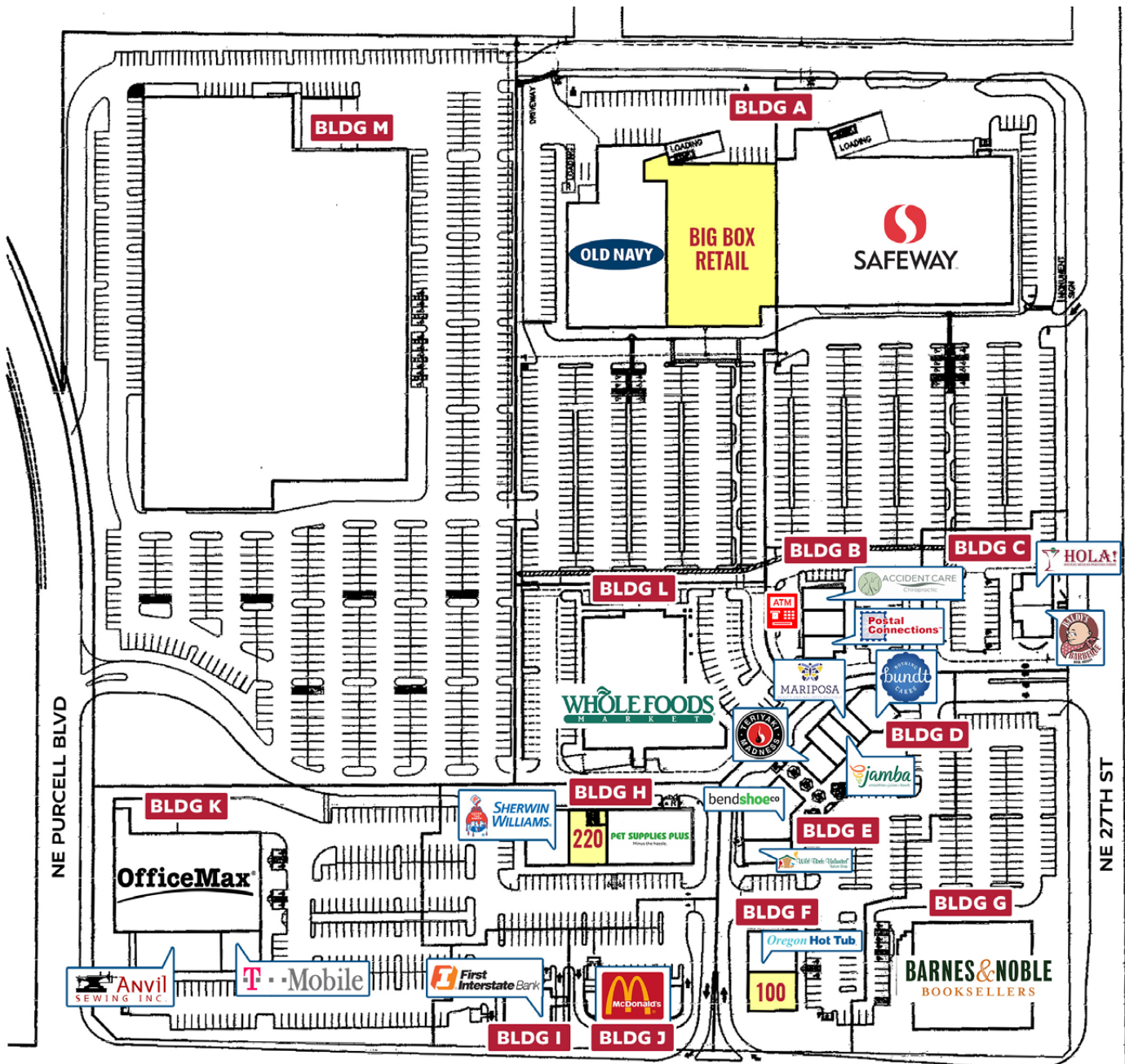
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	
POPULATION	2024 Population	13,309	64,342	112,965
	2024 Daytime Population	16,913	77,008	124,023
	2029 Population	14,352	69,155	121,530
	2010-2020 Growth Rate	2.01%	2.42%	2.53%
	2023-2028 Growth Rate	1.52%	1.45%	1.47%
	2024 Median Age	37.2	38.5	40.5
HOUSING	2024 Total Households	5,996	27,274	46,651
	2024 Avg. Household Income	\$93,063	\$115,246	\$137,676
	2024 Med. Home Value	\$598,721	\$652,147	\$706,126
LABOR	2024 Total Businesses	539	4,657	6,757
	2024 Total Employees	8,053	42,220	59,411
	2024 Unemployment Rate	1.4%	2.7%	3.1%



AVAILABLE SUITES

BLDG	SUITE	SIZE	LEASE RATE	EST. CAMS	DATE AVAILABLE
A	Big Box Retail	28,590 SF	\$19/SF/Yr. NNN	TBD	Now
F	Suite 100	2,800 SF	\$33/SF/Yr. NNN	TBD	Now
H	Suite 220	2,872 SF	\$33/SF/Yr. NNN	\$9.36/SF/Yr.	Now



HIGHWAY 20 — GREENWOOD AVE

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Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



Russell Huntamer, CCIM
Partner, Principal Broker
Cell 541.419.2634
rh@compasscommercial.com



Peter May, CCIM
Partner, Principal Broker
Cell 541.408.3888
pmay@compasscommercial.com



Eli Harrison
Broker
Cell 541.977.2890
eharrison@compasscommercial.com

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