



CASCADE VILLAGE
SHOPPING CENTER

RETAIL SPACES FOR LEASE

63455 N. Hwy. 97
Bend, OR 97703

6 SUITES AVAILABLE



Prime Retail, Restaurant & Service Spaces



1,275 – 5,682 SF

Russell Huntamer, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.compasscommercial.com

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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. **New leases signed with Left Coast Burger Company, Open Range and Pretty Moments!**

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 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 Jewlers. Other amenities include free Wi-Fi, a fountain and fire pit with bench 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 by a month-to-month tenant. |
| VS-180 | 2,040 SF | Next to stair/elevator to second floor. Angle parking in front. |
| VS-190 | 4,590 SF | Next to stair/elevator to second floor. Angle parking in front. |
| VS-260 | 2,000-5,682 SF | High visibility/traffic corner location at the entrance to the shopping center. |
| VS-310 | 2,108 SF | Endcap space next to Affordable Care and Sport Clips. Open field parking in front. |

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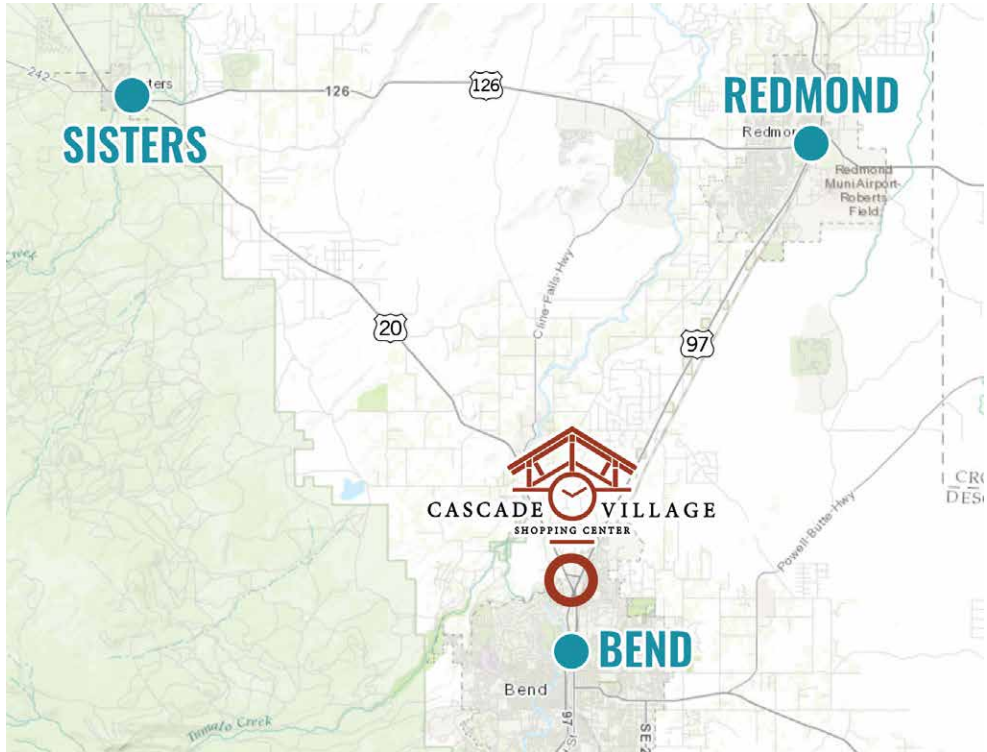


FOR LEASE: RETAIL SPACES

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VS-40



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