



**CASCADE VILLAGE**  
SHOPPING CENTER

**RETAIL SPACE  
FOR LEASE**  
63455 N. Hwy. 97  
Bend, OR 97703

**SUITE VS-130**



**Between Harry Ritchie's and Taco Del Mar**



**723 SF**



**CASCADE VILLAGE**  
SHOPPING CENTER

Cascade Village Shopping Center is a 367,829 square foot open-air center situated at the gateway to Bend, Oregon. Located at the confluence of Highways 20 and 97 on the Bend's north end, the Center has exposure to 54,500 cars per day (ODOT 2015) and can be easily accessed by all directions.

### SUITE VS-130

This 723 square foot retail space is located between Harry Ritchie's Jewelers and Taco Del Mar, near Village Plaza, a prime location near the shopping center's custom water/fire feature.

### VILLAGE PLAZA

Village Plaza serves as the social gathering place for families and friends and is where Cascade Village hosts several entertainment events.



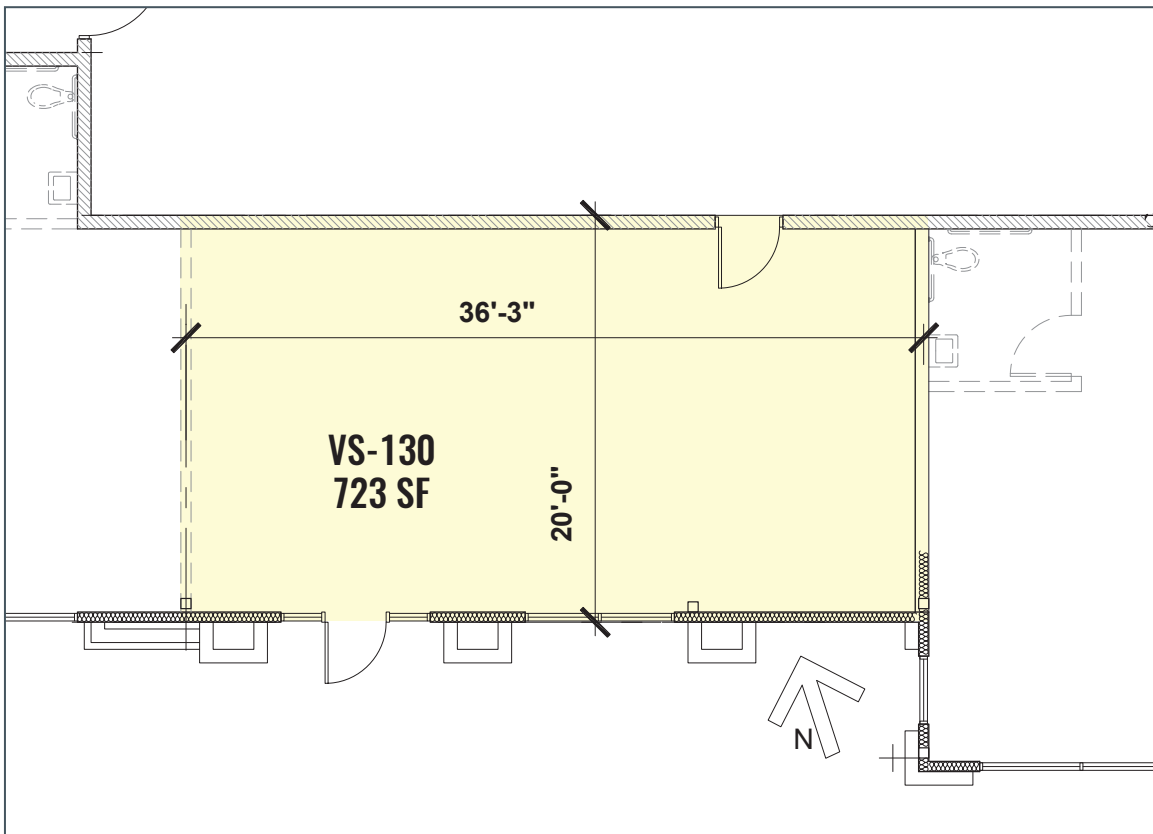
# RETAIL SPACE FOR LEASE

63455 N. Hwy. 97  
Bend, OR 97703

### VS-130 HIGHLIGHTS

- Located at one of three entrances to Village Shops and Village Plaza
- Angle parking located in front of space
- BendBroadband and gas services available
- ±13' open structure or ±12' clear height ceiling
- 200 amp electrical service
- NNN's estimated at \$7.44/SF/Yr.

### FLOOR PLAN



**Russell Huntamer, CCIM**  
rh@compasscommercial.com

**COMPASS** Commercial  
REAL ESTATE SERVICES

600 SW Columbia St., Ste. 6100  
Bend, Oregon 97702

**541.383.2444**  
www.compasscommercial.com

Working cooperatively with:

**Steven Neville**  
steve@newneville.com

**NEW & NEVILLE**  
REAL ESTATE SERVICES



**503.241.1222 x3**

Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.