

FOR SALE | OWNER-USER + INCOME OPPORTUNITY

FLEXIBLE TWO-BUILDING PROPERTY IN BEND'S CENTRAL DISTRICT

\$2,100,000 | 7,240 SF



180 & 190 NE IRVING AVE | BEND, OR 97701





180 & 190 NE IRVING AVE

OWNER-USER + INCOME OPPORTUNITY

180 & 190 NE Irving Avenue offers a flexible path to ownership in Central Bend, combining two buildings with office, retail, shop and warehouse space. An owner-user may occupy the entire 7,240 SF property or occupy part of the space while leasing the remainder for income.

The 180 Irving building includes approximately 1,000 SF of warehouse and 840 SF of shop space with concrete floors, grade-level roll-up doors, gas heat and skylights in the shop area. The 190 Irving building includes approximately 3,300 SF of office space and 2,100 SF of retail/warehouse space, with open workspace, two large private offices, a conference room and restroom.

With two buildings on separate tax lots, a shared party wall and existing connections, the property offers flexibility for a range of occupancy strategies, from a single-user operation to an owner-user configuration that may accommodate multiple tenants. Located in the Mixed-Use Employment zone and Bend Central District, the property is just east of downtown with convenient access to Greenwood Avenue, Highway 97 and the Old Mill District.

PROPERTY SUMMARY

Address	180 & 190 NE Irving Avenue, Bend, OR 97701
Building Size	1,840 SF + 5,400 SF 7,240 SF Total
Lot Size	0.32 AC across two tax lots
Price	\$2,100,000 \$290/SF
Tax Lots	171232AD: 06000 & 05900
Sale Type	Owner-User / Investment
Year Built	2000 & 1972
Zoning	ME (Mixed-Use Employment) BCD (Bend Central District)
Parking	Approximately 14 onsite stalls
Property Type	Office / Retail / Shop / Warehouse
Availability	7,240 SF available now

BUILDING HIGHLIGHTS



OCCUPY ALL OR PART

Use the full 7,240 SF or occupy a portion and lease the balance



INCOME FLEXIBILITY

Multiple functional areas may support supplemental rental income



TWO-BUILDING FORMAT

Separate buildings create flexibility for operations or tenancy



FLEXIBLE SPACE MIX

Office, retail, shop and warehouse areas support varied uses



GRADE-LEVEL ACCESS

Shop and warehouse areas include convenient roll-up door access



BROAD ME ZONING

Mixed-Use Employment zoning supports a range of business uses



BEND CENTRAL DISTRICT

Just east of downtown with convenient access across Bend



CLOSE TO AMENITIES

Near restaurants, shopping, parks, Safeway and public transit



190 NE IRVING AVE

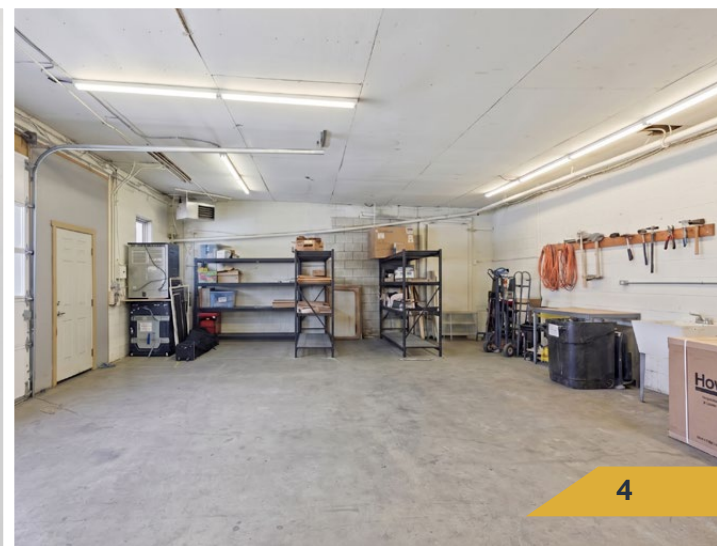


190 NE IRVING AVE

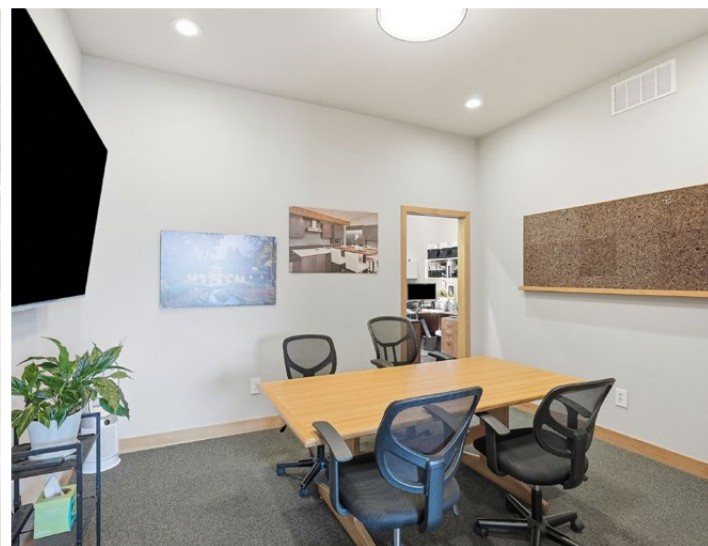
180 IRVING PICTURES



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190 IRVING PICTURES



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LOCATION

180 & 190 NE IRVING AVE



Centennial
Parking
Garage

THE
NEWBERRY
HOTEL

OPPORTUNITY ZONE

FUTURE HAWTHORNE PEDESTRIAN BRIDGE



DOGWOOD
AT THE PINE SHED

Campfire Hotel



BEND TOWNE
CENTER



SAFeway

ACE
Hardware

Western
Union

Walgreens



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CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of
Sunshine



Miles
of Trails



30 Breweries
& Counting



Thriving Arts
& Culture



30 Golf Courses

Demographics

POPULATION



266,916

2025 Total
Population (Esri)



287,491

2030 Total
Population (Esri)



1.50%

2025-2030 Growth
Rate (Esri)

INCOME



\$95,728

Median
Household
Income



\$52,104

Per Capita Income



\$336,530

Median Net Worth

EDUCATION



5%

No High School
Diploma



22%

High School
Graduate



31%

Some College



42%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,878

Total Businesses



104,183

Total Employees



3.8%

Unemployment Rate



EXCLUSIVELY LISTED BY:

180 & 190 NE IRVING AVENUE | BEND, OR 97701



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