

# FREESTANDING RESTAURANT FOR LEASE

**MARQUEE LOCATION IN BEND'S GOLDEN TRIANGLE**

63455 NORTH HIGHWAY 97 | BEND | OREGON | 97703

6,772 SQUARE FOOT BUILDING NEAR MAIN ENTRANCE TO CENTER





# FREESTANDING BUILDING WITH HIGHWAY FRONTAGE

## Building Information |

Address: 63455 North Highway 97, Bend, Oregon 97703

Building Size: Approximately 6,772 square feet

### Parking

- Four dedicated “to go” spaces for tenant’s use
- 500 shared parking spaces located in northeast quadrant of center
- 1,613 total parking spaces located at center

### Access

- Located near signalized intersection and main entrance to center
  - Located 1/2 block from Target, The Home Depot, and Ulta
- Paved walkway with stairs providing connection to public sidewalk
  - Large, covered entrance with park style bench seating

## Shopping Center Information |

Cascade Village is a 367,829 square foot open-air shopping center situated at the gateway to Bend, Oregon at the confluence of Highway 97 (40,800 VPD, 2018) & Highway 20 (22,100 VPD, 2018) at the north end of Bend.

The center is located at the bull’s-eye of the estimated 245,000 person trade area which includes Bend, Redmond, and Sisters. These three markets come together at the confluence of Highways 97 & 20, at this vibrant retail core at the north end of Bend known as the “Golden Triangle” with annual retail sales estimated at \$275 million, making the area the primary retail hub for these markets.

The center differentiates itself with its selection and quality of category-leading anchors, including Trader Joe’s, Best Buy, Ross Dress for Less, Dick’s Sporting Goods, PetSmart, Bed Bath & Beyond, and Cost Plus World Market. The center also features a charming and well-configured collection of buildings with a beautiful village plaza at its core.

Village plaza is Cascade Village’s social gathering place for families and friends, featuring a custom water/fire display, and hosts numerous events throughout the year beneath the center’s iconic stone clock tower.



