

FOR SALE

SE 15th St & Wilson Ave | Bend, OR 97702

COMMERCIAL CORNER WITHIN BEND'S LARGEST RESIDENTIAL INFILL PROJECT



Lot lines are approximate and for illustrative purposes only.



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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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Offering Summary

OFFERING PRICE	\$1,685,790
LOT SIZE (AC)	0.86 AC
LOT SIZE (SF)	37,462 SF
ZONING	ME (Mixed Employment)
UTILITIES	Stubbed to site
TRAFFIC COUNTS	16,358 ADT

Commercially Zoned Land in Wildflower Multifamily Development

Prime 0.86-acre corner parcel with exceptional visibility and traffic counts of 16,358 vehicles per day, among the highest in Bend. Strategically located within the Wildflower development, a new residential infill project totaling 475+ units.

This site is ideally positioned for mixed-use or service-oriented development, supported by strong demographics and built-in demand from the surrounding neighborhoods including Stevens Ranch, a 2,500-unit residential community under development less than two miles from the property.

Located on the SE corner of the Wilson Ave and 15th St roundabout, the parcel offers excellent exposure to daily commuters, residents and school traffic with prominent frontage and easy access, making this a standout opportunity for businesses seeking a high-profile site in one of Bend's busiest corridors.



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Property Highlights



A Walkable Neighborhood Destination

Envisioned as a vibrant community anchor, this flexible development is designed to be the social heartbeat and go-to hangout for the surrounding residential landscape. The concept prioritizes a dynamic food cart lot, a craft taproom, and an inviting neighborhood watering hole. The vision features modern Northwest architecture that seamlessly integrates indoor comfort with expansive outdoor gathering spaces.

This is a place built for connection, where walkability and a distinct "sense of place" turn a quick drink into a shared afternoon with neighbors.

A Curated Social Ecosystem

Designed to evolve with the right development partner, the space focuses on high-energy, social-centric uses. With easy walkability, ample bike parking, and a comfortable pedestrian scale, the center encourages residents to linger, eat, and socialize just steps from their front doors.

Craft Taproom or Wine Bar: A central "watering hole" with a focus on local pours.

Curated Food Cart Lot: A rotating selection of diverse, high-quality culinary offerings.

Coffee Roastery & All-Day Cafe: Providing a transition from morning workspaces to evening social hours.

Built-in Audience: Direct access to **475+ new residential units** upon total completion:

First units and amenities online Q3 2026

Phase 1 complete Q1 2027 (277 total units)

Phase 2 to follow (200+ units)

Timelines and deliveries are approximate and subject to change.

1900+ rooftops in the surrounding square mile from 15th St to Rigel Way and Bear Creek Rd to Reed Market Rd.

Nearby Bend High, Bear Creek Elementary and adjacent to Ponderosa Park with excellent visibility from the 15th St and Wilson Ave roundabout which sees traffic counts of more than **16,000 cars per day**.



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Zoning & Site Improvements

Mixed Employment (ME)

