

FOR LEASE: RETAIL SPACE

63455 N. Hwy. 97, Bend, Oregon



CASCADE VILLAGE SHOPPING CENTER

RETAIL SPACES
FOR LEASE

63455 N. Hwy. 97
Bend, OR 97703

8 SUITES AVAILABLE



Prime Retail, Restaurant & Service Spaces



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Working cooperatively with:

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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.



723 – 7,719 SF

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COMPASS Commercial
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10 SUITES AVAILABLE



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 Jewlers, 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 secuirty 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 Jewlers. Other amenities include free Wi-Fi, a fountain and fire pit with bench seating.

SUITE	SIZE	FEATURES
Rates are negotiable. NNN’s estimated at \$7.44/SF/Yr.		
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-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-180	2,040 SF	Next to stair/elevator to second floor. Angle parking in front. Can be combined with VS 170.
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.
Total Available	20,861 SF	

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