



CASCADE VILLAGE
SHOPPING CENTER

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

SUITE VS-310



Endcap Space next to Sport Clips and Massage Envy



2,108 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-310

This 2,108 square foot retail space is located on the west side of Cascade Village. It is newly constructed and move-in ready on an endcap space next to Sport Clips and Massage Envy with open field parking in front.

VILLAGE PLAZA

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



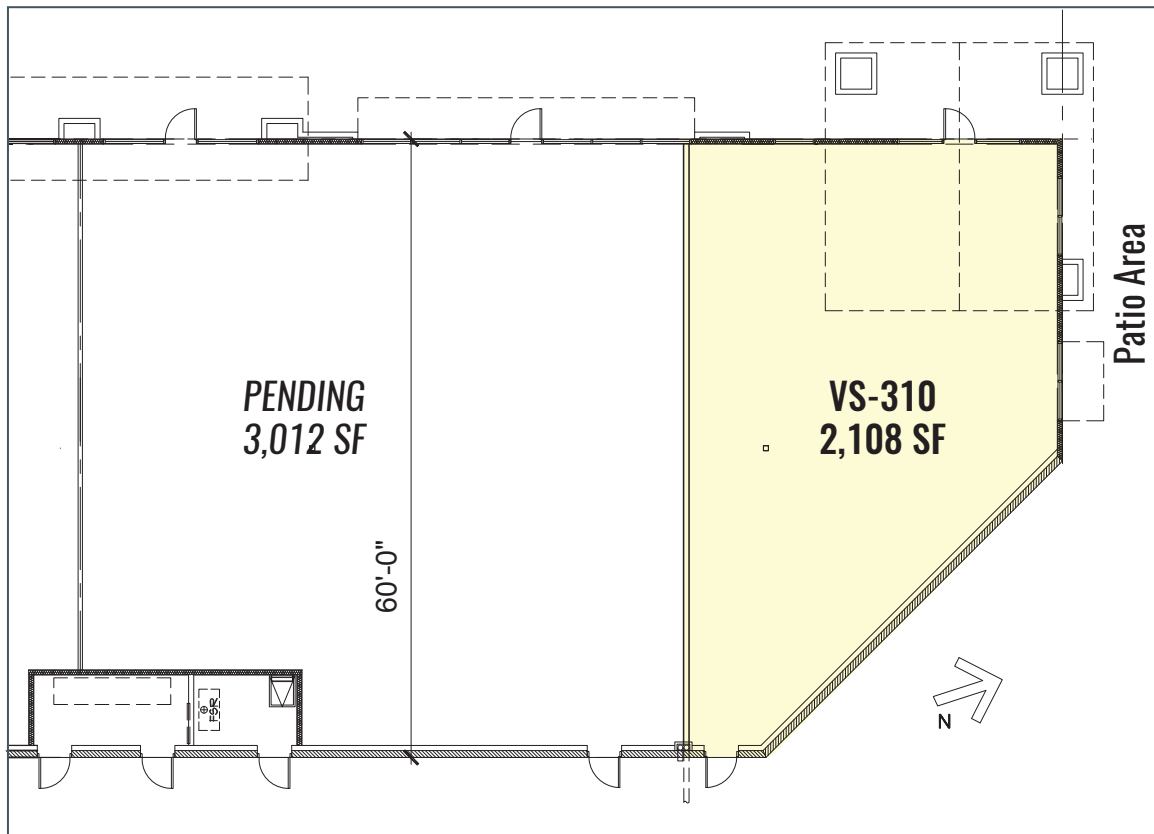
RETAIL SPACE FOR LEASE

63455 N. Hwy. 97
Bend, OR 97703

VS-310 HIGHLIGHTS

- Faces Highway 20 and future Phase II portion of center
- Stained concrete floors with accent
- Pendant sconces and goose neck lighting
- One ADA compliant designer bathroom
- BendBroadband and gas services available
- ±13' open structure
- 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

X TEAM
INTERNATIONAL

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.