



**CASCADE VILLAGE**  
SHOPPING CENTER

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

**SUITE VS-180**



**Across from Taco Del Mar and Harry Ritchie's**



**2,040 SF**

**COMPASS**   
Commercial  
*Navigating Your Success* REAL ESTATE SERVICES

**Russell Huntamer, CCIM**  
**Adam Bledsoe, Broker**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702  
541.383.2444 | www.compasscommercial.com

**NB** NEVILLE & BUTLER  
Commercial Real Estate

**Steven Neville, Broker**  
**Natalie Butler, Broker**

900 SW 13th Avenue, Suite 210 | Portland, OR 97205  
503.241.1222 | www.nevillebutler.com



**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 Bend's north end, the Center has exposure to 62,900 cars per day (ODOT 2016) and can be easily accessed by all directions.

### SUITE VS-180

This 2,040 square foot retail space is next to the stairs/elevator to second floor. Can be combined with VS-170. Near Village Plaza, a prime location near the shopping center's custom water/fire feature.

### VILLAGE PLAZA

Village Plaza serves as a social gathering place and is where Cascade Village hosts entertainment events.



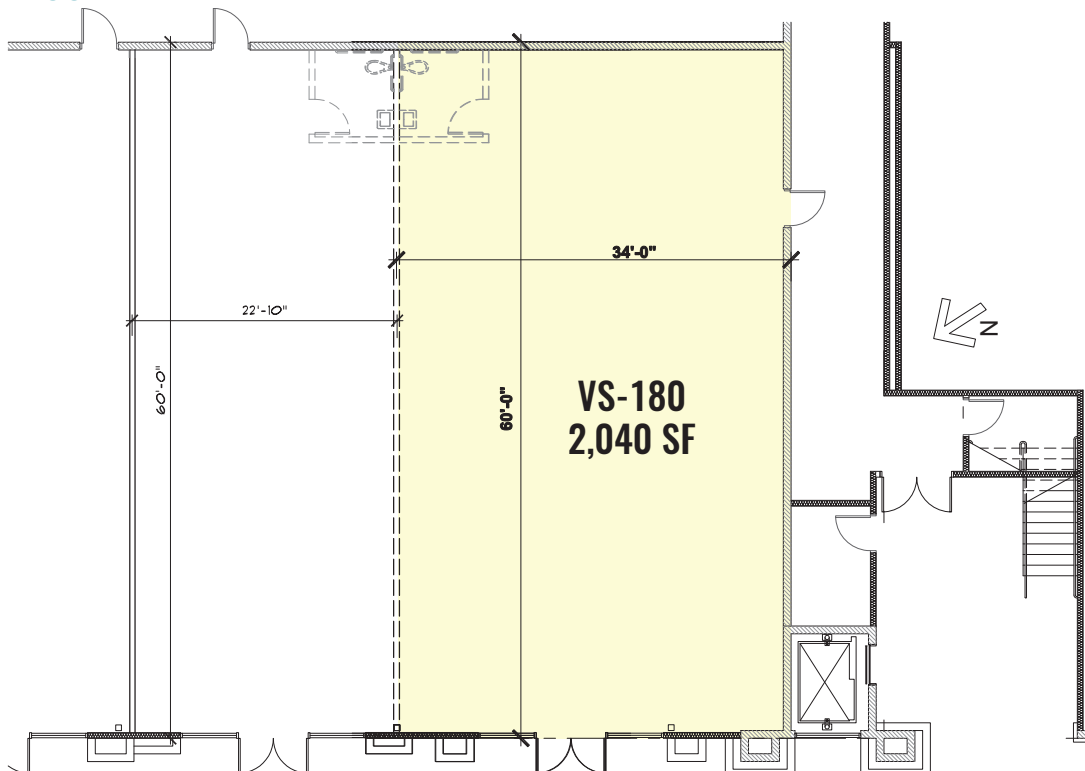
# RETAIL SPACE FOR LEASE

63455 N. Hwy. 97  
Bend, OR 97703

### HIGHLIGHTS

- Located next to Regis Salon and the stairs/elevator to second floor
- Located at one of three entrances to Village Shops and Village Plaza
- Angle parking located in front of space
- BendBroadband and gas services available
- ±13' open structure or ±10' clear height ceiling
- 250 amp electrical service
- NNN's estimated at \$8.22/SF/Yr.

### FLOOR PLAN



For More Information  
Please Contact:

**COMPASS** Commercial  
REAL ESTATE SERVICES

**541.383.2444**

**Russell Huntamer, CCIM**  
rh@compasscommercial.com

**Adam Bledsoe, Broker**  
abledsoe@compasscommercial.com

**NB** NEVILLE & BUTLER  
Commercial Real Estate

**503.241.1222**

**Steven Neville, Broker**  
steve@nevillebutler.com

**Natalie Butler, Broker**  
natalie@nevillebutler.com

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.