

RETAIL SPACE AVAILABLE

CASCADE VILLAGE SHOPPING CENTER



6,772 SF FREESTANDING RESTAURANT BLDG, PRIMARY ANCHOR SPACE + 2,040–5,682 SF OF ADD'L SHOP SPACE AVAILABLE



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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.

LOCATED AT BULL'S-EYE OF BOOMING CENTRAL OREGON TRADE AREA

CENTRAL OREGON OPEN-AIR SHOPPING DESTINATION

Center Highlights |

Address: 63455 North Highway 97, Bend, Oregon 97703

Parking

- 1,612 shared parking spaces (4.38:1,000)

Access & Location

- Prominently positioned at the intersection of Highway 97 & Highway 20
- Signalized access from Highway 97 & Robal Road
 - Signalized access from Highway 20 to Robal Road

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.



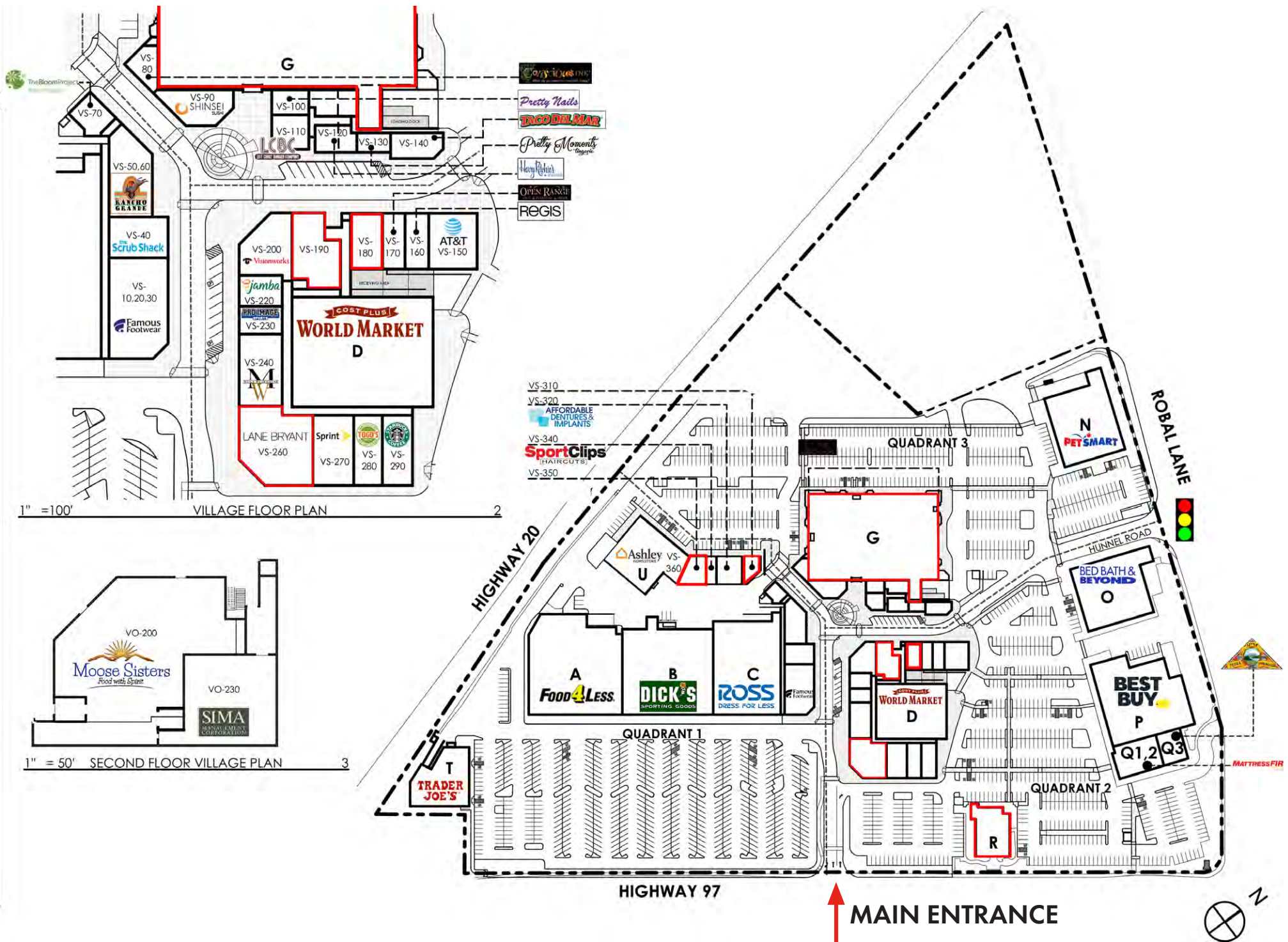
Center Co-Tenants Include |



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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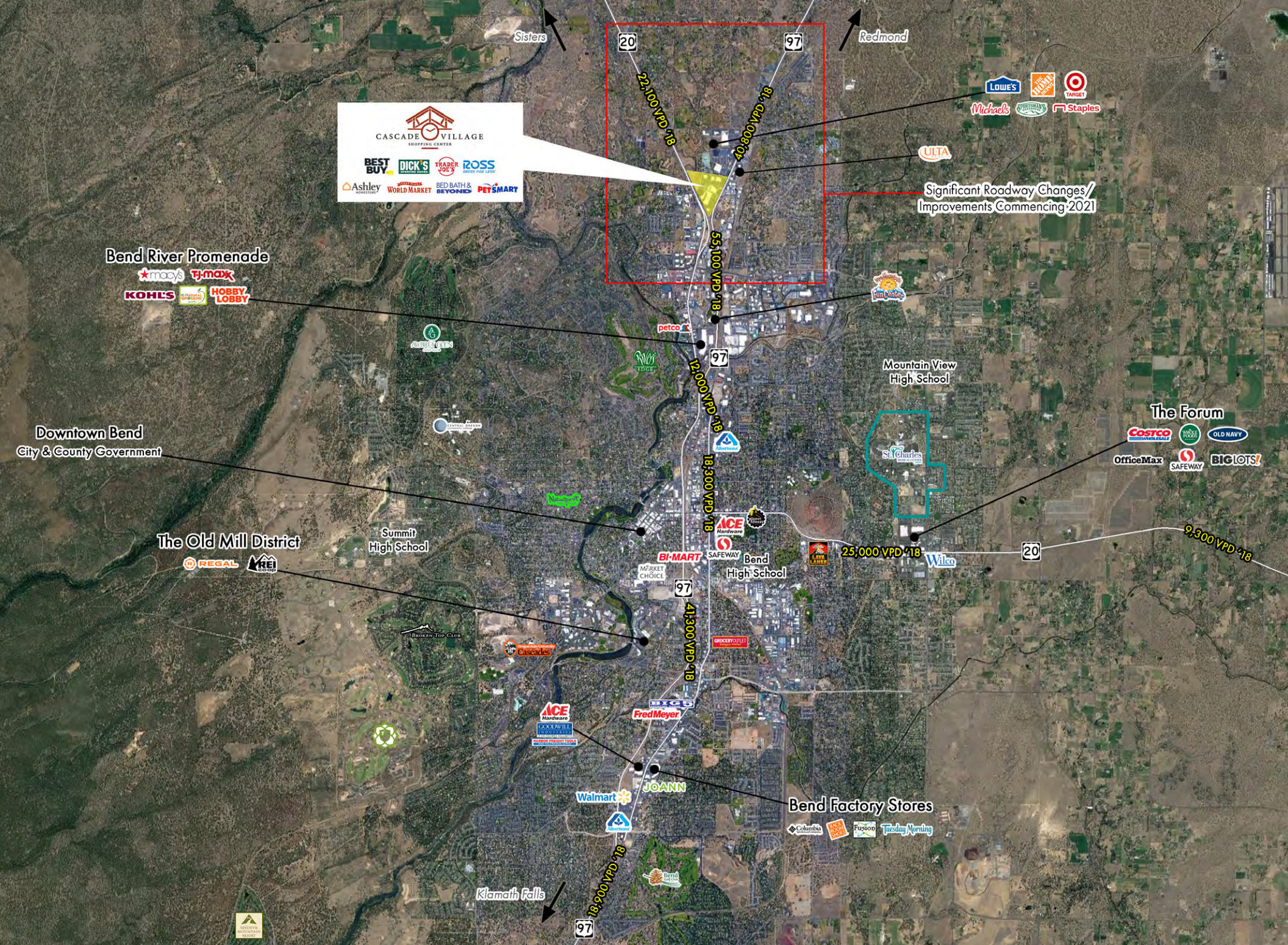


