

# JUNIOR ANCHOR BUILDING AVAILABLE FOR LEASE

## CASCADE VILLAGE SHOPPING CENTER

63455 NORTH HIGHWAY 97 | BEND | OREGON | 97703



13,765 SF JUNIOR ANCHOR BUILDING + UP TO 4,754 SF OF ADJOINING SHOP SPACE

### Center Co-Tenants Include



NEVILLE & BUTLER  
Commercial Real Estate

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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.

ENDCAP LOCATION WITH EXCELLENT HIGHWAY 20 VISIBILITY | ENTRANCE ONTO OPEN PARKING FIELD

# JUNIOR ANCHOR BUILDING PLUS ADJOINING SHOP SPACE

## Building Information & Access

### Space Size:

- Approximately 18,519 Square Feet Available
- Divisible To:
  - Bldg U: 13,765 square feet (junior anchor space)
  - VS-360: 1,740 square feet (inline shop space)
  - VS-350: 3,014 square feet (inline shop space)

### Space Features:

- Bldg U:
  - One ADA-Compliant Restroom
  - 225-Amp Electrical Service
- VS-360:
  - Stained Concrete Floors
  - 200-Amp Electrical Service
- VS-350:
  - Two ADA-Compliant Restrooms
  - Stained Concrete Floors
  - 200-Amp Electrical Service

### Parking

- Open field parking immediately in front of spaces
- 556 total parking spaces in the west quadrant of center
- 1,612 total parking spaces located at center (4.38:1000)

### Access

- Easy access from both Highways 97 & 20 at Robal Road
  - Additional access occurs from Hwy 97 on east side of center
  - Roadway Improvements to Hwy 20 expected to commence in 2022
  - Roadway Improvements to Hwy 97 expected to commence in 2023



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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.

