

# RETAIL SPACE AVAILABLE

## CASCADE VILLAGE SHOPPING CENTER



JUNIOR ANCHOR UP TO 18,519 SF PLUS 723-4,754 SF OF ADDITIONAL SHOP SPACE AVAILABLE



NEVILLE & BUTLER  
Commercial Real Estate

503.241.1222

Steven Neville  
steve@nevillebutler.com

Natalie Butler  
natalie@nevillebutler.com



Russell Huntamer  
541.419.2634  
rh@compasscommercial.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.*

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 |

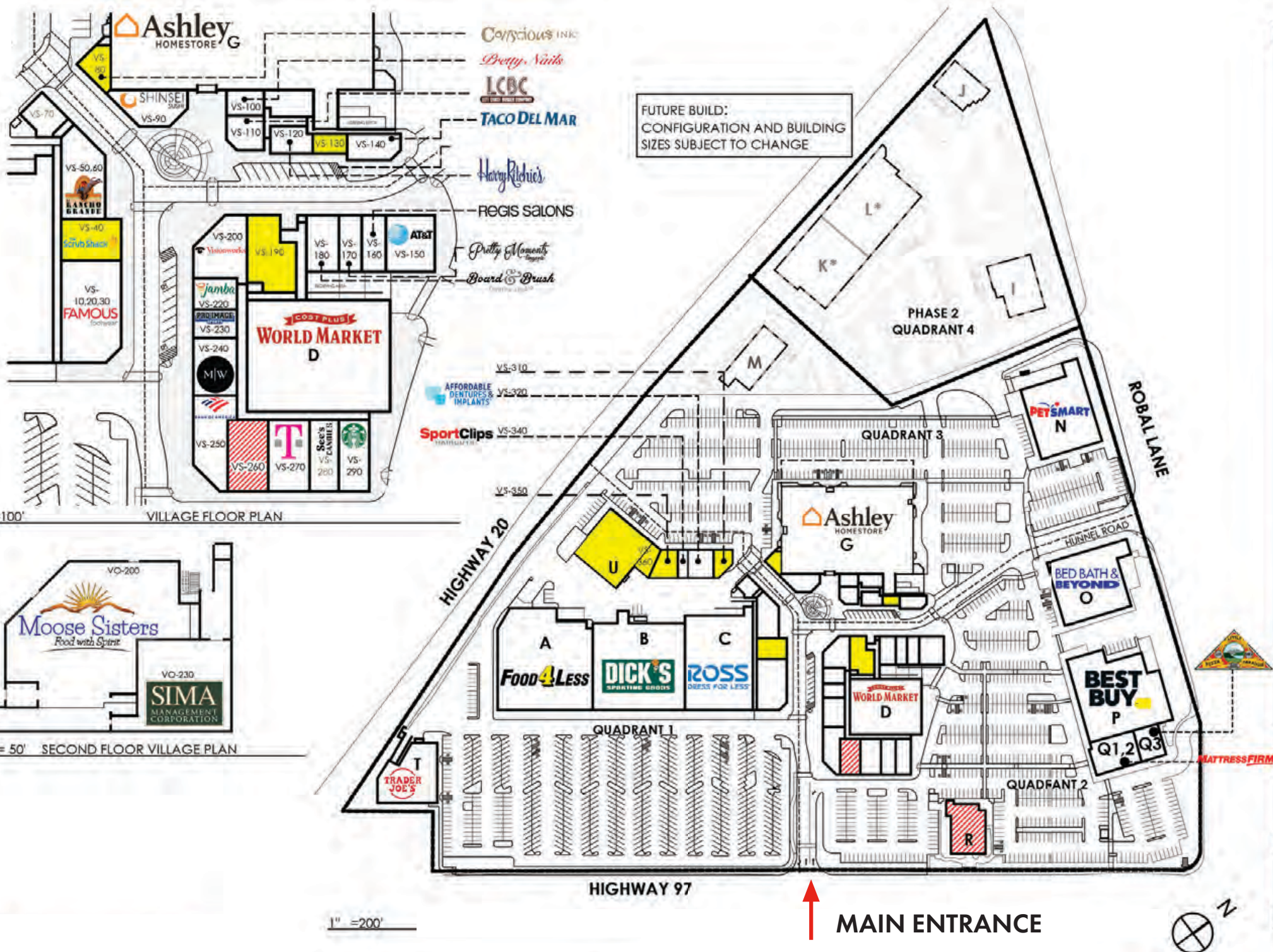


## DEMOGRAPHIC PROFILE

| 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    |

*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.*





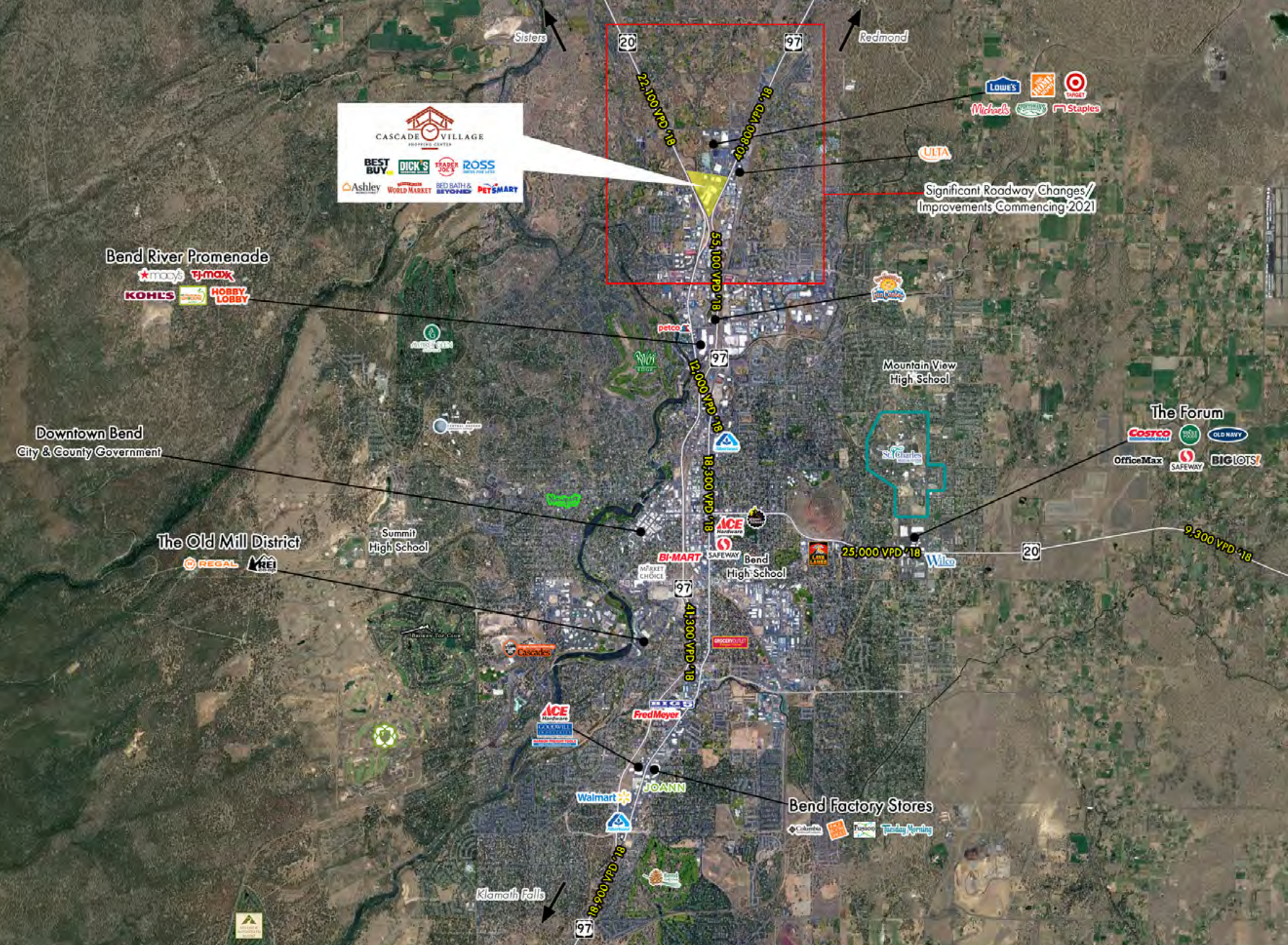
All information has been obtained from sources deemed to be reliable, but is not guaranteed and should be independently verified by prospective buyer or tenant.

