

WAGNER MALL SHOPPING CENTER

NWC Hwy 20 (3rd St.) & NE Revere Ave.
Bend, OR



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

WAGNER MALL



SHOP SPACE AVAILABLE

Wagner Mall is located in the heart of Bend at the intersection of NE 3rd St. (also known as Hwy 20) & NE Revere Ave., not far from the Revere exit of Hwy 97 (the main north/south thoroughfare in Bend). The center is also a short drive from Downtown Bend as well as St. Charles Medical Center which is the largest medical facility in Central Oregon. As a result there is a robust daytime population in the area with over 31,000 employees within 2 miles of the center. Anchoring Wagner Mall is Albertsons, Rite Aid, and Aaron's. Rite Aid has been in the center since 1970 and Albertsons from 1994 to 2015 when the store was sold to Haggen; two years later Albertsons purchased the store back given its strong historical performance. The city of Bend as a whole continues to grow and is expected to hit 130,000 full time residents by 2030, a roughly 33% increase from the population amount in 2020.

DEMOGRAPHICS



| 1-Mile | 2-Mile | 3-Mile |
|---------------|---------------|---------------|
| 10,051 | 42,240 | 81,890 |
| POPULATION | | |



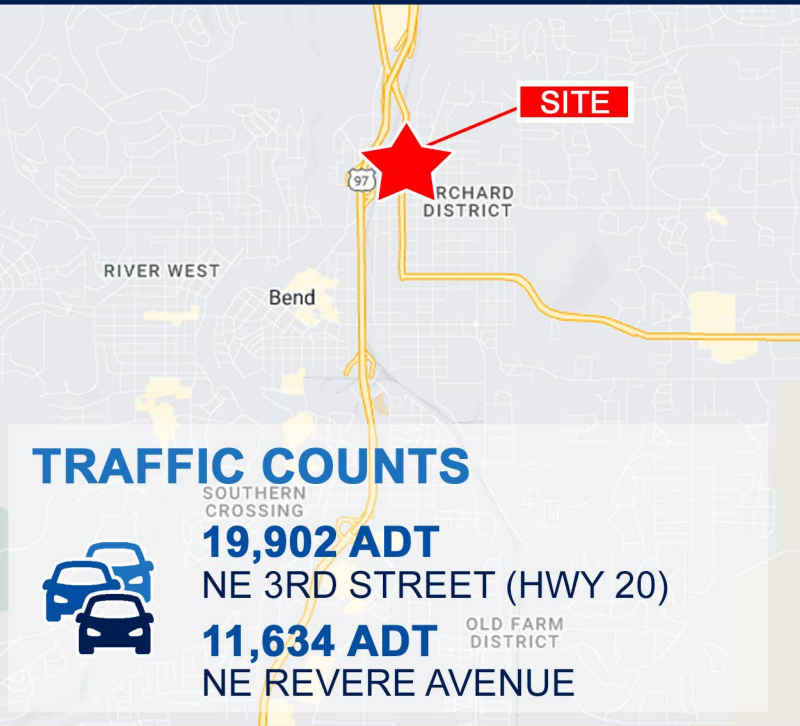
| 1-Mile | 2-Mile | 3-Mile |
|-----------------|------------------|------------------|
| \$98,338 | \$105,353 | \$114,102 |
| AVG. HH INCOME | | |



| 1-Mile | 2-Mile | 3-Mile |
|--------------|---------------|---------------|
| 9,996 | 32,012 | 43,999 |
| EMPLOYEES | | |



104,799
CITY OF BEND POPULATION



TRAFFIC COUNTS



19,902 ADT
SOUTHERN CROSSING
NE 3RD STREET (HWY 20)

11,634 ADT
OLD FARM DISTRICT
NE REVERE AVENUE

PRESENTED BY:



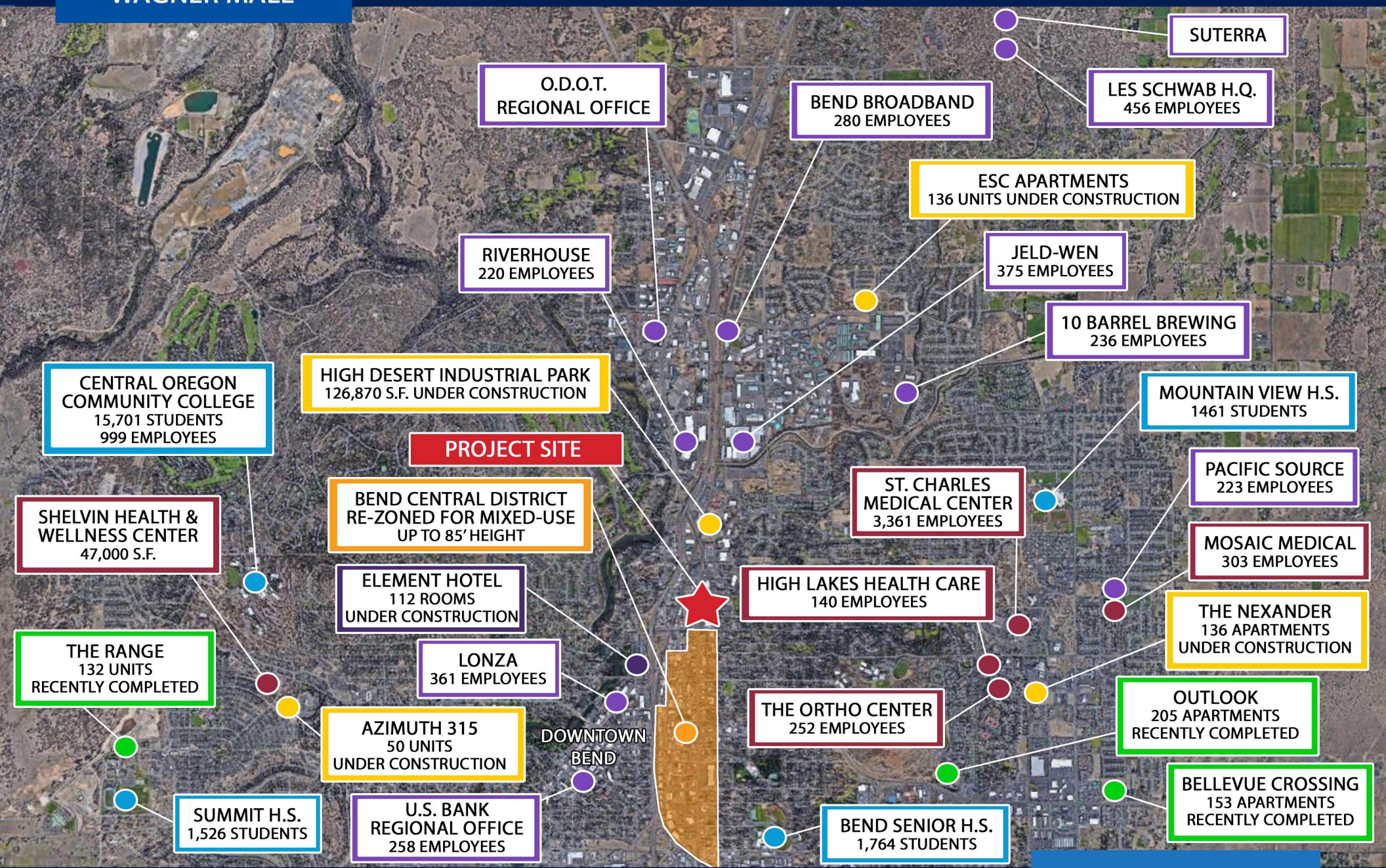
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WAGNER MALL



AERIAL

WAGNER MALL

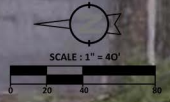


WAGNER MALL

King Buffet
LIQUOR STORE

4TH STREET

5,593 ADT



UNDERWOOD AVENUE

REVERE AVENUE

8,531 ADT



NE 3RD STREET (US HWY 97)