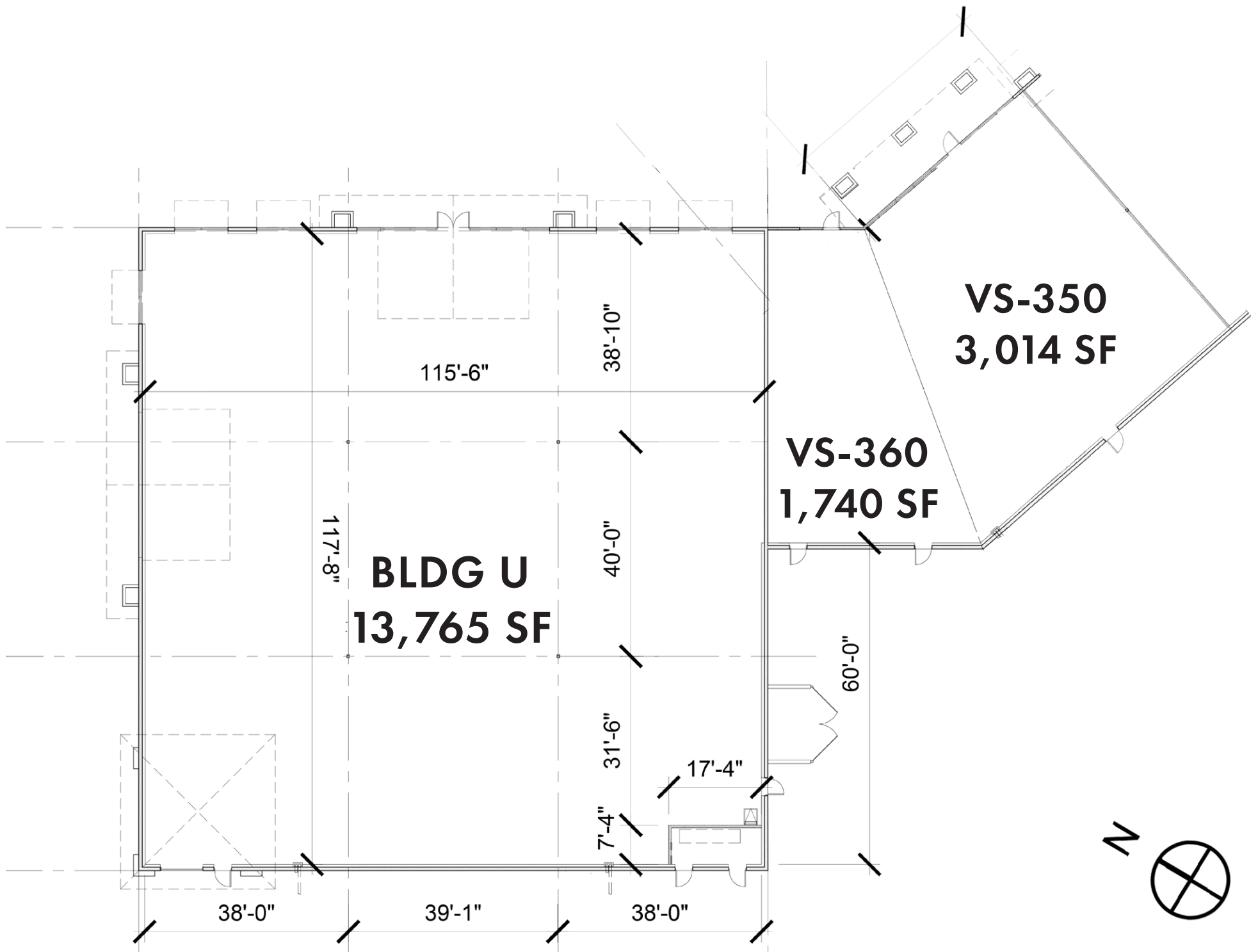


DEMOGRAPHIC PROFILE			
DEMOGRAPHICS	5-MILES	10-MILES	20 MIN
2020 POPULATION	83,667	120,520	140,816
2025 PROJECTED POP	92,969	133,313	155,591
PROJ ANN GROWTH ('20-25)	2.22%	2.12%	2.10%
MEDIAN AGE	39.3	40.8	40.0