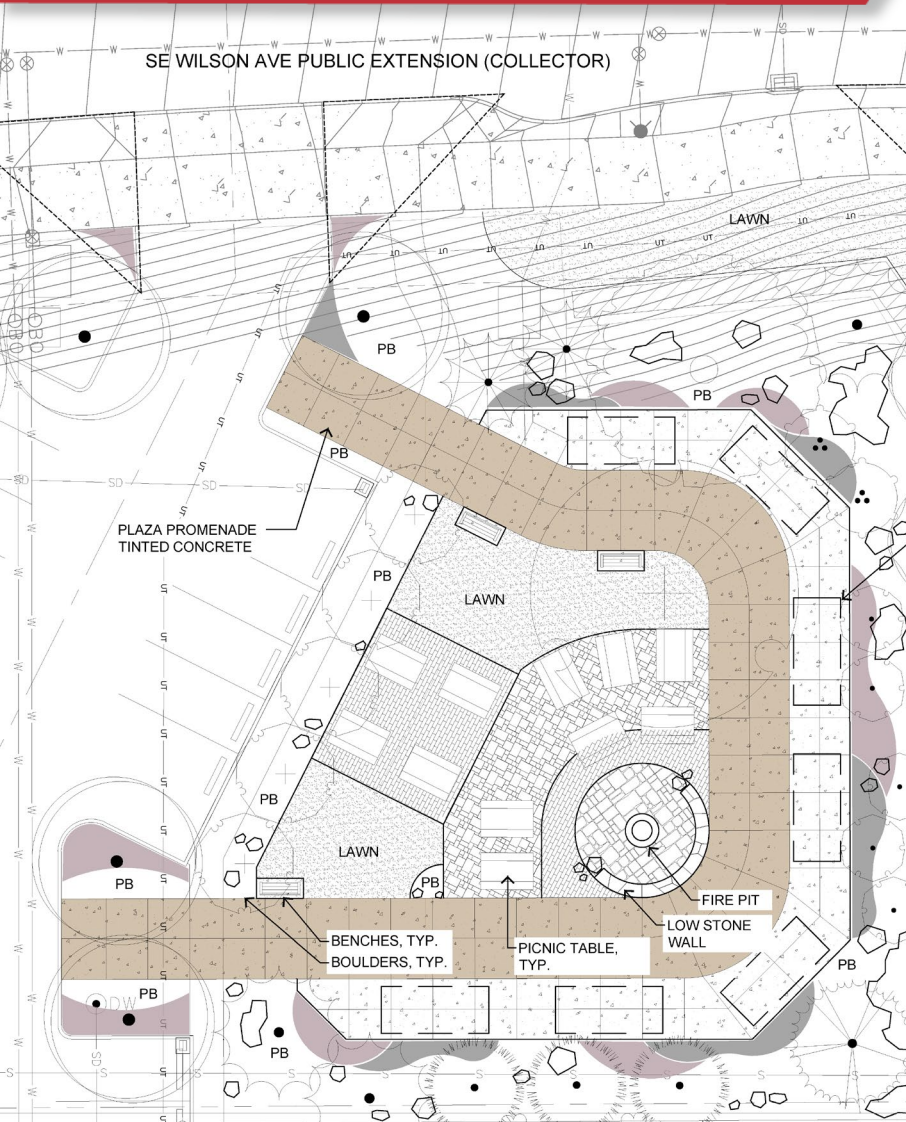
The Mixed Use Zones are intended to provide a balanced mix of residential and employment opportunities to create focal points of activity in the form of mixed-use centers, nodes, or corridors. The Mixed-Use Districts support service commercial, employment, and housing needs of growing community. The Mixed-Use District standards are based on the following:

- Ensure efficient use of land and public services.
- Create a mix of housing and employment opportunities.
- Provide transportation options for employees and customers and reduce reliance on the automobile.
- Provide business services close to major employment centers.
- Ensure compatibility of mixed-use developments with the surrounding areas and minimize off-site impacts associated with development.
- Create economically success mixed-use centers and transit corridors.

The Mixed Employment Zone is intended to provide a broad mix of uses that offer a variety of employment opportunities. Where Mixed Employment zones occur on the edge of the City, their function is more transitional in nature providing service commercial businesses and supporting residential uses in an aesthetic mixed environment. In this instance, when residential units are provided, the units shall be within easy walking distance to the commercial and employment uses.

Site Improvements

- Improved common access with a shared access easement and maintenance agreement in place.
- 20 parking spaces.
- Utilities stubbed to site.
- Topography fully mitigated and leveled with structural retaining walls installed.
- Curb cuts, completed sidewalks, and pedestrian-friendly corners in place.



Site plan illustrates a possible property use consistent with the zoning which includes a gathering and event space, food carts, seating and parking.



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Site Photos



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Renderings




Renderings of Wildflower residential development.



Renderings of prospective commercial development.



