

RETAIL SPACE AVAILABLE



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**NEW
& NEVILLE**
REAL ESTATE SERVICES



For More Information Please Contact:
New & Neville Real Estate Services
Phone: 503.241.1222
Fax: 503.226.0424
Web: www.newneville.com

LOCATION:
Central Oregon
63455 N Hwy 97
Bend, OR 97701

**FOR AVAILABLE SPACE
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TRAFFIC:
US HIGHWAY 97: 31,100 ADT
US HIGHWAY 20: 15,600 ADT

TENANTS INCLUDE:

**BED BATH &
BEYOND**

jcpenny

**BEST
BUY**

PET SMART

WORLD MARKET

**ROSS
DRESS FOR LESS**

**DICK'S
SPORTING GOODS**

**TRADER
JOE'S**

**CASCADE VILLAGE
SHOPPING CENTER**



**CASCADE VILLAGE
SHOPPING CENTER**



PROPERTY INFORMATION

Bend Profile

- Located approximately 160 miles southeast of Portland
- Located approximately 125 east of Salem and Eugene
- Deschutes County estimates that it will add over 70,485 new residents by 2025
- Bend is the largest city in Central Oregon with 80,995 residents
- The area is home to some of the best seasonal and year-round resorts including Mt. Bachelor Ski Resort, Sunriver Resort, and Pronghorn Resort

Property Overview

- Located at the confluence of Hwy 97 & Hwy 20 at the north end of Bend
- 367,829 square foot retail center
- Anchored by: Bed Bath & Beyond, Best Buy, Cost Plus World Market, Dick's Sporting Goods, JC Penney, PetSmart, and Trader Joe's

Demographics*

Demographics	3 Mile	5 Mile	Trade Area
Population	30,371	64,961	202,787
Proj Pop 2017	64,961	68,235	208,596
Households	12,480	27,048	81,892
Proj HH 2017	12,989	28,152	84,016
Median Age	36.8	37.1	40.8
Avg HH Income	\$73,676	\$73,939	\$65,933
Med HH Income	\$56,782	\$55,963	\$53,856

*all data is 2012 unless otherwise specified

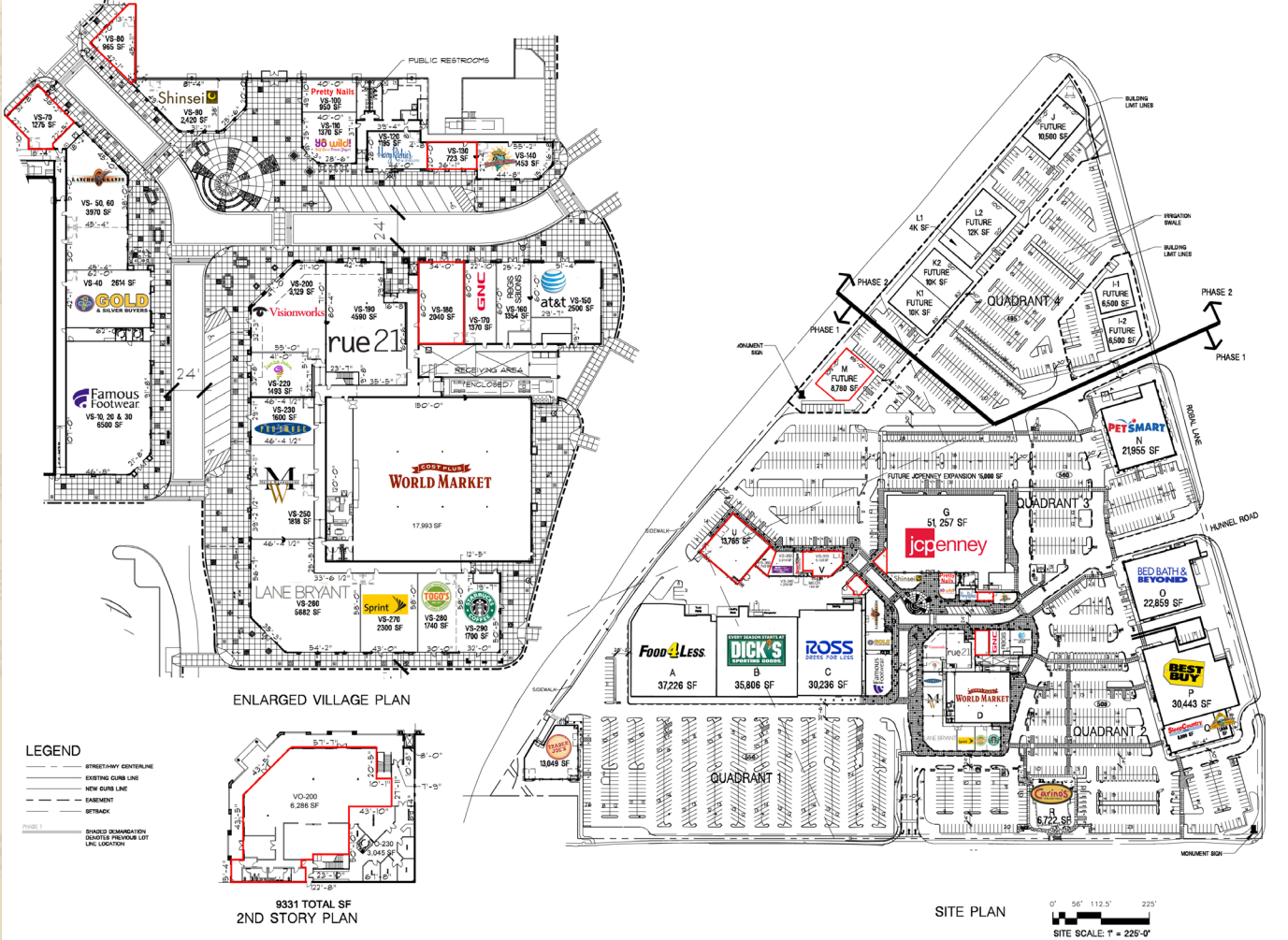
Area Description

Cascade Village Shopping Center is a 367,829 square foot “open-air” center situated at the gateway to Bend, Oregon at the confluence of Highway 20 and Highway 97 on the north end of Bend. The property is located at the bulls-eye of the estimated 200,000+ person trade area which includes Bend, Sisters, and Redmond. These three markets come together at the confluence of Highway 20 and Highway 97, making the center the primary regional shopping center for these three markets. The center has exposure to upwards of 50,000 cars per day between the two highways, and is easily accessible from the surrounding areas with four access points into the center. The center is anchored by many of the number one retailers in their respective categories including Bed Bath and Beyond, Best Buy, Dick's Sporting Goods, PetSmart, and Trader Joe's.

Economic Factors

Bend is located on the east side of the Cascade Mountains, approximately 160 miles southeast of Portland and 125 miles east of Salem and Eugene. Bend is the county seat for Deschutes County and the regional hub of commerce for approximately 161,000 people in the Central Oregon area. The estimated retail sales for the Bend-Redmond area for 2012 are \$1.83 billion. Central Oregon is a diverse economy with government, retail trade, and leisure and hospitality as the top three sectors. St. Charles Medical Center and Les Schwab Tire Centers are the top two employers with over 4,500 employees combined.

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