AVG HH INCOME	\$103,030	\$103,861	\$97,665
AVG HOME VALUE	\$446,633	\$447,492	\$425,533
POP 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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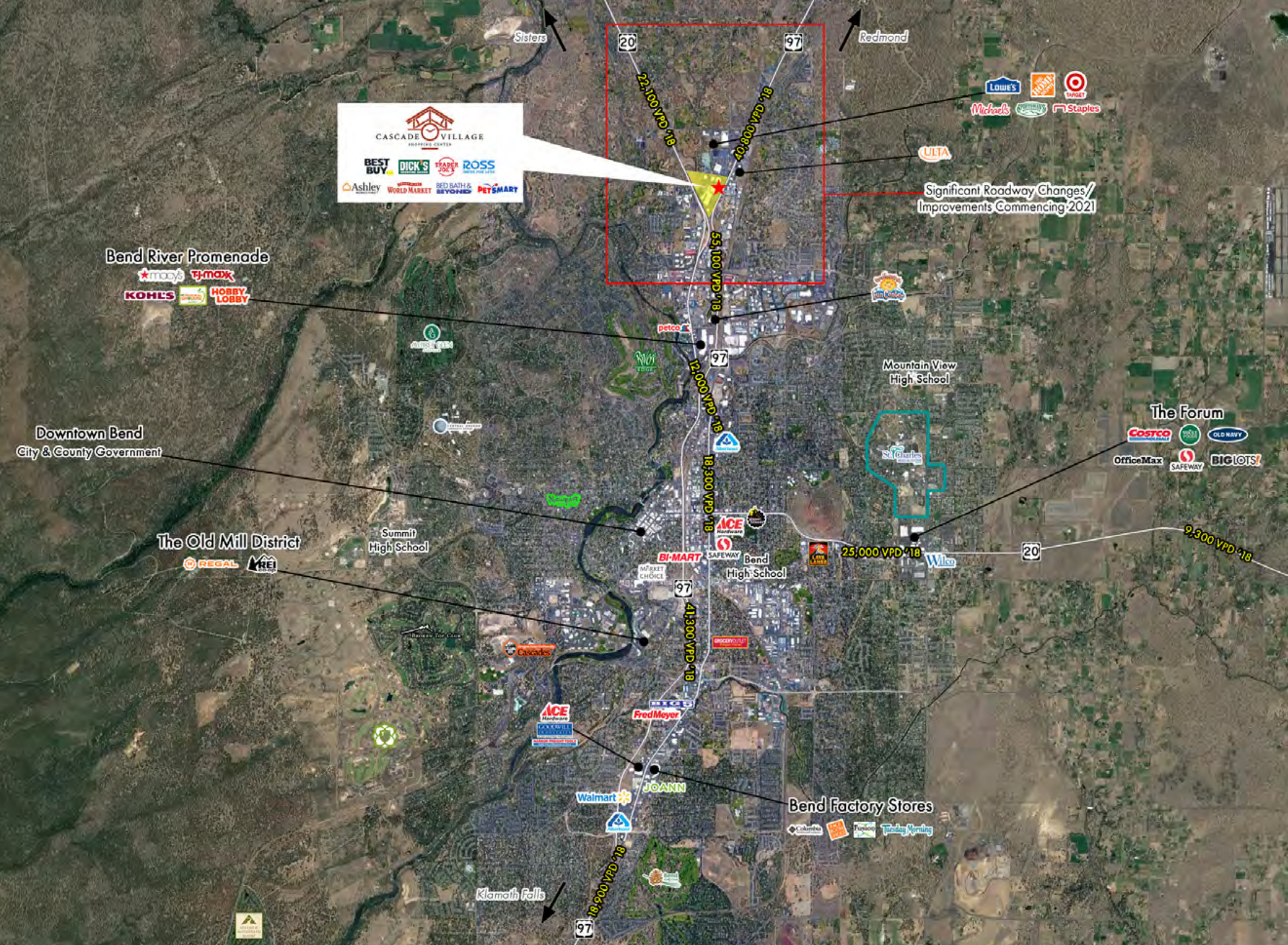