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Trade Area Map



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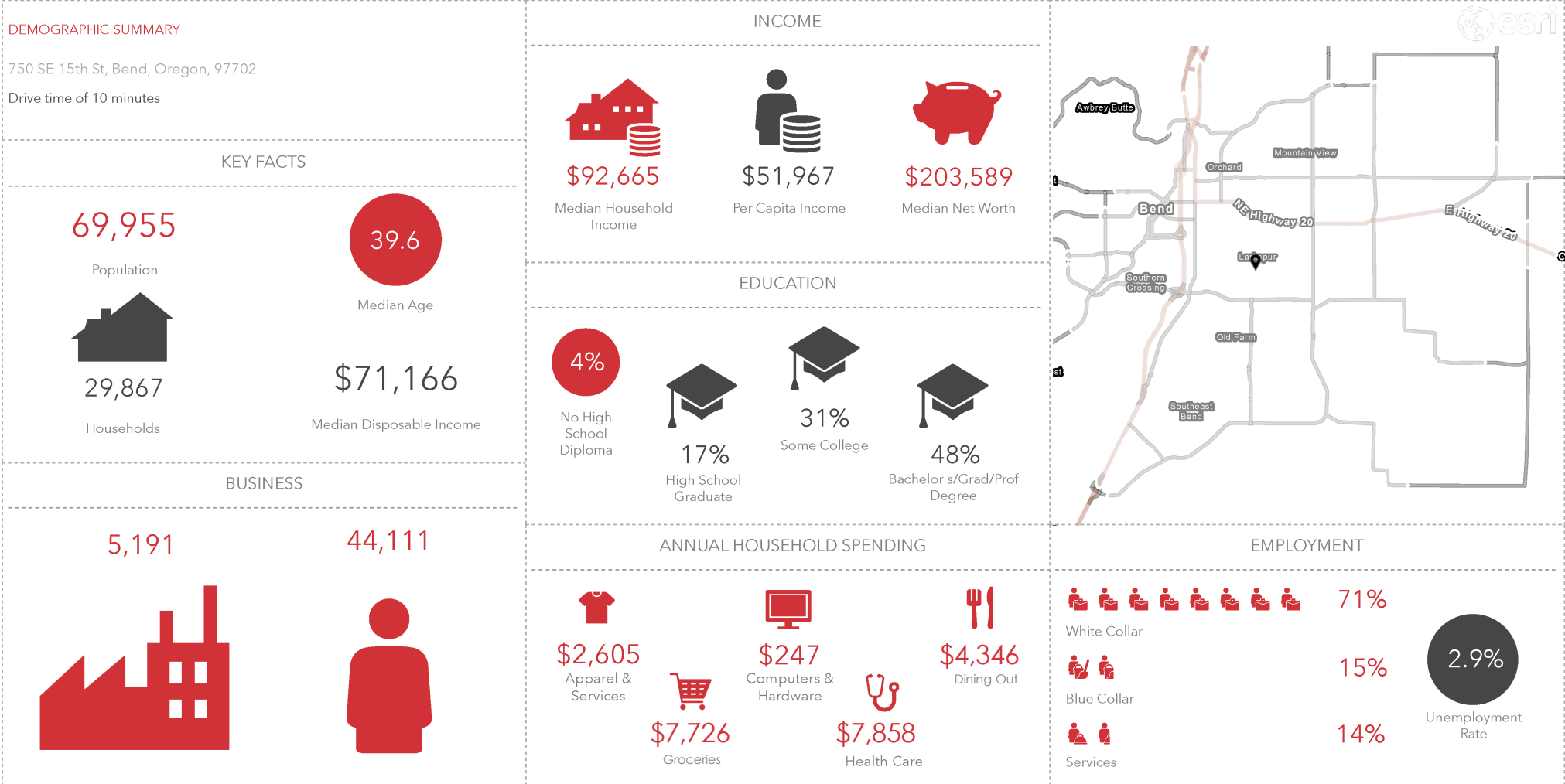
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Demographics



This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Broker & Brokerage



Walt Ramage, Partner/Principal Broker

*Broker specializing in investment sales, and development (horizontal and vertical).
Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023, 2024*

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

“My background as a developer and as a state licensed assistant appraiser sets me apart. I’ve purchased bare dirt and gone vertical. I’ve been in the trenches. I’ve been the one personally guaranteed on a note. I’ve experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. I’ve been the one doing the lease up and put those leases in place. That experience gives me a unique perspective because of all the intricacies that come with constructing something, while keeping in mind the leasability of the product to achieve the overall return for my clients and their partners.”

BUILD ON THE POWER
OF OUR NETWORK



325+
Offices

65
Countries



1.1+ Billion
Square Feet of Property Managed

5,800+
Professionals



\$20 Billion
Billion Transaction Volume



A seamless network of brokerages actively managed to work cohesively across the country, sharing their best ideas with a singular purpose:

**exceeding clients' expectations
to grow relationships**



We are Here.



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