

PINEBROOK PLAZA SHOPPING CENTER

NWC S. Hwy 97 & Pinebrook Blvd.
Bend, OR



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILL BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

PINEBROOK PLAZA



SHOP SPACE AVAILABLE

Pinebrook Plaza is located in Southeast Bend, OR at the intersection of Pinebrook Blvd. & Old Hwy 97. The center is anchored by a strong performing Albertsons which has and continues to benefit from the significant housing growth in Southeast Bend. This portion of Bend has 1,204 housing units under construction and another 2,198 units approved or pending approvals. The city recently completed the extension of Murphy Rd. to 15th St., making access to Pinebrook Plaza significantly easier for a majority of the new housing coming in; the most exciting of which is the new community Easton, which will encompass 763 homes. Overall, the city of Bend is expected to grow to roughly 130,000 full time residents by 2030. Finally, in addition to the local Bend customers that frequent Pinebrook Plaza, the center also sees customers from Sunriver Resort which is home to 4,000 full time residents, plus the numerous guests that visit the resort throughout the year as a result of Pinebrook Plaza's positioning as the first center in Bend off of Hwy 97.

DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
10,480	31,663	54,525
POPULATION		



1-Mile	2-Mile	3-Mile
\$76,097	\$92,201	\$98,643
AVG. HH INCOME		



1-Mile	2-Mile	3-Mile
2,789	14,541	28,882
EMPLOYEES		



102,947
CITY OF BEND POPULATION

CENTURY WEST

OLD FARM DISTRICT

SITE

SOUTHWEST BEND

TRAFFIC COUNTS

SOUTHEAST BEND



24,298 ADT
PINEBROOK, S. 97, & MURPHY
23,910 ADT
BEND PKWY. / S. HWY 97

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PINEBROOK PLAZA

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Albertsons Shari's



69 APARTMENTS

120 UNITS

128 UNITS

73 APARTMENTS

99 UNITS

264 APARTMENTS
73 TOWNHOMES

STEVEN'S RANCH
1,565 UNITS

63 UNITS

MURPHY ROAD
EXTENSION

154 UNITS

NEW PARK

EASTON
763 UNITS

SOUTHEAST AREA PLAN
CAPACITY FOR 894 UNITS
131 ACRES CURRENTLY UNDER
CONTRACT FOR HOUSING

31 UNITS

MURPHY ROAD
MASTER PLAN
641 UNITS



MIDDLE SCHOOL

CALDERA HIGH SCHOOL
PROJECTED 1,600 STUDENTS

THUMB MASTER PLAN AREA
266 UNITS

**SOUTHEAST BEND
HOUSING ACTIVITY**

- PLANNED
1,843 UNITS
- APPROVED/PENDING
APPROVALS
2,198 UNITS
- UNDER CONSTRUCTION
1,204 UNITS

AERIAL

PINEBROOK PLAZA



PINEBROOK PLAZA

PINEBROOK BLVD.