18,609 ADT

SITE PLAN

WAGNER MALL

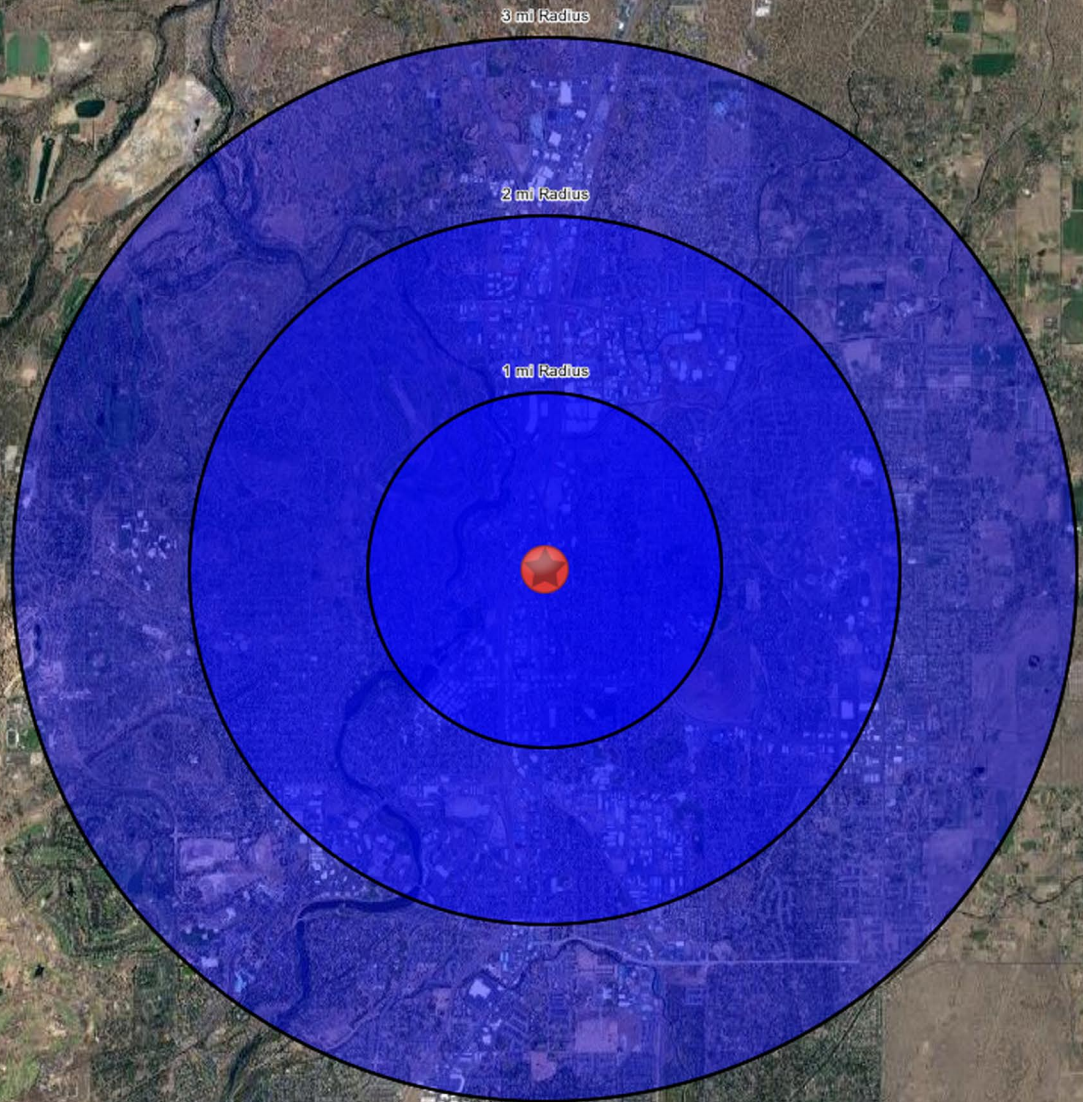


MALL PLAN

WAGNER MALL

SUMMARY PROFILE

| | 1 mi radius | 2 mi radius | 3 mi radius |
|---|-------------|-------------|-------------|
| Population | | | |
| 2023 Estimated Population | 10,051 | 42,240 | 81,890 |
| 2028 Projected Population | 10,919 | 45,989 | 89,297 |
| 2020 Census Population | 9,788 | 39,888 | 77,407 |
| 2010 Census Population | 7,906 | 32,448 | 60,550 |
| Projected Annual Growth 2023 to 2028 | 1.7% | 1.8% | 1.8% |
| Historical Annual Growth 2010 to 2023 | 2.1% | 2.3% | 2.7% |
| 2023 Median Age | 37.2 | 37.3 | 38.0 |
| Households | | | |
| 2023 Estimated Households | 4,615 | 18,818 | 34,706 |
| 2028 Projected Households | 5,314 | 21,740 | 40,184 |
| 2020 Census Households | 4,443 | 17,545 | 32,423 |
| 2010 Census Households | 3,553 | 14,142 | 25,372 |
| Projected Annual Growth 2023 to 2028 | 3.0% | 3.1% | 3.2% |
| Historical Annual Growth 2010 to 2023 | 2.3% | 2.5% | 2.8% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 87.3% | 87.6% | 87.4% |
| 2023 Estimated Black or African American | 0.7% | 1.0% | 1.0% |
| 2023 Estimated Asian or Pacific Islander | 1.8% | 1.9% | 2.1% |
| 2023 Estimated American Indian or Native Alaskan | 0.4% | 0.5% | 0.4% |
| 2023 Estimated Other Races | 9.9% | 9.0% | 9.0% |
| 2023 Estimated Hispanic | 9.9% | 9.1% | 9.0% |
| Income | | | |
| 2023 Estimated Average Household Income | \$98,338 | \$105,353 | \$114,102 |
| 2023 Estimated Median Household Income | \$76,416 | \$84,027 | \$90,505 |
| 2023 Estimated Per Capita Income | \$45,250 | \$47,083 | \$48,514 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 1.8% | 1.9% | 1.7% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 2.9% | 2.8% | 2.6% |
| 2023 Estimated High School Graduate | 13.8% | 15.1% | 15.5% |
| 2023 Estimated Some College | 16.2% | 21.1% | 22.9% |
| 2023 Estimated Associates Degree Only | 12.3% | 10.6% | 10.2% |
| 2023 Estimated Bachelors Degree Only | 29.6% | 29.0% | 28.3% |
| 2023 Estimated Graduate Degree | 23.5% | 19.5% | 18.9% |
| Business | | | |
| 2023 Estimated Total Businesses | 1,737 | 4,877 | 7,068 |
| 2023 Estimated Total Employees | 9,996 | 32,012 | 43,999 |
| 2023 Estimated Employee Population per Business | 5.8 | 6.6 | 6.2 |
| 2023 Estimated Residential Population per Business | 5.8 | 8.7 | 11.6 |



DEMOGRAPHICS