

# ANCHOR SPACE AVAILABLE

## CASCADE VILLAGE SHOPPING CENTER

63455 NORTH HIGHWAY 97 | BEND | OREGON | 97703



51,257 SQUARE FOOT FREESTANDING BUILDING

### Center Co-Tenants Include |



**NB** NEVILLE & BUTLER  
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Natalie Butler  
natalie@nevillebutler.com

*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.*

**PRIMARY ENTRANCE ONTO AN ABUNDANCE OF PARKING**

# ANCHOR BUILDING WITH ENTRANCE ONTO VILLAGE PLAZA

## Building Information |

**Address:** 63455 North Highway 97, Building G  
Bend, Oregon 97703

### Building Size:

- Approximately 51,257 square feet
- Building is divisible

### Parking

- Open field parking on three sides: north, west, and south entrances
- 556 total parking spaces in the west quadrant of center
- 1,612 total parking spaces located at center (4.38:1000)

### Access & Positioning

- Primary Anchor with visibility to Highway 20
- Direct access to Village Plaza from east side of building
- Easy access from both Highways 97 & 20 from signalized intersections at Robal Road
  - Additional access occurs from Highway 97 on east side of center
  - Roadway Improvements to Highway 97 expected to commence in 2023

### Shared Loading

- Two-bay back-in loading dock located at north end of building



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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.

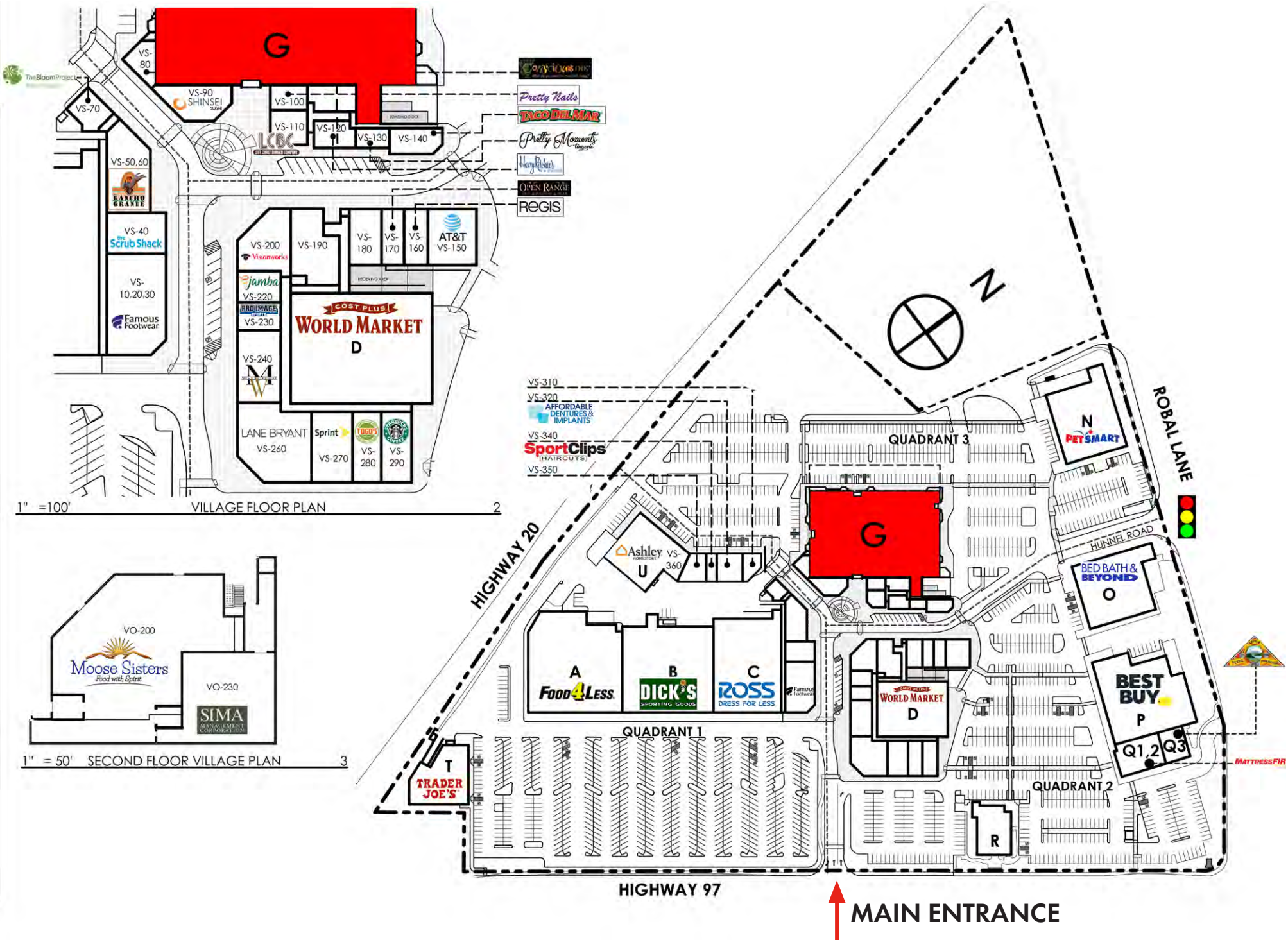
The Village Plaza is Cascade Village's social gathering place for families and friends, featuring a custom water/fire display, and hosts numerous events throughout the year beneath the center's iconic stone clock tower.



