

# FREESTANDING RESTAURANT BUILDING FOR LEASE



## CASCADE VILLAGE SHOPPING CENTER

63455 NORTH HIGHWAY 97 | BEND | OREGON | 97703

6,772 SQUARE FOOT BUILDING NEAR MAIN ENTRANCE TO CENTER

### Center Co-Tenants Include



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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.

MARQUEE LOCATION IN BEND'S GOLDEN TRIANGLE



# FREESTANDING BUILDING WITH HIGHWAY FRONTAGE

## Building Information |

Address: 63455 North Highway 97, Bend, Oregon 97703

Building Size: Approximately 6,772 square feet

### Parking

- 500 shared parking spaces located in northeast quadrant of center
- 1,612 total parking spaces located at center (4.38:1,000)

### Access & Positioning

- Prominent position with high visibility to Highway 97
- 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



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# Shopping Center Information

Cascade Village is a 367,856 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, Ashley HomeStore, 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.

The 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.

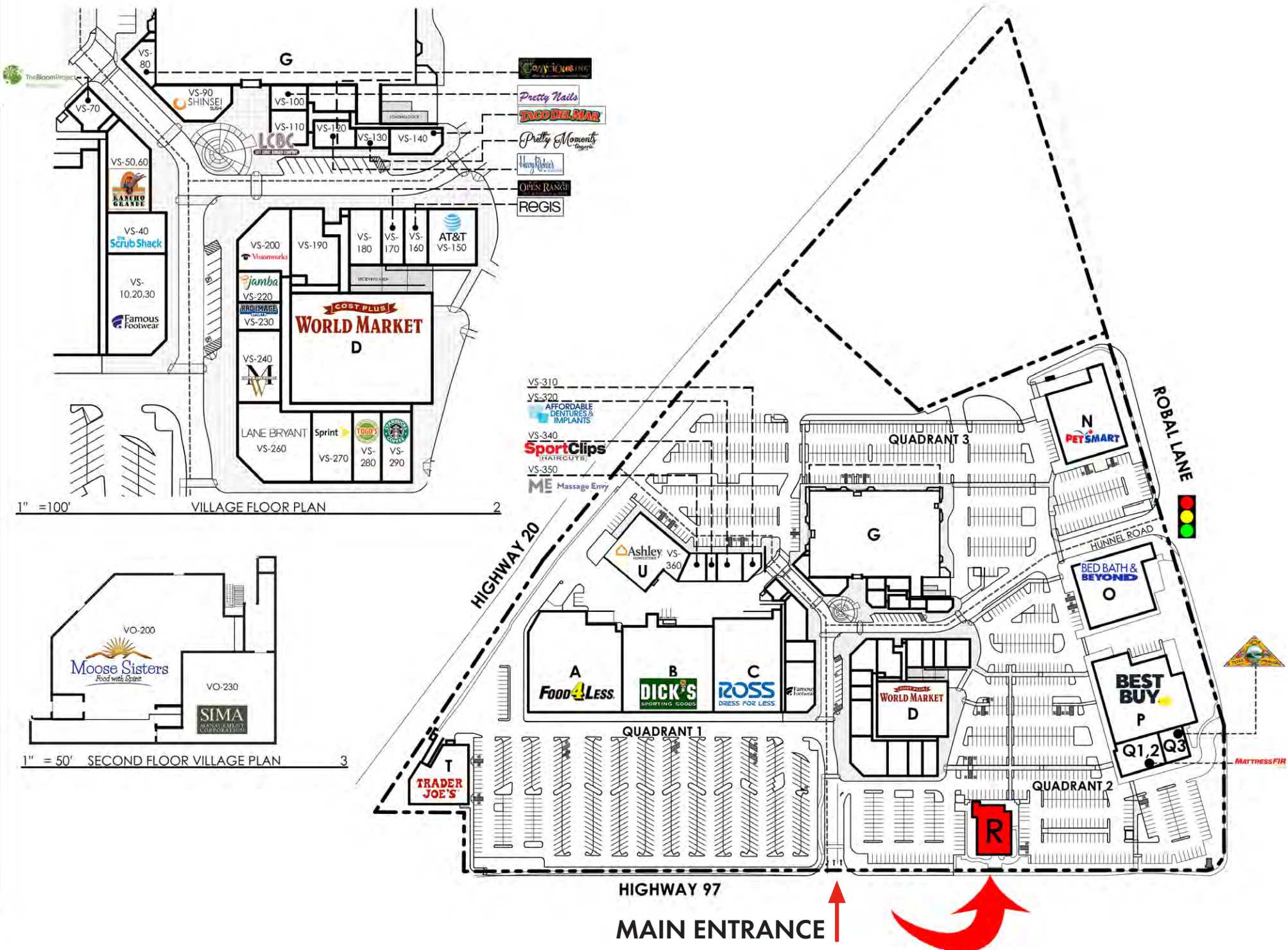


## DEMOGRAPHIC PROFILE

DEMOGRAPHICS	5-MILES	10-MILES	20 MIN
2020 POPULATION	83,667	120,520	140,816
2025 PROJECTED POP	92,969	133,313	155,591
PROJ ANN GROWTH ('20-25)	2.22%	2.12%	2.10%
MEDIAN AGE	39.3	40.8	40.0
AVG HH INCOME	\$103,030	\$103,861	\$97,665
AVG HOME VALUE	\$446,633	\$447,492	\$425,533
POP W/ BACH DEGREE +	44.70%	43.20%	39.66%
NUMBER OF BUSINESSES	5,419	6,131	7,170
DAYTIME POP: WORKERS	50,295	60,855	69,721

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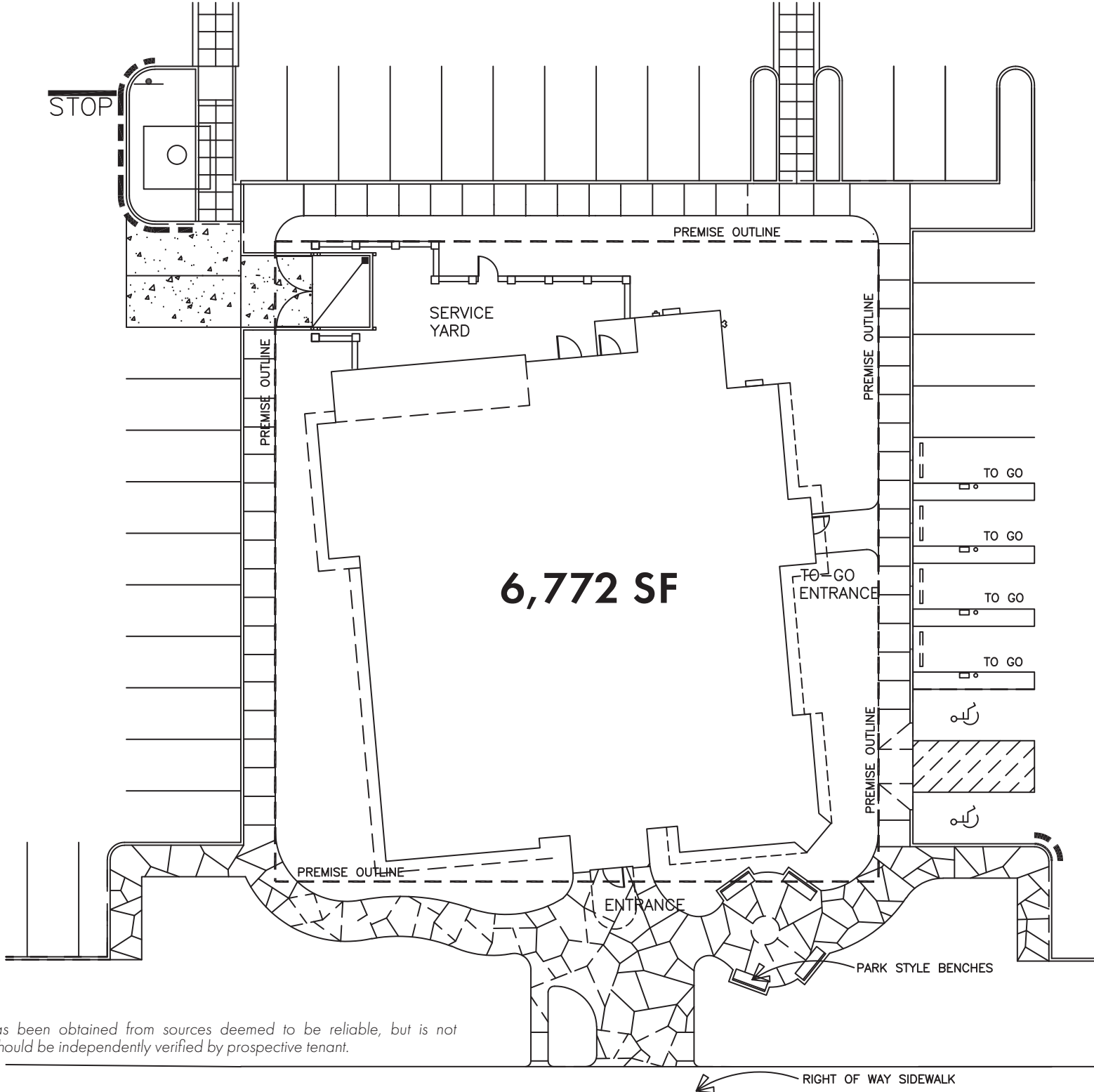


