

FOR LEASE: RETAIL SPACE

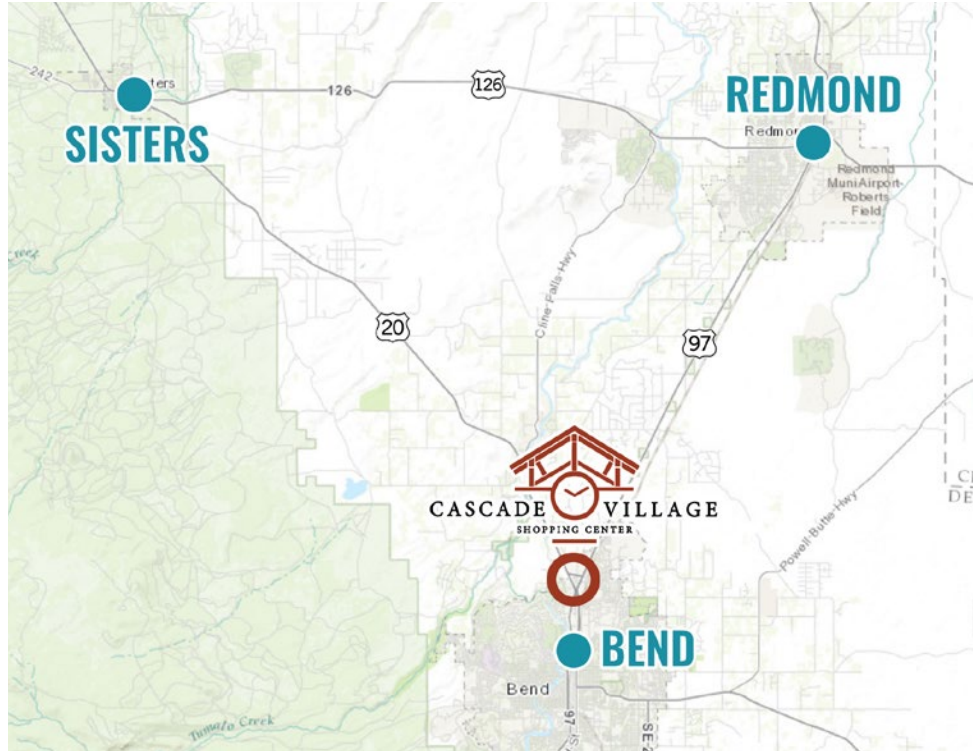
63455 N. Hwy. 97, Bend, Oregon

RETAIL SPACES FOR LEASE

63455 N. Hwy. 97  
Bend, OR 97703



VS-110



10 SUITES AVAILABLE



Prime Retail, Restaurant & Service Spaces



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**COMPASS** Commercial  
REAL ESTATE SERVICES  
600 SW Columbia St., Ste. 6100  
Bend, Oregon 97702  
**541.383.2444**  
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Working cooperatively with:  
**Steven Neville**  
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**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.