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PRIME RETAIL SPACE AVAILABLE FOR LEASE

SUITE	SQUARE FOOTAGE	DESCRIPTION	SPECIAL FEATURES
Bldg G	51,257 SF	Primary Anchor Space located on west side of center in freestanding building	<ul style="list-style-type: none"> • Visibility to Highway 20 • Open field parking on 3 sides • Entrance to Village Plaza on east side
Bldg R	6,772 SF	Freestanding Full-Service Restaurant Building	<ul style="list-style-type: none"> • High Visibility with Highway 97 Frontage
VS-180	2,040 SF	Inline shop space located next to the elevator to Guest Services & Moose Sisters	<ul style="list-style-type: none"> • 250-Amp Electrical Service • Gas Service
VS-190	4,590 SF	Inline shop space located just off of Village Square	<ul style="list-style-type: none"> • 200-Amp Electrical Service • Gas Service
VS-260	5,682 SF	Prominent corner-entry space along main drive-aisle in center	<ul style="list-style-type: none"> • 200-Amp Electrical Service • Gas Service • Space is divisible to 2,000 SF
VS-310	2,108 SF	End cap with patio located at one of the entrances to the Village Shops	<ul style="list-style-type: none"> • Up-Front Parking • 200-Amp Electrical Service • Gas Service
VS-350	3,014 SF	Inline shop space adjacent to Ashley HomeStore on west side of center	<ul style="list-style-type: none"> • Excellent Visibility to Highway 20 • 200-Amp Electrical Service

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CASCADE VILLAGE
SHOPPING CENTER

BEST BUY **DICK'S** **TRADER JOE'S** **ROSS**
Ashley **WORLD MARKET** **RED BATH & BEYOND** **PETSMART**

LOWE'S **Home Depot** **TARGET**
Michaels **Staples**

Significant Roadway Changes/
Improvements Commencing 2021

Bend River Promenade

macy's **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 **WALMART** **OLD NAVY**
OfficeMax **SAFeway** **BIG LOTS**

Bend Factory Stores

Columbia **JOANN** **Fusion** **Tuesday Morning**



To Sisters

To Redmond

97

Cost Less Carpet

Tires LES SCHWAB

THE HOME DEPOT

LOWE'S

QUALITY INN

H Holiday Inn Express & Suites

STANDARD TV & APPLIANCE

Cooley Rd

Proposed Retail Development anchored by:

Fred Meyer

COSTCO WHOLESALE

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

Robal Rd

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

97

20

Deschutes County Sheriff

To Bend / Klamath Falls

Michaels

Staples

Olive Garden

Rocky Mountain Old Country Store

Chick-fil-A

Robal Road Village

CHIPOTLE

ULTA

BEST BUY

WORLD MARKET

ROSS DRESS FOR LESS

DICK'S SPORTING GOODS

Food 4 Less

TRADER JOE'S

Ashley HOMESTORE

CASCADE VILLAGE SHOPPING CENTER

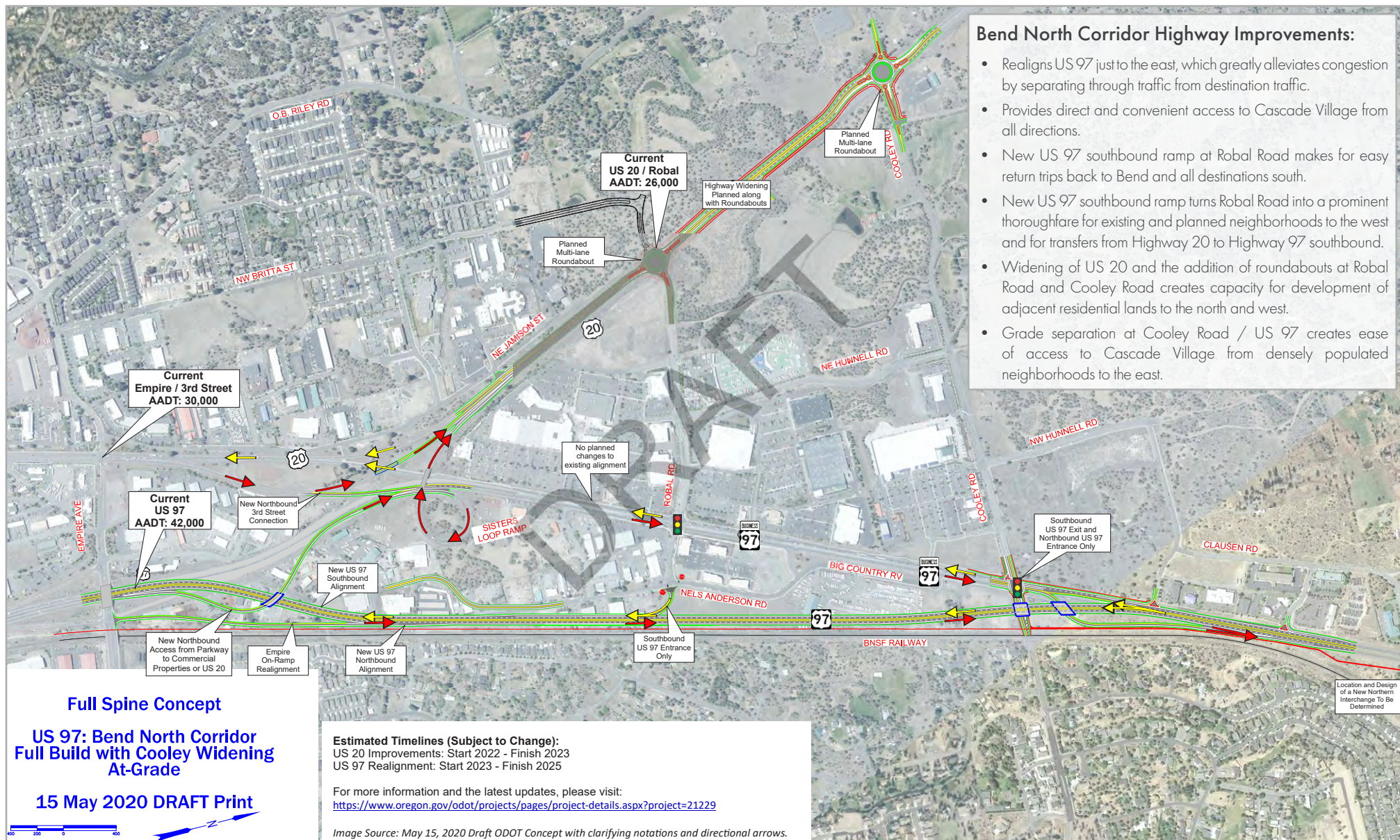
PETSMART

BED BATH & BEYOND

TARGET

SPORTSMAN'S WAREHOUSE

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"



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