1" = 100' VILLAGE FLOOR PLAN 2



1" = 50' SECOND FLOOR VILLAGE PLAN 3

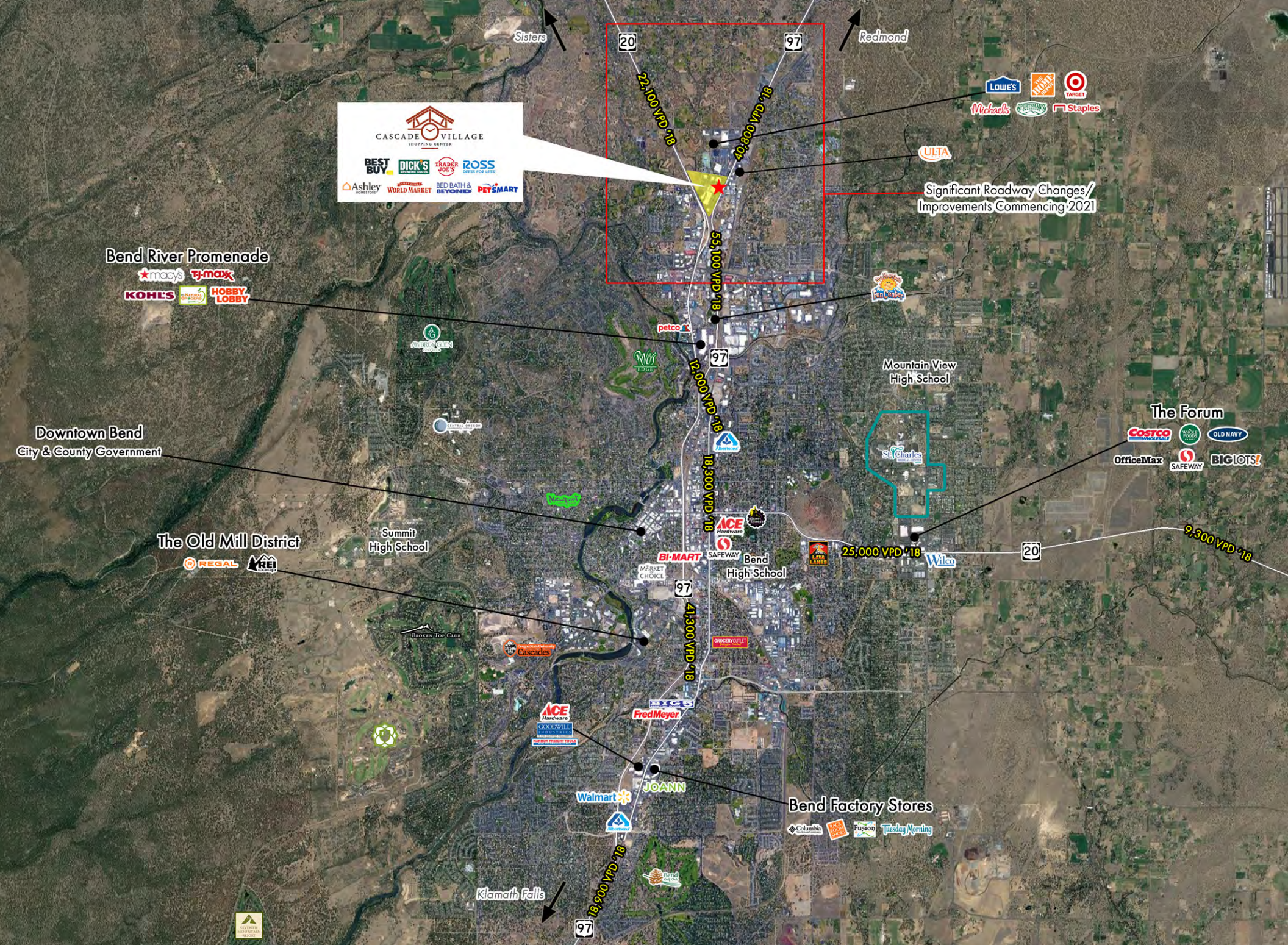
HIGHWAY 97  
 MAIN ENTRANCE ↑



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**CASCADE VILLAGE SHOPPING CENTER**

**BEST BUY** **DICK'S** **TRADER JOE'S** **ROSS**

**Ashley** **WORLD MARKET** **BED BATH & BEYOND** **PETSMART**

Significant Roadway Changes/  
Improvements Commencing 2021

**Bend River Promenade**

**macy's** **TJ-maxx**

**KOHL'S** **WALMART** **HOBBY LOBBY**

**Downtown Bend**  
City & County Government

**The Old Mill District**

**REGAL** **ACE**

Summit High School

Mountain View High School

**The Forum**

**Costco** **WALMART** **OLD NAVY**

**OfficeMax** **SAFeway** **BIG LOTS!**

Bend High School

**Bend Factory Stores**

**Columbia** **WALMART** **Fusion** **Tuesday Morning**

Klamath Falls



To Sisters

To Redmond

97

Cost Less Carpet

Tires LES SCHWAB

THE HOME DEPOT

LOWE'S Home Improvement Warehouse

QUALITY INN

Handy Pro EXPRESS & SERVICE

STANDARD TV & APPLIANCE

Cooley Rd

Proposed Retail Development anchored by:

Fred Meyer

COSTCO WHOLESALE

Michaels

Staples

Olive Garden ITALIAN KITCHEN

ROCKER BARREL Old Country Store

Chick-fil &

Robal Road Village

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

Robal Rd

BLDG R

ULTA BEAUTY

BEST BUY

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

COST PLUS WORLD MARKET

ROSS DRESS FOR LESS

DICK'S SPORTING GOODS

FOOD 4 LESS

TARGET

SPORTSMAN'S WAREHOUSE

PETSMART

BED BATH & BEYOND

CASCADE VILLAGE SHOPPING CENTER



Deschutes County Sheriff

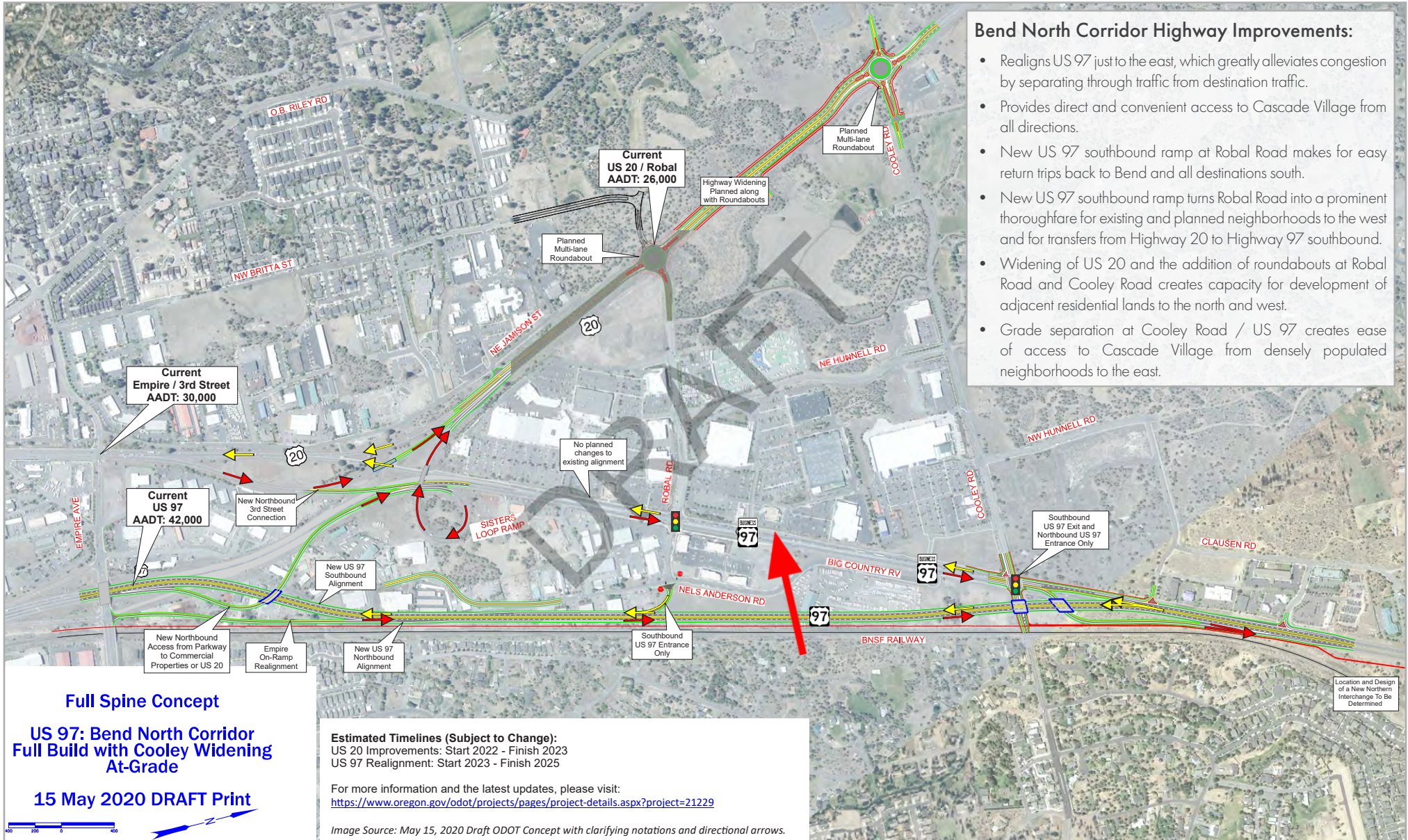
To Bend / Klamath Falls

Ashley HOMESTORE

TRADER JOE'S



ODOT has begun right-of-way acquisitions and is expected to begin construction on Highway 97 improvements in 2023 with completion in 2025.



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# 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 2020 population is 96,093, an 81.35% 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 2023 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 beginning in 2022.

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



For More Information Please Contact:



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