



**CASCADE VILLAGE**  
SHOPPING CENTER

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

**SUITE VS-40**



**Between El Rancho Grande & Famous Footwear**



**2,614 SF**

**COMPASS**  **Commercial**  
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**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-40

This 2,614 square foot retail space has a breathtaking façade featuring Cascade Village's iconic stone clock tower. The space is located on Village Plaza, a prime location near the shopping center's custom water/fire feature.

### VILLAGE PLAZA

Village Plaza serves as the social gathering place for families and friends and is where Cascade Village hosts several entertainment events.



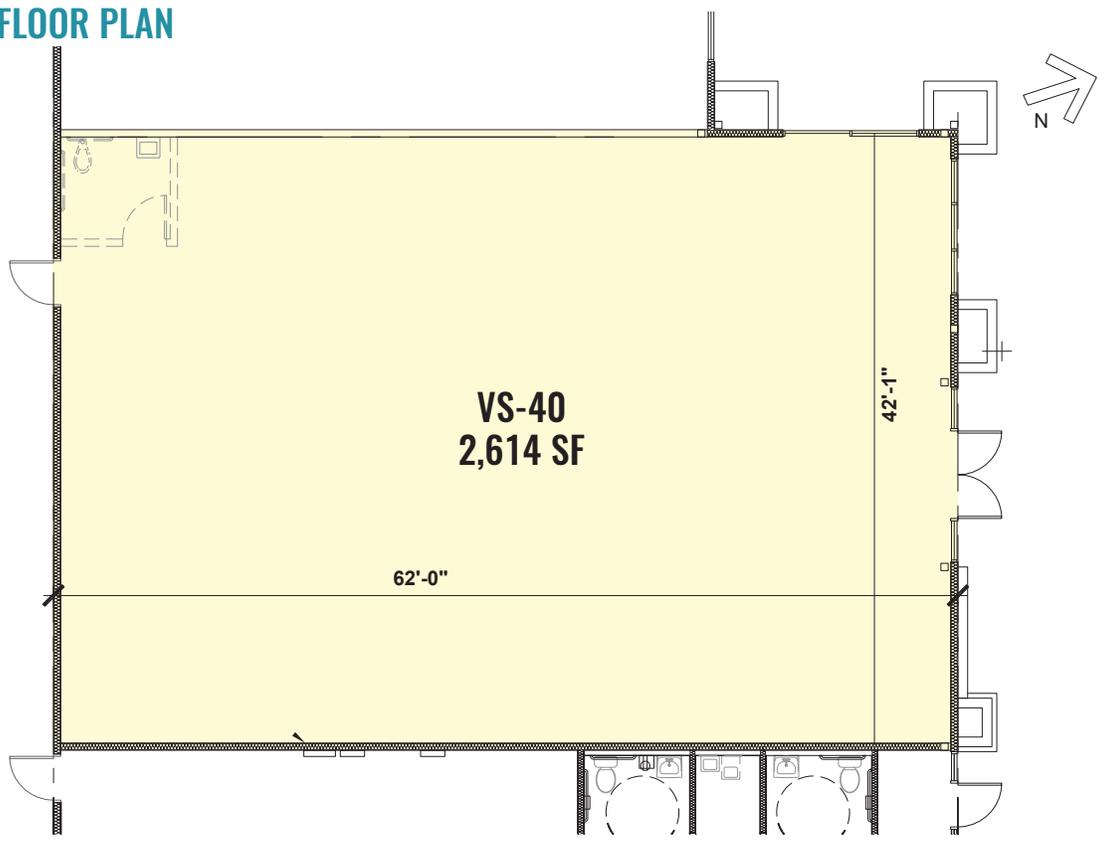
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### VS-40 HIGHLIGHTS

- Cherry/mahogany hardwood floors
- Track lighting
- One ADA compliant unisex bathroom
- Located between El Rancho Grande and Famous Footwear
- Angle parking in front of space
- Open field parking nearby
- ±13' open structure or ±10' clear height ceiling
- 225 amp electrical service
- NNN's estimated at \$8.22/SF/Yr.

### FLOOR PLAN



For More Information  
Please Contact:

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