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**The Future 115,000 square foot Deschutes County Central Library will Include:**

- A children's library with generous space for discovery, experimentation, and play as well as collection materials, programs, and technology.
- A destination teen hub with plenty of space for individual and collaborative study, programs and gaming, collection materials, and technology
- An adult library offering expanded collections as well as a wide variety of places to read, work, study, and use technology
- Two large program rooms that can accommodate events with up to 300 attendees
- Two multipurpose SPARK spaces, including a creative/DIY lab
- More than 20 collaboration spaces for small to medium group study, conferences, and meetings
- The relocation of the Deschutes Public Library technical services and other administrative and operations personnel to this central facility.



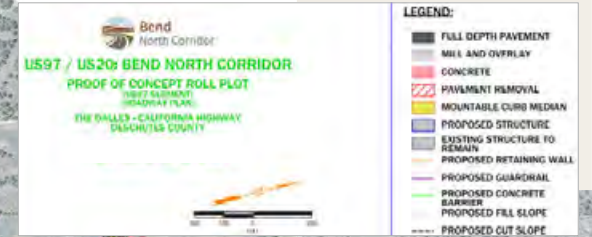
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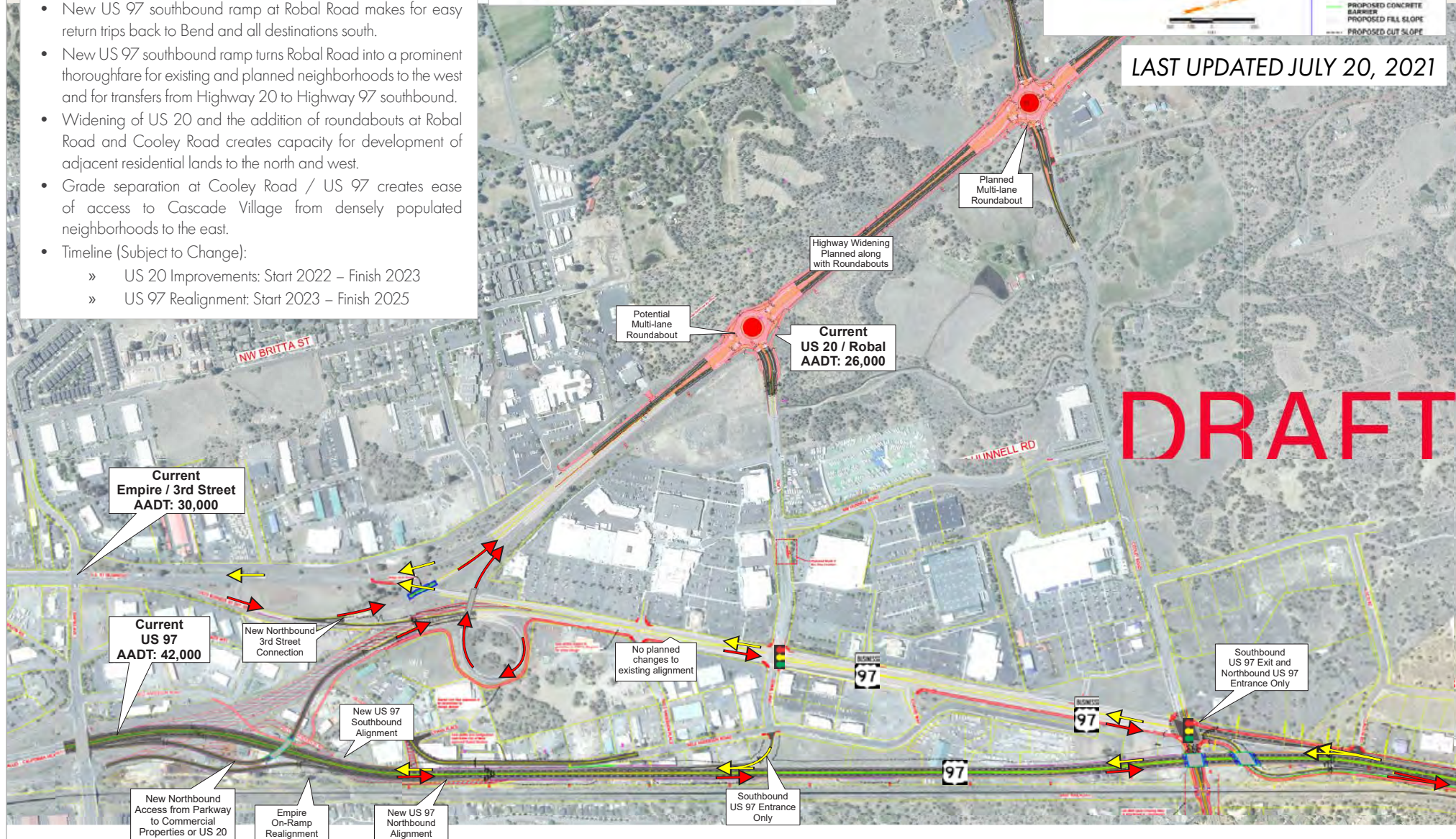
ODOT has begun right-of-way acquisitions and is expected to begin construction on Highway 97 improvements in 2023 with completion in 2025.

### Bend North Corridor Highway Improvements:

- Realigns US 97 just to the east, which greatly alleviates congestion by separating through traffic from destination traffic.
- Provides direct and convenient access to Cascade Village from all directions.
- New US 97 southbound ramp at Robal Road makes for easy return trips back to Bend and all destinations south.
- New US 97 southbound ramp turns Robal Road into a prominent thoroughfare for existing and planned neighborhoods to the west and for transfers from Highway 20 to Highway 97 southbound.
- Widening of US 20 and the addition of roundabouts at Robal Road and Cooley Road creates capacity for development of adjacent residential lands to the north and west.
- Grade separation at Cooley Road / US 97 creates ease of access to Cascade Village from densely populated neighborhoods to the east.
- Timeline (Subject to Change):
  - » US 20 Improvements: Start 2022 – Finish 2023
  - » US 97 Realignment: Start 2023 – Finish 2025



LAST UPDATED JULY 20, 2021



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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 1,374 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 nearly 4,000 full-time students at its Bend campus. COCC is Bend's sixth largest employer with 650 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, Burbank, Denver, Salt Lake City, Las Vegas, Phoenix and Phoenix/Mesa via six 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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