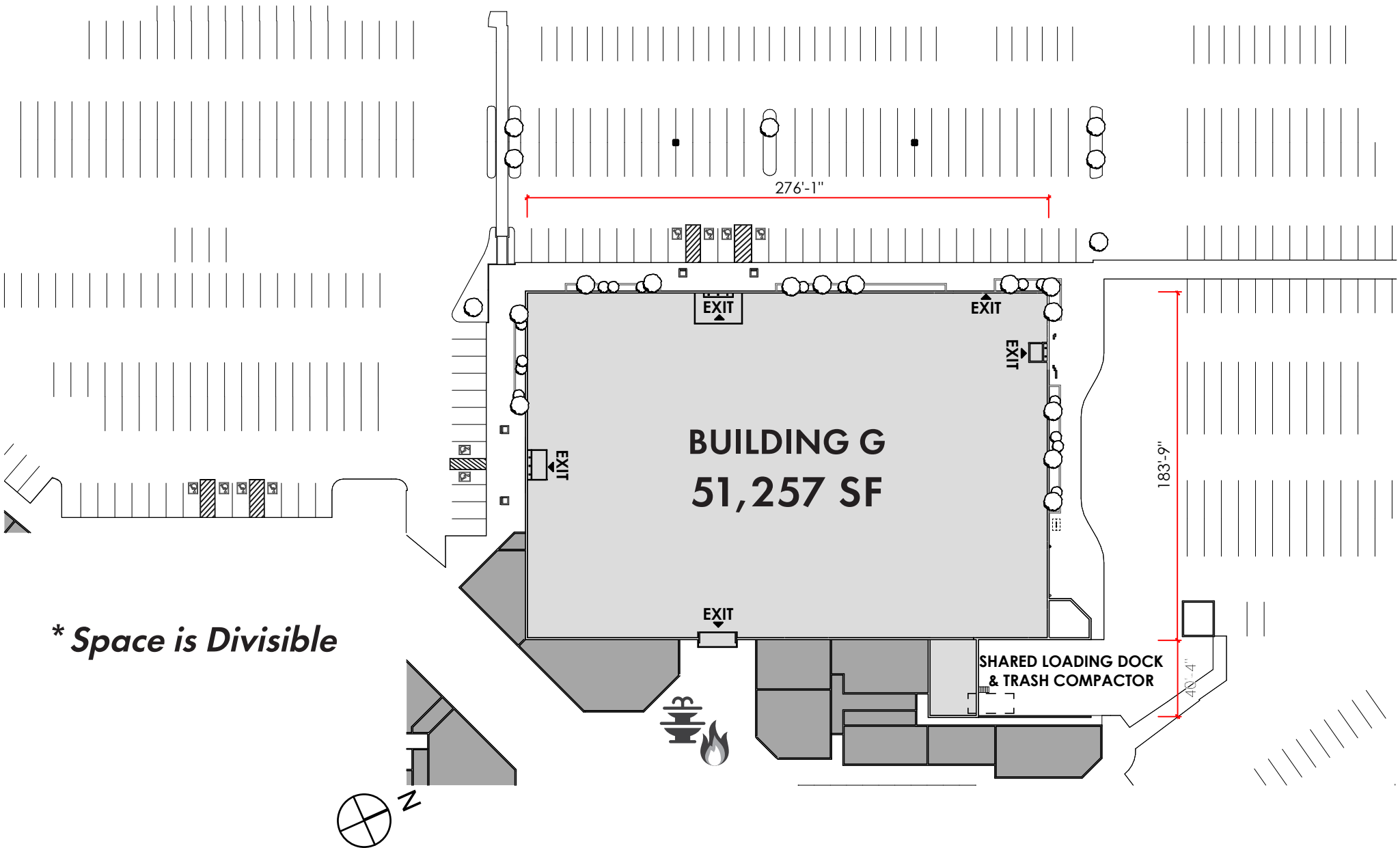
## DEMOGRAPHIC PROFILE

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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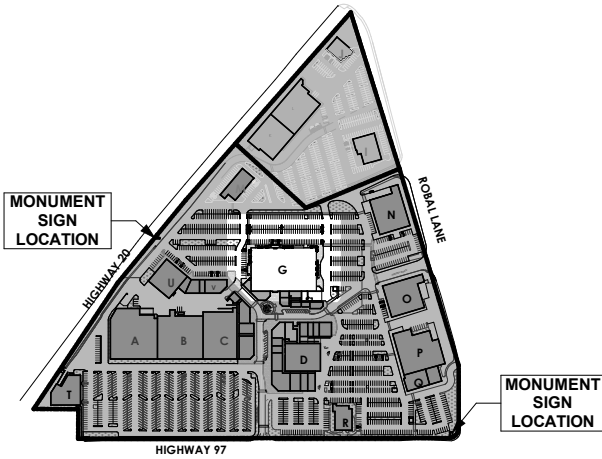


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*\* Space is Divisible*

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### KEY PLAN

SCALE: 1" = 500'