VS-190 & 200



VS-170 & 180

723 – 6,694 SF

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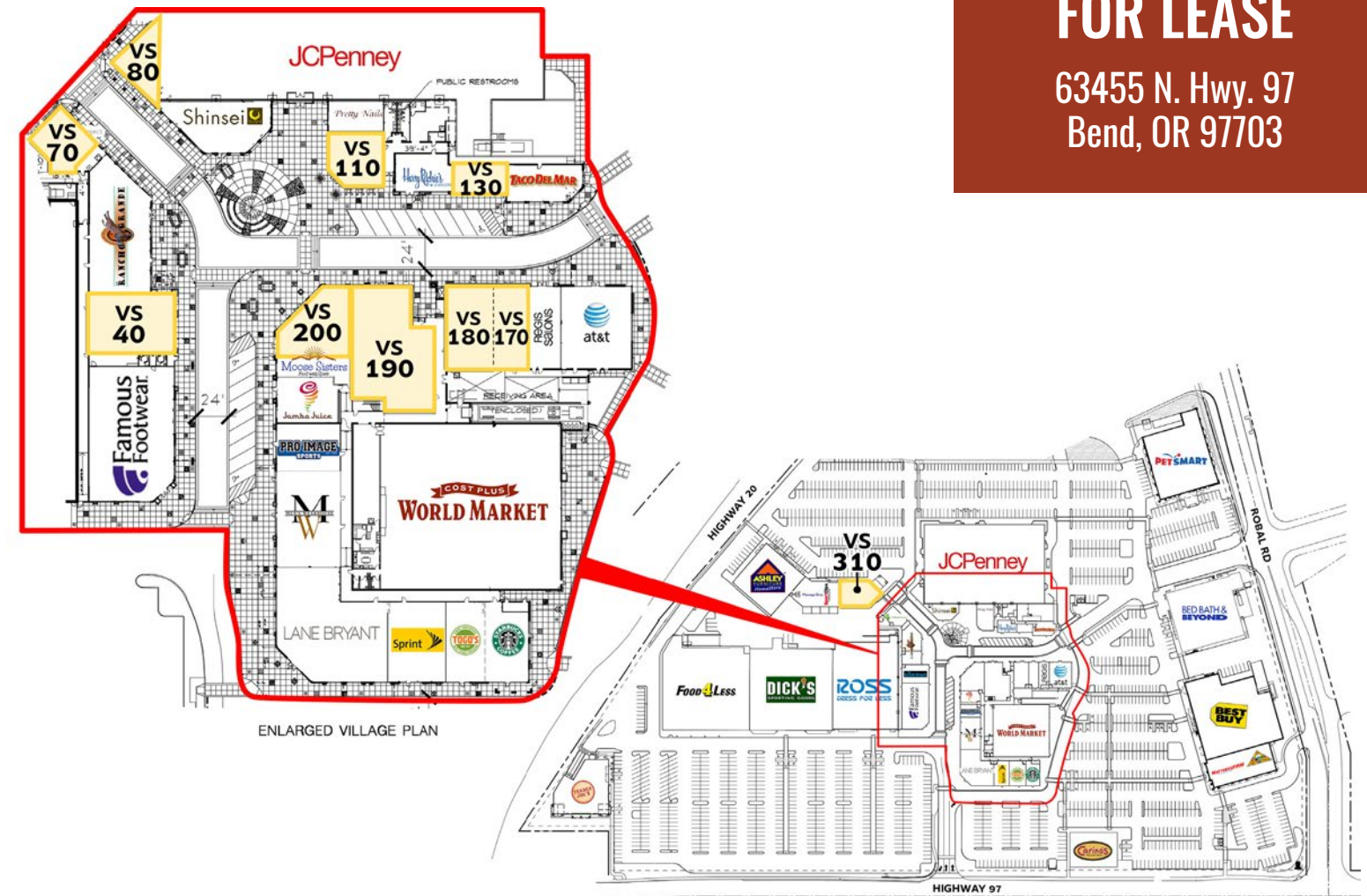
**CASCADE VILLAGE SHOPPING CENTER** is a 367,829 square foot open-air center situated at the gateway to Bend, Oregon. Located at the confluence of Highways 20 and 97 on Bend's north end, the Center has exposure to **62,900 cars per day** (ODOT 2016) and can be easily accessed by all directions. This ideal position is in the heart of a **220,000+ person** trade area which includes Bend, Sisters, and Redmond. These three markets come together at this vibrant retail core with annual sales approaching **\$275 million**, making Cascade Village the primary regional shopping center for these markets. NNN's estimated at \$7.44/SF/Yr.

**TENANTS**

The Center is anchored by many of the number one retailers in their respective categories including Bed Bath & Beyond, Best Buy, Dick's Sporting Goods, PetSmart and Trader Joe's. Other major tenants include JC Penney, Ross, Food 4 Less, World Market, Ashley Furniture, Johnny Carino's and Famous Footwear.

**SECURITY & AMENITIES**

Above Harry Ritchie's Jewelers, Guest Services offers Cascade Village Gift Certificates, wheelchairs, directions, lost & found and other amenities. The Center is also secured by an on-site security team with security cameras located throughout the buildings. All parking at Cascade Village is free and bicycle racks are also available. There are two bus stops servicing the Center. Public restrooms are located next to Harry Ritchie's Jewelers. Other amenities include free Wi-Fi, a fountain and fire pit with bend seating.



SUITE	SIZE	FEATURES
<i>Rates are negotiable. NNN's estimated at \$7.44/SF/Yr.</i>		
VS-40	2,614 SF	Between El Rancho Grande & Famous Footwear. Track lighting and cherry/mahogany hardwood floor. Angle parking in front. Currently occupied.
VS-70	1,275 SF	Next to El Rancho Grande. Open field parking in front. Currently occupied.
VS-80	965 SF	Triangle-shape space with lots of natural light next to JCPenney. Open field parking in front.
VS-110	1,370 SF	High visibility signage. Fire pit directly outside. Walk-in freezer and refrigerator. Angle parking in front. Near one entrance to JCPenney.
VS-130	723 SF	Between Taco Del Mar and Harry Ritchie's Jewelry. Angle parking in front.
VS-170	1,370 SF	Next to Regis Salon. Angle parking in front. Can be combined with VS 180.
VS-180	2,040 SF	Next to stair/elevator to second floor. Angle parking in front. Can be combined with VS 170.
VS-170 & 180	3,410 SF	±13' open structure or ±10' clear height ceiling.
VS-190	4,590 SF	Next to stair/elevator to second floor. Angle parking in front. Can be combined with VS 200.
VS-200	3,129 SF	Built-out eye clinic. Angle parking in front. Can be combined with VS 190. Currently occupied.
VS-190 & 200	7,719 SF	Corner location in the center of Village Plaza next to Jamba Juice.
VS-310	5,120 SF	Endcap space next to Sport Clips and Massage Envy. Open field parking in front.
<b>Total Available</b>	<b>23,887 SF</b>	