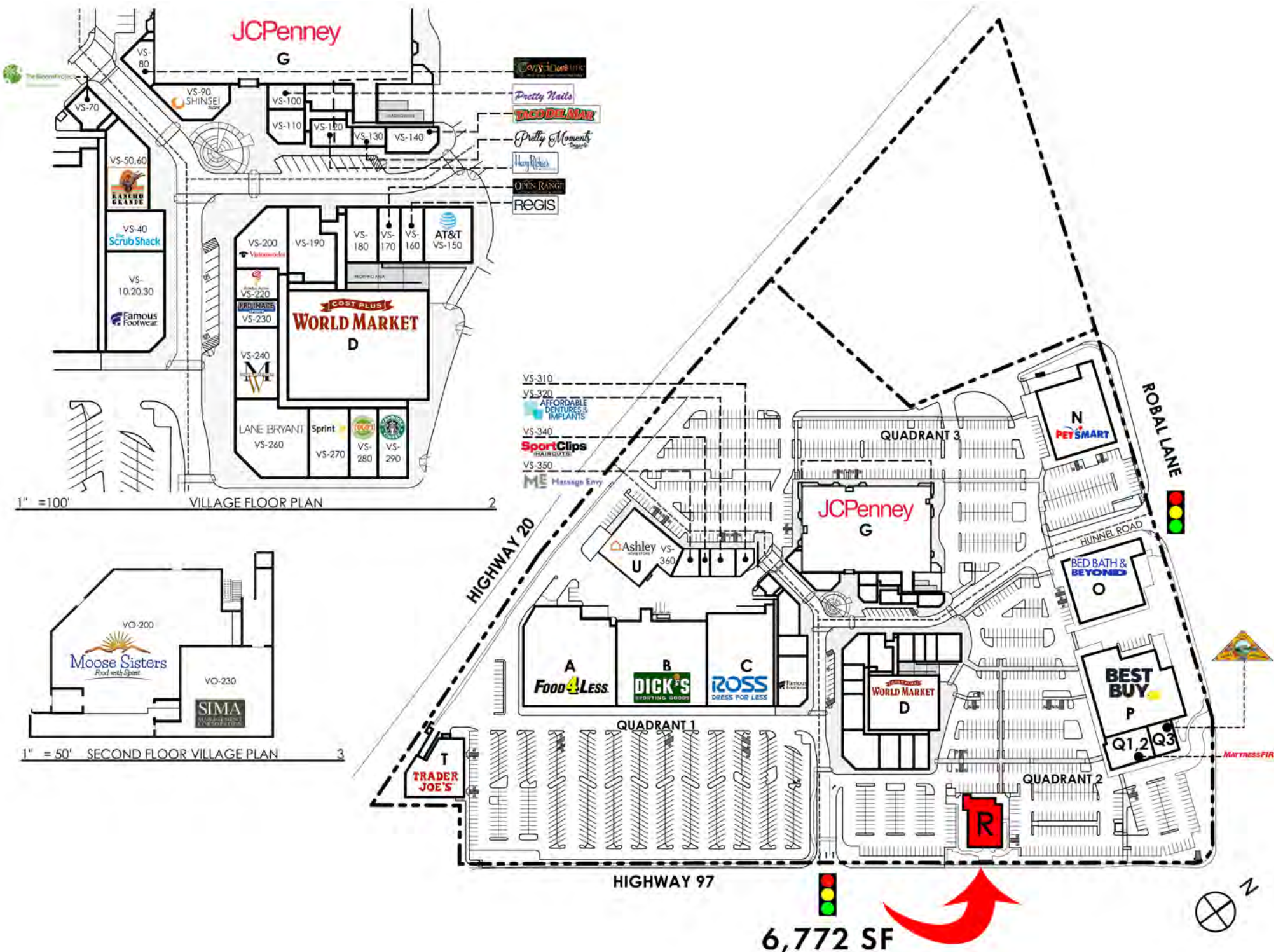
## Center Co-Tenants Include |



## DEMOGRAPHIC PROFILE

DEMOGRAPHICS	5-MILES	10-MILES	20 MIN
2019 POPULATION	82,431	119,020	134,922
2024 PROJECTED POP	91,763	132,128	149,762
PROJ ANN GROWTH ('19-'24)	2.26%	2.20%	2.20%
MEDIAN AGE	39.0	40.6	39.9%
AVG HH INCOME	\$88,690	\$88,372	\$85,028
AVG HOME VALUE	\$397,774	\$404,403	\$388,552
POP W/ BACH DEGREE +	43.76%	42.83%	39.87%
NUMBER OF BUSINESSES	5,511	6,254	7,213
DAYTIME POP: WORKERS	59,410	64,800	75,509

*All information has been obtained from sources deemed to be reliable, but is not guaranteed and should be independently verified by prospective buyer or tenant.*