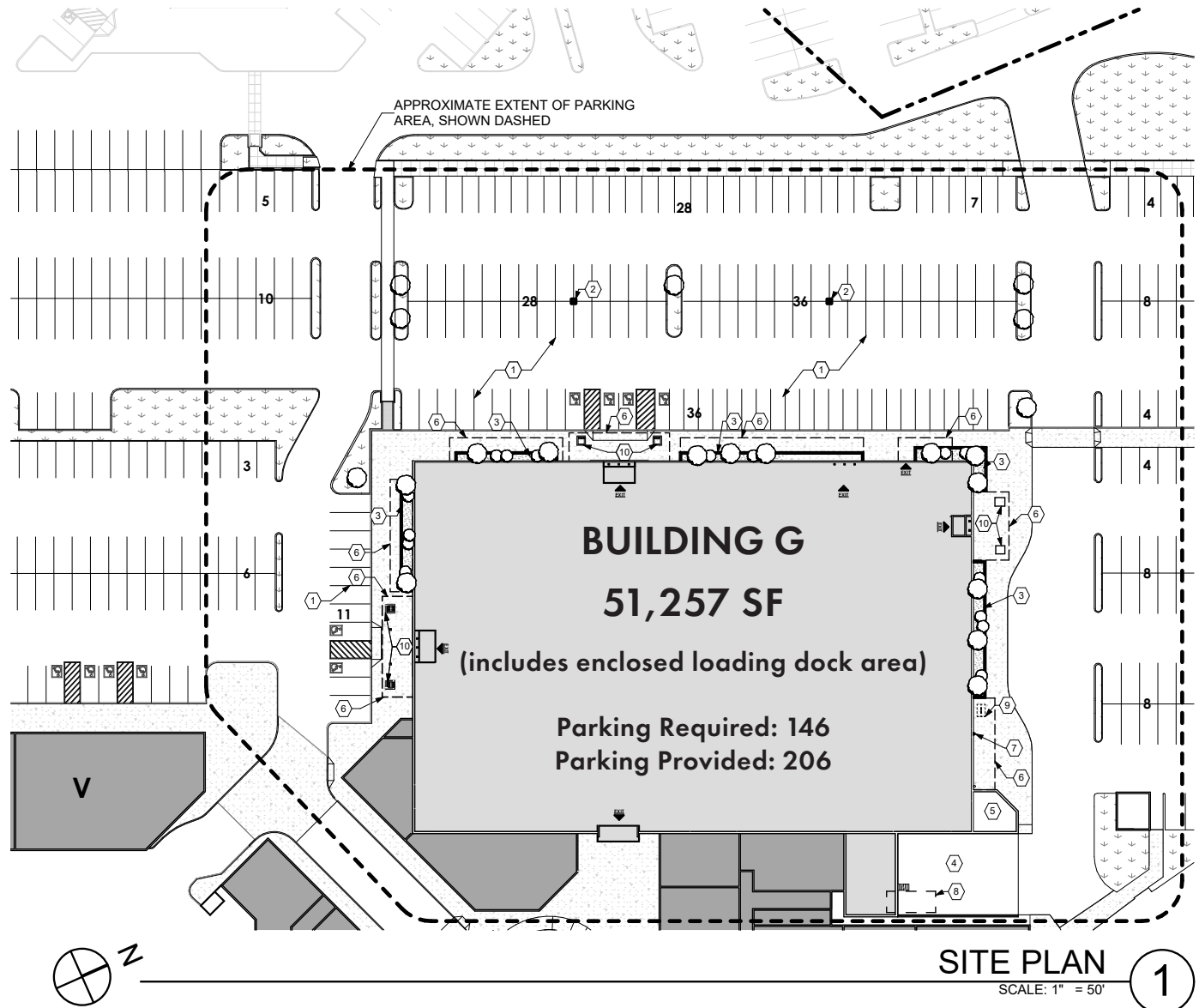
2

#### SITE PLAN KEYNOTES

1. EXISTING PARKING TO REMAIN
2. EXISTING SITE LIGHTING TO REMAIN
3. NEW LANDSCAPE BEDS TO REPLACE EXISTING
4. EXISTING LOADING DOCK AND TRUCK RAMP TO REMAIN
5. EXISTING SERVICE PANEL LOCATION TO REMAIN
6. NEW CANOPY AND ENTRY STRUCTURES, WITH DOWN LIGHTING
7. EXISTING AUTOMATIC FIRESPRINKLER AND STANDPIPE TO REMAIN
8. EXISTING COMPACTOR TO REMAIN
