



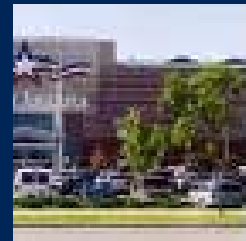
**For Lease**

**Suite E**

**Westside Village Marketplace**

**2,400 SF Retail Space**

**Ray's Shopping Center**



Westside Location with available space.

Tenant mix: Liberty Bank, Complements, LaPaw Animal Hospital, State Farm, Rays, a Chiropractor, Edward Jones, and more.

Prime Westside Location - Off of Century Drive and Simpson.

**1288 SW Simpson Ave.  
Westside Village Marketplace**

**Investments**

**Leasing**

**Office**

**Retail**

**Residential**

**Consulting**

Bill DuBois, CCIM, Principal Broker

Scott Wicklund, P.C., Broker

Patrick Trowbridge, Broker

**Contact:**

**Scott Wicklund**

**Office 541.389.6060**

**Cell 541.280.5688**

Located at:

121 NW Greenwood Ave Suite 101

Bend, OR 97701

## Central Oregon Facts

Central Oregon's population has grown by an incredible 53% in the last ten years. Deschutes County has led Oregon in high technology growth (over 270%) also in the last ten years and is among the fastest growing in the United States. Transportation to and from Central Oregon includes Redmond Municipal Airport (RDM), Hwy 97 and Hwy 20 and Greyhound Bus Service. Freight transportation is mainly by ground services, but also by Burlington Northern Santa Fe Railroad and air freighter at Redmond Municipal Airport. The top three industries in Deschutes County are leisure and hospitality, education and health services, and professional and business services. The top sought after Destination Resorts are right here in Central Oregon that include Sunriver Resort, Black Butte Ranch, Eagle Crest Resort, Mt. Bachelor Resort, and Inn at the Seventh Mountain, to name a few. Bend is the place to live, play, and operate at business.



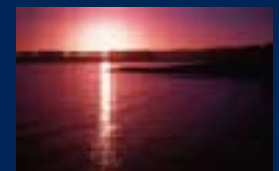
## Central Oregon Commercial Market

Bend's commercial market has taken off. Industrial properties increased by 473%, Commercial properties increased by 3285%, the Old Mill District increased by 687%, and Downtown Bend increased by 1600% from 1997 to 2007. Vacancy rates in Bend for industrial properties is 5.9% and office space is 11.8% from 2002 to 2007 average.



## Central Oregon Residential Market

Bend Oregon has appreciated 3.6 times the national rate and faster than any other city in the nation in 2006. Oregon came in fifth in the states with prices rising 13.49% for the year.



- **2,400 SF Available**
- **\$1.65 p/sf/m NNN Lease**
- **NNN at \$0.37 p/sf/m**
- **Available 11/1/09**
- **Premium Center Space**
- **Located on Century Drive - Established Neighborhood and Developments**
- **Well Established Tenant Mix**