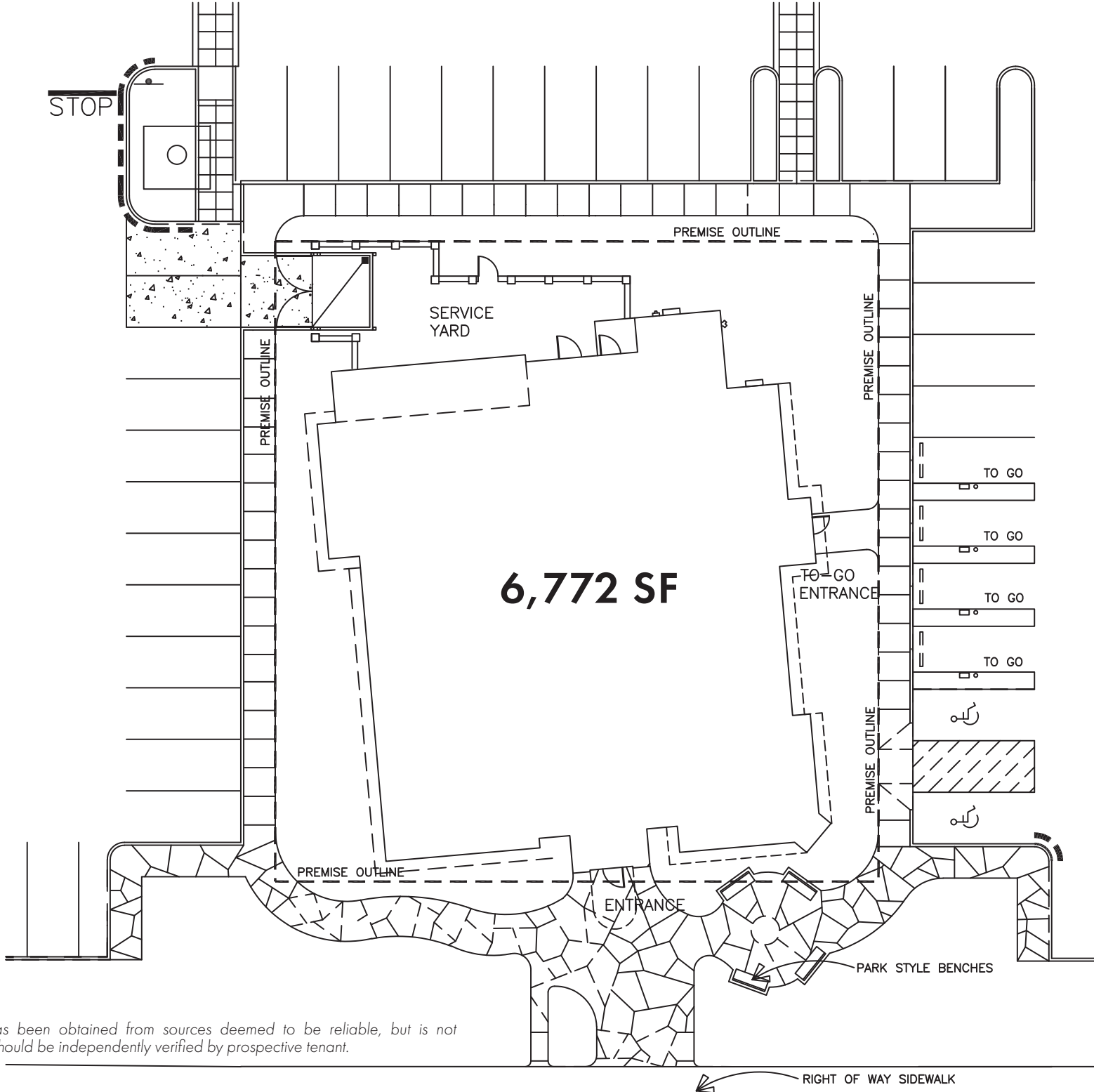


1" = 100' VILLAGE FLOOR PLAN 2



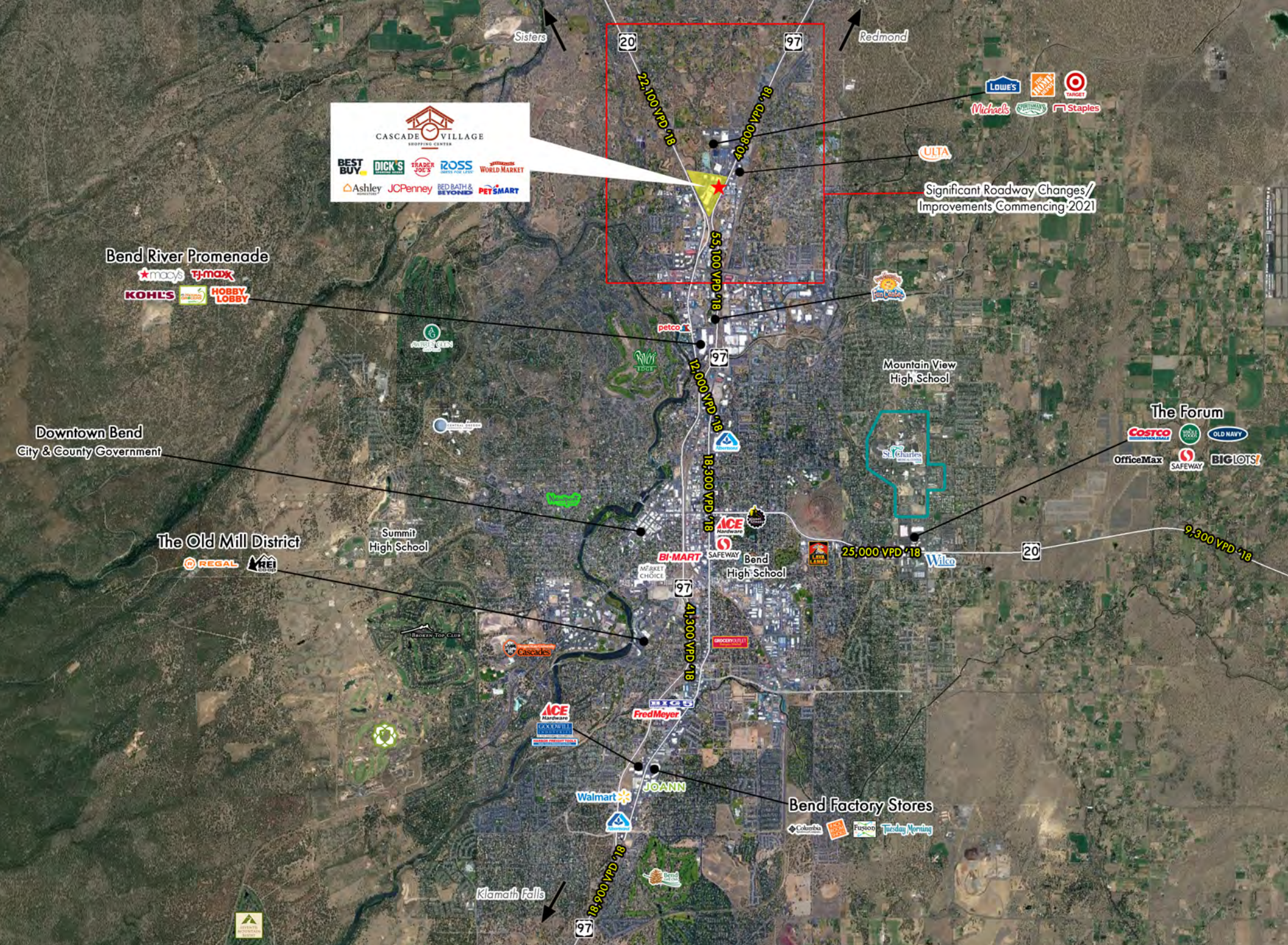
1" = 50' SECOND FLOOR VILLAGE PLAN 3

6,772 SF



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**CASCADE VILLAGE SHOPPING CENTER**

BEST BUY | DICK'S | TRADER JOE'S | ROSS | WORLD MARKET

Ashley | JCPenney | BED BATH & BEYOND | PETSMART

Significant Roadway Changes/  
Improvements Commencing 2021

**Bend River Promenade**

MACYS | TJ-MAXX | KOHL'S | HOBBY LOBBY

**Downtown Bend**  
City & County Government

**The Old Mill District**

REGAL | REI

Summit High School

Mountain View High School

**The Forum**

COSTCO | OFFICEMAX | SAFEWAY | BIG LOTS

Bend High School

**Bend Factory Stores**

COLUMBIA | FUSION | TUESDAY MORNING

Klamath Falls





To Sisters

To Redmond

SPORTSMAN'S WAREHOUSE



Proposed Retail Development anchored by: **Fred Meyer**



US HWY 20  
22,100 VPD  
(OR Dept of Trans 2018)



Robal Rd

Robal Road Village



BLDG R



US HWY 97  
North Corridor  
Realignment Project  
Commencing 2021



Deschutes County Sheriff

US HWY 97  
40,800 VPD  
(OR Dept of Trans 2018)