9. EXISTING BIKE PARKING TO REMAIN, TO BE COVERED BY NEW CANOPY
10. NEW STONE COLUMN

#### NOTES:

-SQUARE FOOTAGE BASED ON BOMA EXTERIOR GROSS AREA STANDARD, EXACT SQUARE FOOTAGE TO BE CONFIRMED UPON FURTHER INVESTIGATION  
 -CLEAR CEILING HEIGHT ~15'-0" TO 16'-0", SUBJECT TO FUTURE INVESTIGATION

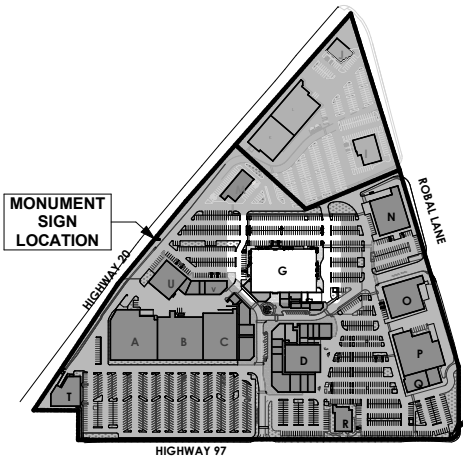


### SITE PLAN

SCALE: 1" = 50'

1

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SCALE: 1" = 500'