1,712 ADT

23,020 ADT

14,918 ADT

1,620 SF RESTAURANT
SPACE AVAILABLE

S. HWY 97 / BEND PKWY.

SE THIRD STREET
(BUSINESS HWY 97)
S. HWY 97

OLD MURPHY RD

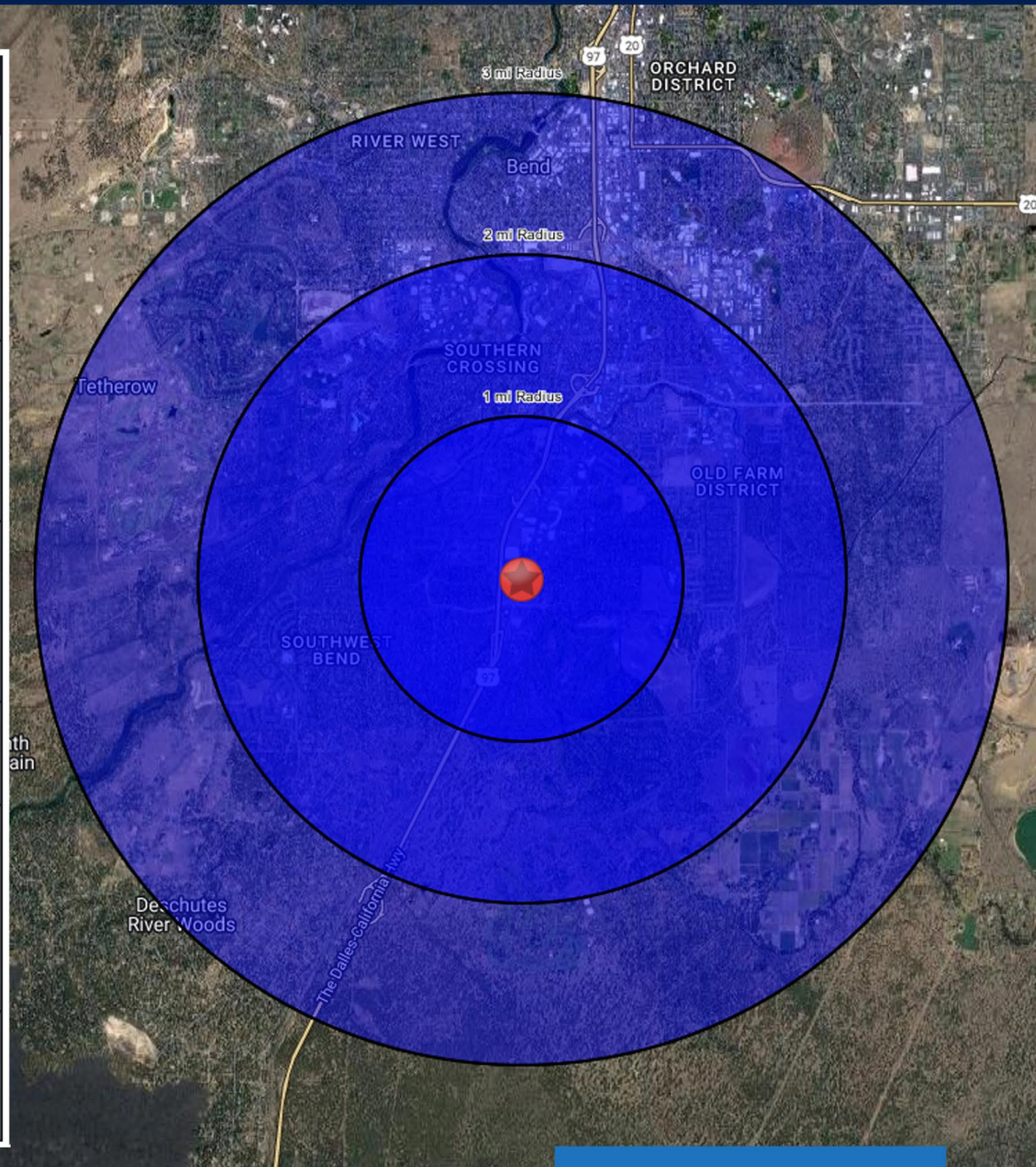


SITE PLAN

PINEBROOK PLAZA

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2022 Estimated Population	10,480	31,663	54,525
2027 Projected Population	11,972	35,608	60,039
2020 Census Population	9,914	30,702	52,559
2010 Census Population	7,440	23,485	42,138
Projected Annual Growth 2022 to 2027	2.8%	2.5%	2.0%
Historical Annual Growth 2010 to 2022	3.4%	2.9%	2.4%
2022 Median Age	36.0	38.6	39.4
Households			
2022 Estimated Households	4,096	12,462	22,203
2027 Projected Households	4,848	14,504	25,226
2020 Census Households	3,856	12,056	21,343
2010 Census Households	2,896	9,316	17,351
Projected Annual Growth 2022 to 2027	3.7%	3.3%	2.7%
Historical Annual Growth 2010 to 2022	3.5%	2.8%	2.3%
Race and Ethnicity			
2022 Estimated White	81.6%	83.6%	84.3%
2022 Estimated Black or African American	0.4%	0.4%	0.5%
2022 Estimated Asian or Pacific Islander	1.8%	1.8%	1.8%
2022 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.6%
2022 Estimated Other Races	15.3%	13.4%	12.8%
2022 Estimated Hispanic	12.3%	10.3%	9.7%
Income			
2022 Estimated Average Household Income	\$76,097	\$92,201	\$98,643
2022 Estimated Median Household Income	\$68,739	\$75,184	\$77,319
2022 Estimated Per Capita Income	\$29,773	\$36,408	\$40,283
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.1%	1.9%
2022 Estimated Some High School (Grade Level 9 to 11)	5.7%	3.8%	3.0%
2022 Estimated High School Graduate	19.4%	20.5%	18.6%
2022 Estimated Some College	26.7%	24.4%	24.4%
2022 Estimated Associates Degree Only	10.6%	9.7%	9.4%
2022 Estimated Bachelors Degree Only	21.7%	24.5%	26.7%
2022 Estimated Graduate Degree	13.3%	15.0%	16.0%
Business			
2022 Estimated Total Businesses	506	2,393	4,987
2022 Estimated Total Employees	2,789	14,541	28,882
2022 Estimated Employee Population per Business	5.5	6.1	5.8
2022 Estimated Residential Population per Business	20.7	13.2	10.9



DEMOGRAPHICS