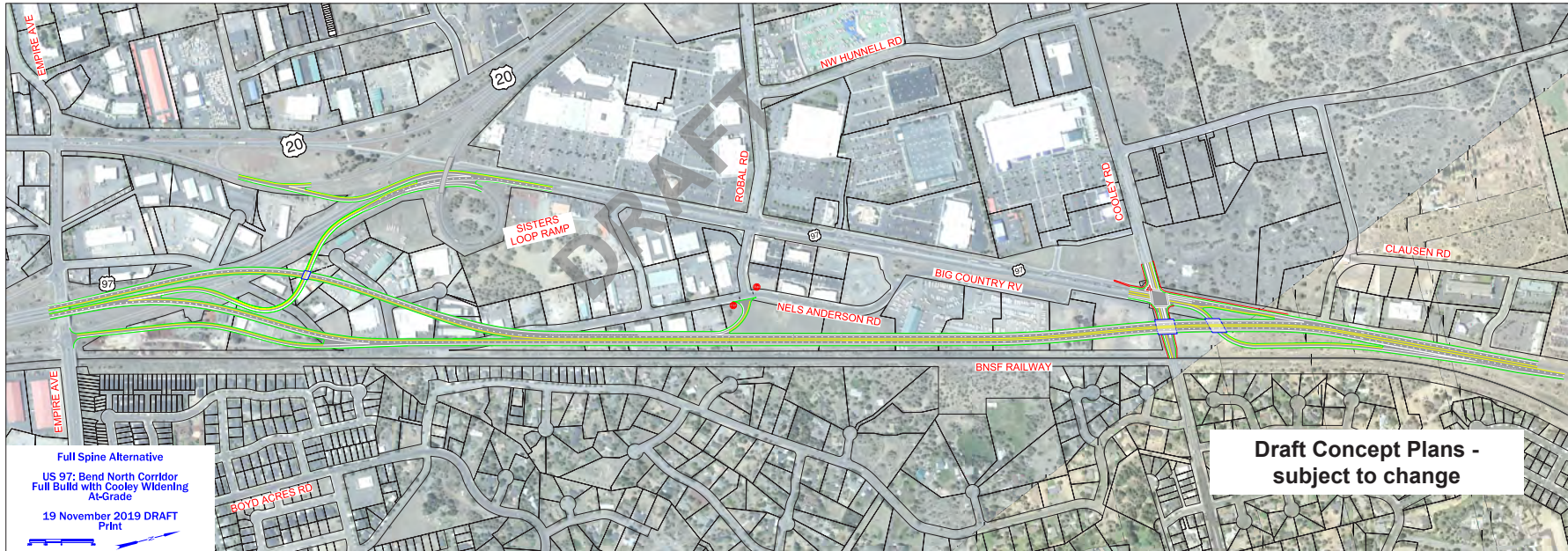


To Bend / Klamath Falls





ODOT has begun right-of-way acquisitions and is expected to award a design-build contract in September 2021



The City of Bend plans to widen US Highway 20 southbound from Cooley Road to Empire Avenue to accommodate expected growth as a part of their 2040 Transportation Plan.





# ABOUT THE AREA: OREGON'S HIGH DESERT



**AMERICA'S BEST PERFORMING SMALL CITY** | *Milken Institute, 2017-2020*

Bend is the county seat of Deschutes County and the seventh largest city in the state. Bend's 2019 population was 91,385, a 72.47% increase since 2000. Deschutes County has higher net migration than any other Oregon county; the "internet age" and ability to work from home are key contributors, as the metro area is 5th in the U.S. for share of those who work from home at 11.5%.

Healthcare has a large employment base in Bend, with St. Charles Medical Center (3,361 employees) and Summit Medical Group (581 employees) comprising the majority of the industry. This helps to serve not only the established retiree population in Bend, but the influx of new residents, who are helping to diversify the economy.

The Bend-Redmond MSA has quickly become the third-largest metro area in the state for hemp production as a result of the 2018 Farm Bill and the region's abundant supply of inexpensive land. This has led to over 2,100 new manufacturing jobs being created over the past year and become a stabilizing force for a rapidly-growing population base.

Bend has been racing to meet the area's growing educational demands. Oregon State University's Cascades Campus, which opened the region's first four-year university in 2016, currently has 1,311 enrolled students and is growing to 3,000-5,000 students, while Central Oregon Community College (COCC) has been steadily increasing its capacity over the past decade and now serves over 4,000 full-time students at its Bend campus. COCC is Bend's fifth largest employer with 954 employees.

## OREGON'S OUTDOOR MECCA | *"Year-Round Sunshine"*

Bend does have the state's highest average number of sunny days, with 158, plus an additional 105 days that are "mostly sunny." The high altitude of 3,600' in Oregon's high desert provides an enviable climate full of clean, crisp air and bright, starry skies that most residents would say can't be beat.

Outdoor enthusiasts are grateful that a few of those days aren't dry, which allows an average of 462" of snow to fall on Mt. Bachelor, Central Oregon's most popular ski resort and Bend's fourth largest employer, featuring 4,300 skiable acres and 101 runs.

The Deschutes River is a built-in outdoor activity for Bend residents, running north through the city, and is popular with fishermen (and women), lazy floaters, and brave white water rafters alike in the hot summer months. Countless additional outdoor activities attract the 4.5 million visitors who travel to Central Oregon annually, contributing \$875 million to the regional economy.



## EXPANDING ACCESS FOR THE FUTURE | *Planes and Automobiles*


The Redmond Airport (RDM), located 15 miles northeast of downtown Bend, is Oregon's fourth busiest airport, serving 999,860 passengers in 2019. The airport was modernized in 2016 and now offers daily direct service to Portland, Seattle, San Francisco, Los Angeles, Denver, Salt Lake City, Las Vegas, and Phoenix via five airlines.

The Oregon Department of Transportation (ODOT) will begin work in 2021 to re-route portions of Highway 97 at the north end of Bend to improve traffic flow and reduce congestion as the population continues to grow. The City also has plans to expand Highway 20 southbound to meet future capacity demands.

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**"A COLLABORATIVE, DIVERSE ECONOMIC MAKE-UP WITH A HIGHLY EDUCATED WORKFORCE PROVIDE AN EXCELLENT PLATFORM FOR LONG-TERM GROWTH"**





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