2

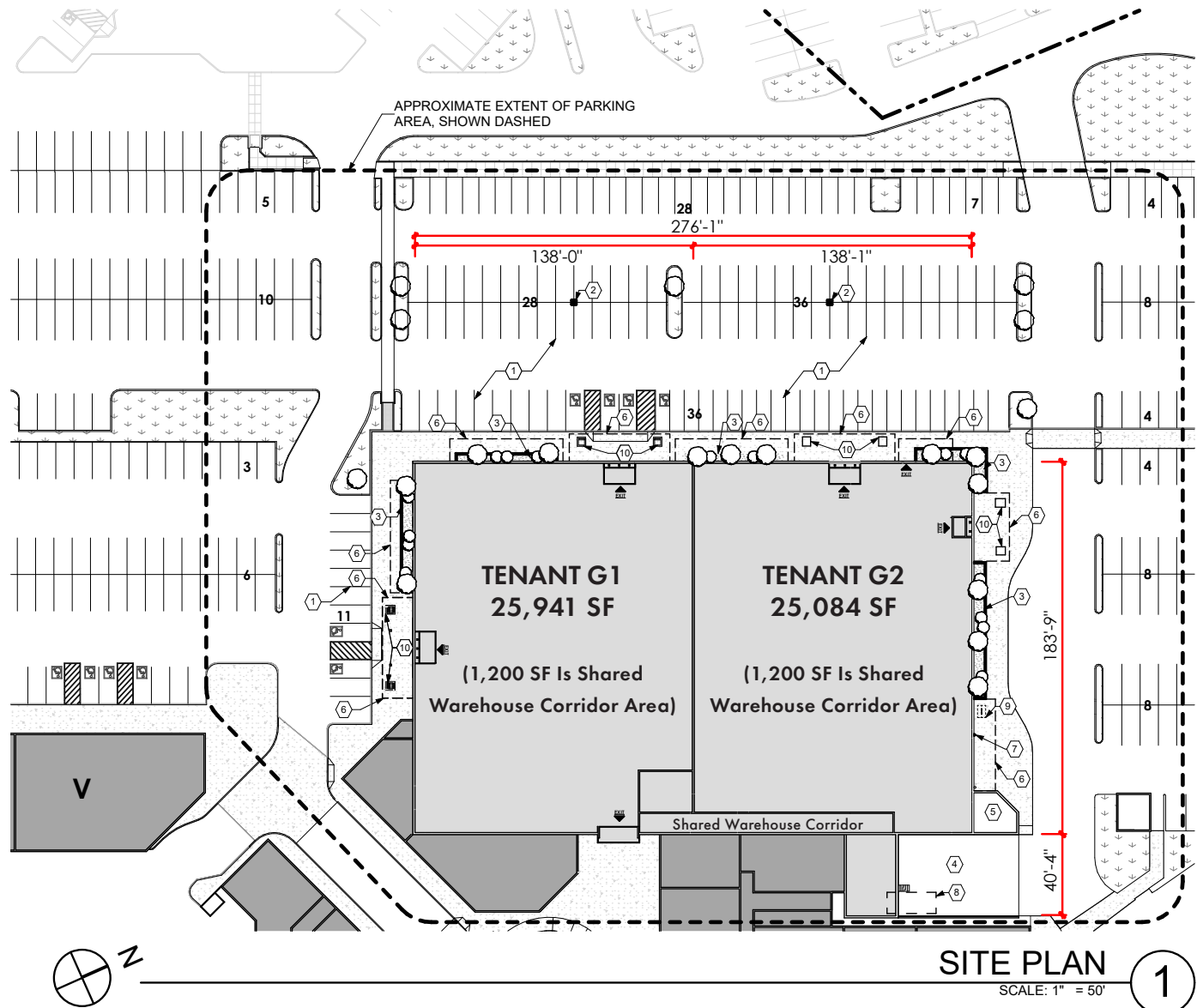
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#### NOTES:

-COMMON ACCESS LOADING DOCK TO HAVE NEW CORRIDOR TO G1

-PARKING REQUIRED: 146  
-PARKING PROVIDED: 206

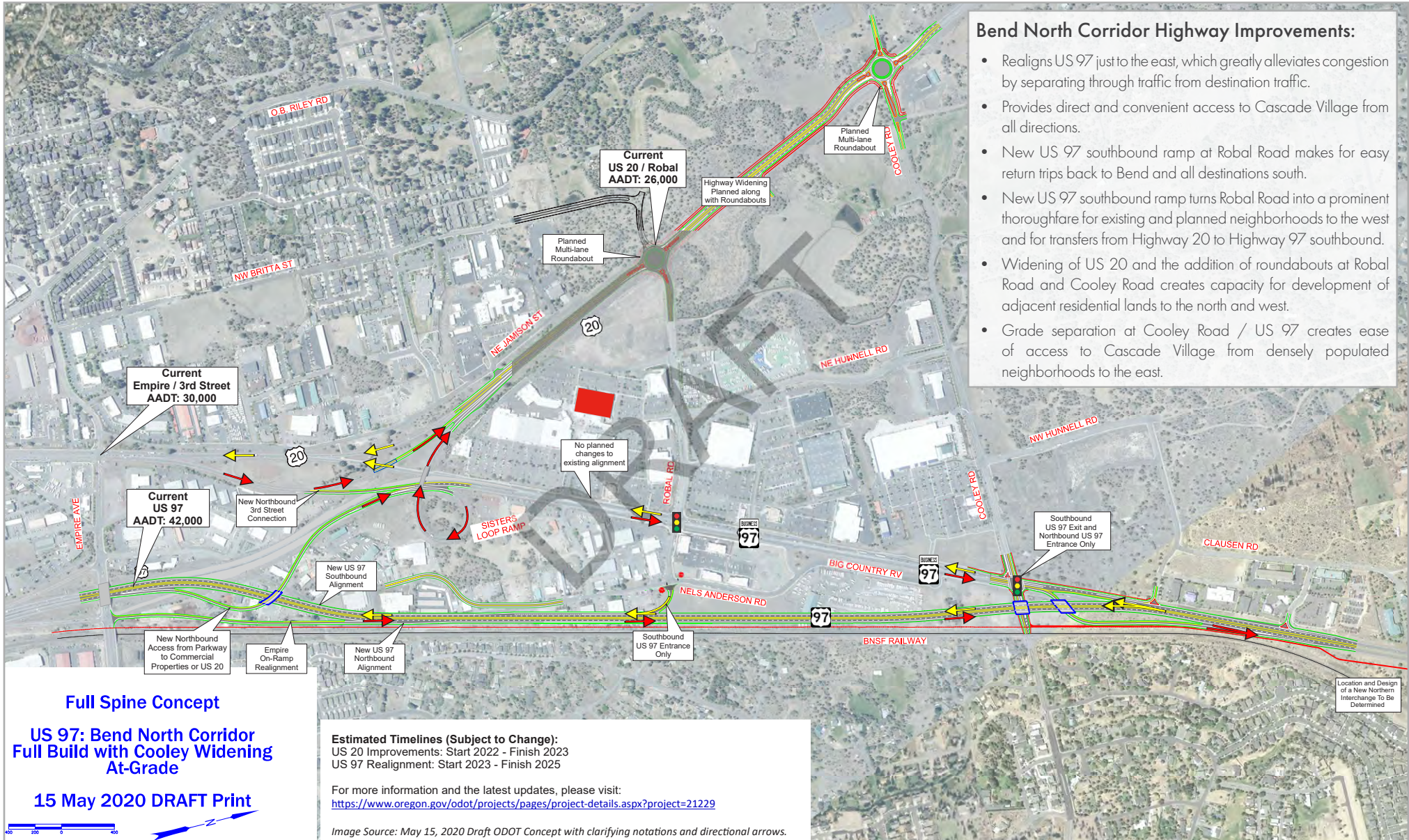


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ODOT has begun right-of-way acquisitions and is expected to begin construction on Highway 97 improvements in 2023 with completion in 2025.



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To Sisters

To Redmond

97

Cost Less Carpet

Tires LES SCHWAB

THE HOME DEPOT

LOWE'S

QUALITY INN

H Holiday Inn Express

STANDARD TV & APPLIANCE

Cooley Rd

Proposed Retail Development anchored by:

Fred Meyer

COSTCO WHOLESALE

Michaels

Staples

Olive Garden ITALIAN KITCHEN

CRACKER BARREL Old Country Store

Chick-fil-A

Robal Road Village

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

Robal Rd

97

CHIPOTLE MEXICAN

ULTA

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

97

TRADER JOE'S

Ashley HOMESTORE

Deschutes County Sheriff

To Bend / Klamath Falls





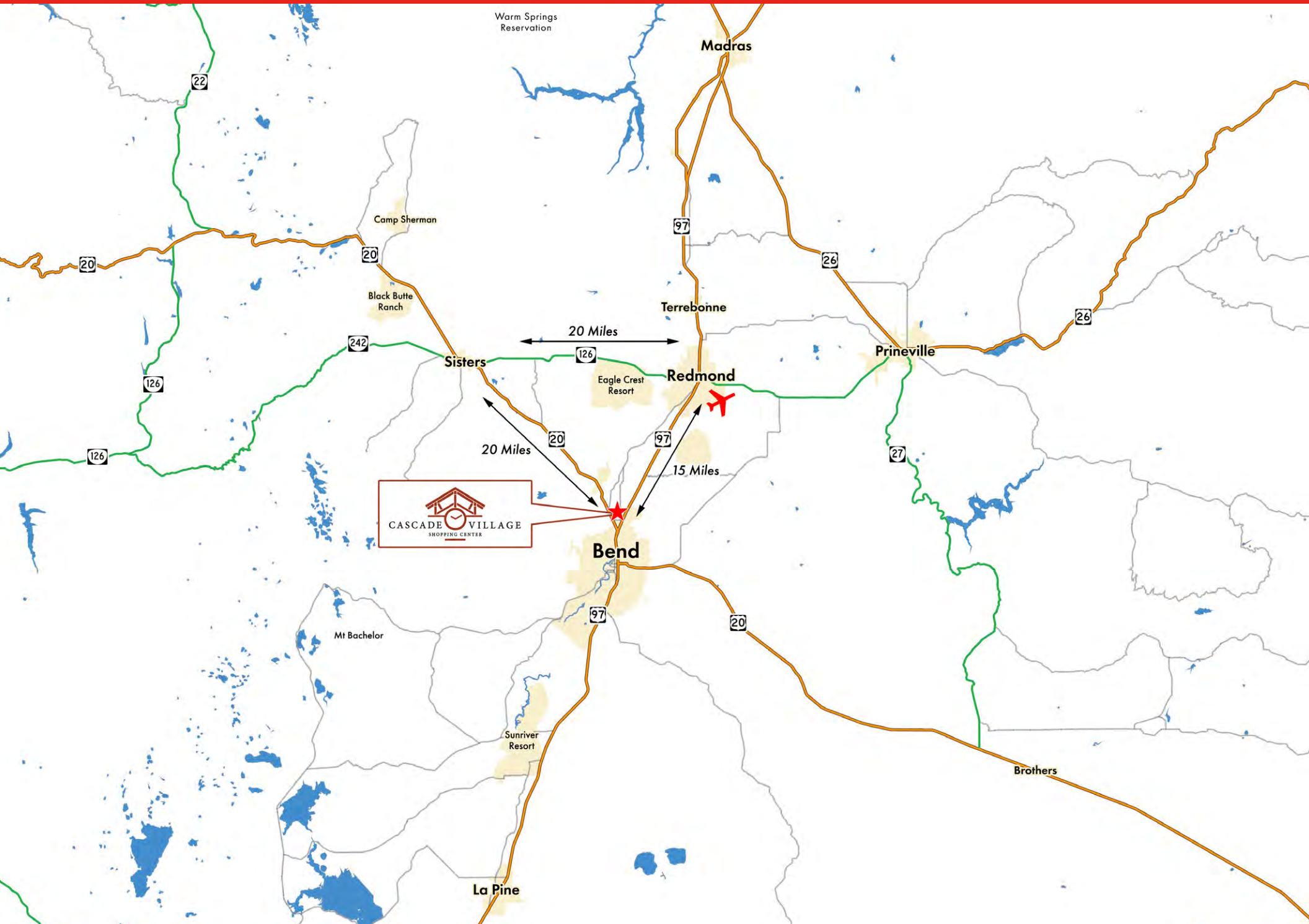
Anchor Building G from Highway 20



Anchor Building G from West Parking Lot



Shared Loading Dock & Trash Compactor



# ABOUT THE AREA: OREGON'S HIGH DESERT



## 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.



## 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.

## 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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