



**Very Motivated--
Bring ALL Offers!!!**



**For Lease:
70 NW Newport Ave
3,572 SF of Available Space**



AUTHENTIC • ECLECTIC • ESSENTIAL

Bulky Retail available. Office/Retail zoned limited commercial. Located right near downtown Bend, Oregon. Ground level space with ample parking, newly renovated located right on the bank of the Deschutes river. Tenant improvements negotiable.
3,572 sf + 400 sf storage. NNN estimated at \$0.35 p/sf/m.

Bill DuBois, *CCIM, Principal Broker*

Scott Wicklund, *P.C., Broker*

Patrick Trowbridge, *Broker*

Investments

Leasing

Office

Retail

Residential

Consulting

w w w . d u b o i s w i c k l u n d g r o u p . c o m

**Contact: Bill DuBois
541.410.6789**

**Scott Wicklund
541.280.5688**

Located at:
121 NW Greenwood Ave Suite 101 Bend, OR 97701

2007 Population: Deschutes County

Bend	75,290
Redmond	23,500
Sisters	1,745
Unincorporated	52,080
County Total	152,615

Source: Economic Development of Central Oregon (EDCO)

Bend median age: 36.0 years (2005 American Community Survey, US Census)

"The region has a healthy mixture of ages, with higher than average percentage of school age children 5-14 than either state or national averages (a testimony that people believe it is a good place to raise children) and higher than state averages for the 35-44 and 45-54 age categories. Still, Central Oregon's climate and relative low cost of living is attractive to retirees – we also have a higher percentage of people living here between the ages of 55 to 74 than either Oregon or the U.S. as a whole." (EDCO)

Bend residents are very highly educated: HS degree and higher: 90% versus 85% Oregon and 80% US. (US Census)

Home ownership is higher in Central Oregon than the state. In Deschutes County, the most recent homeownership rate was 68.3% in 2005, compared with 63.8% in the state and 66.9% in the nation. (EDCO).

RECENT GROWTH FACTS:

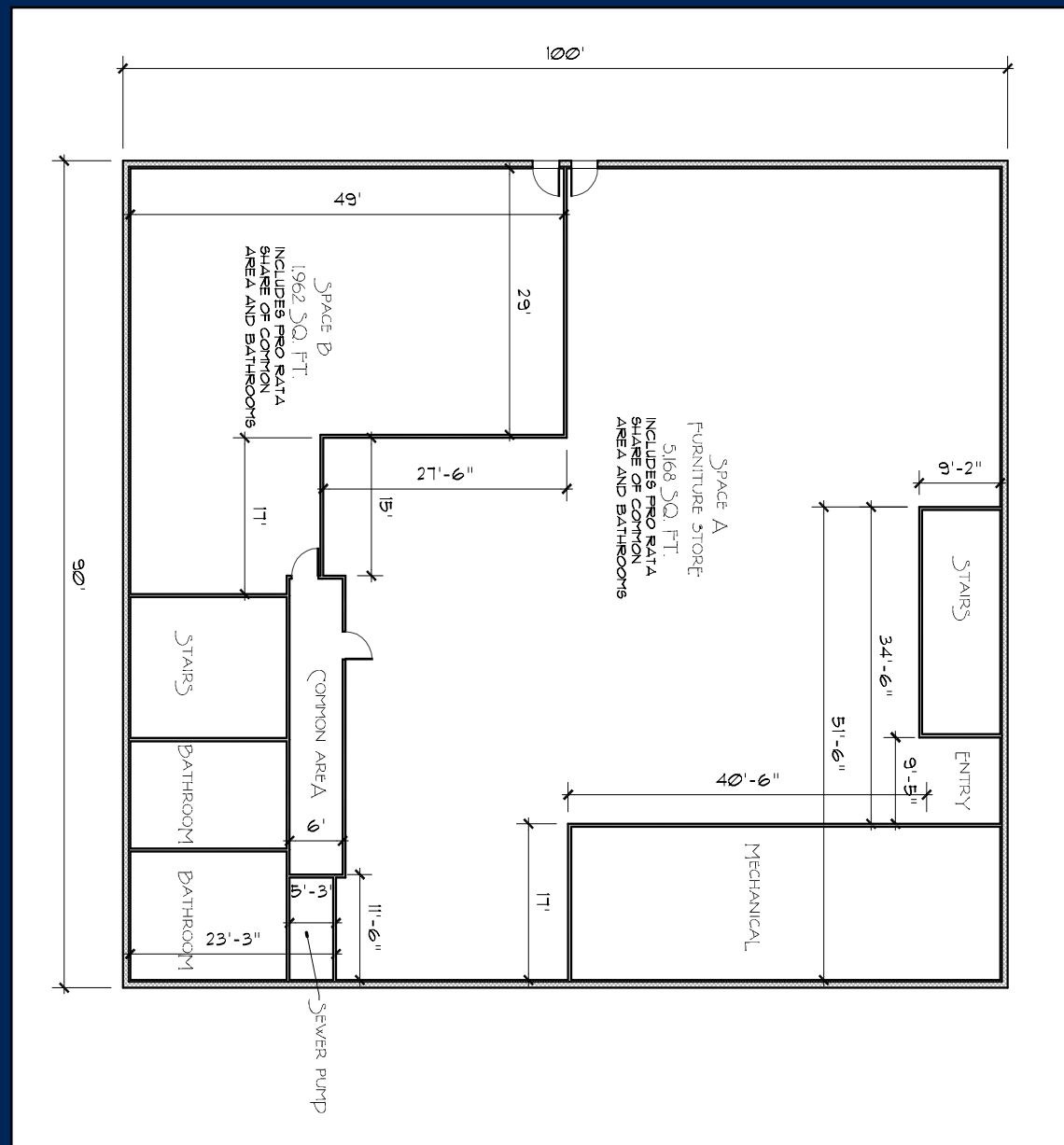
Source: Deschutes County Coordinated Population Forecast

Bend is the 6th fastest growing metro area in the U.S. (US Census) Population grew 35% from 2000 to 2005 and is expected to grow by another third in the next ten years.

Over the past ten years, Bend has been one of the fastest growing cities in Oregon and the country. With an estimated 2005 population of approximately 65,000, Bend is poised to grow to over 100,000 people by 2020. (Bend Central Area Plan 2005) "We estimate there's a new family moving in every hour and a half," Robert Mathias, Bend Building department supervisor. (NY Times)

Between 2004 and 2014, the number of Central Oregon jobs is expected to increase by about 24%, or more than 17,500 positions. (City of Bend Office of Economic Development)

From 2002 through 2006, RDM Airport passenger arrivals increased 48%. The airport posted an all-time high in passenger boardings last year with 196,082 travellers flying out of Redmond. That number is expected to surpass 215,000 this year. Redmond Airport is undergoing a number of changes to adjust to rapid passenger growth, including a \$36 million terminal expansion project that is expected to start this summer. (Bend Bulletin)



Bill DuBois, Principal Broker
 541.389.6060
www.duboiswicklundgroup.com
bill@duboiswicklundgroup.com