# PRIME RETAIL SPACE AVAILABLE FOR LEASE

| SUITE  | SQUARE FOOTAGE | DESCRIPTION  | SPECIAL FEATURES  |
|--------|----------------|--|---|
| Bldg U | 13,765 SF      | Junior Anchor with ADA-compliant restroom, great visibility to Highway 20 and open parking field in front of space<br><i>[Can be combined with VS-350 &amp; VS-360 up to 18,519 SF]</i>    | <ul style="list-style-type: none"> <li>• 225-Amp Electrical Service</li> <li>• Stained concrete floors</li> </ul>   |
| VS-350 | 3,014 SF       | Inline shop space with two ADA-compliant restrooms, visibility to Highway 20 and open parking field in front of space<br><i>[Can be combined with Bldg U &amp; VS-360 up to 18,519 SF]</i> | <ul style="list-style-type: none"> <li>• 200-Amp Electrical Service</li> <li>• Stained concrete floors with accent</li> <li>• Gas Service Available</li> </ul>  |
| VS-360 | 1,740 SF       | Inline shop space with visibility to Highway 20 and open parking field in front of space<br><i>[Can be combined with Bldg U &amp; VS-350 up to 18,519 SF]</i>                              | <ul style="list-style-type: none"> <li>• 200-Amp Electrical Service</li> <li>• Gas Service Available</li> </ul>   |
| VS-40  | 2,614 SF       | Inline shop space with ADA-compliant restroom located underneath Village Square's iconic clock tower   | <ul style="list-style-type: none"> <li>• 225-Amp Electrical Service</li> <li>• Cherry/mahogany wood floors</li> </ul>   |
| VS-80  | 965 SF         | Prominent, high-visibility space located at the main entrance to Village Square  | <ul style="list-style-type: none"> <li>• Open parking field in front of space</li> <li>• 250-Amp Electrical Service</li> <li>• Gas Service Available</li> </ul> |
| VS-130 | 723 SF         | Inline shop space located just off of Village Square and angled parking in front of space  | <ul style="list-style-type: none"> <li>• 200-Amp Electrical Service</li> <li>• Gas Service Available</li> </ul>   |
| VS-190 | 4,590 SF       | Inline shop space located just off of Village Square   | <ul style="list-style-type: none"> <li>• 200-Amp Electrical Service</li> <li>• Gas Service Available</li> </ul>   |
| VS-310 | 2,108 SF       | End cap with patio and ADA-compliant restroom. Located at one of the entrances to the Village Shops  | <ul style="list-style-type: none"> <li>• 200-Amp Electrical Service</li> <li>• Stained concrete floors with accent</li> <li>• Gas Service Available</li> </ul>  |

*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.*













**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.



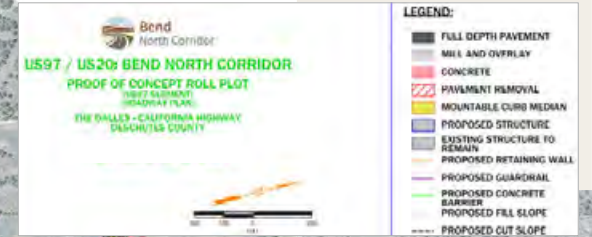
*All information has been obtained from sources deemed to be reliable, but is not guaranteed and should be independently verified by prospective buyer or tenant.*



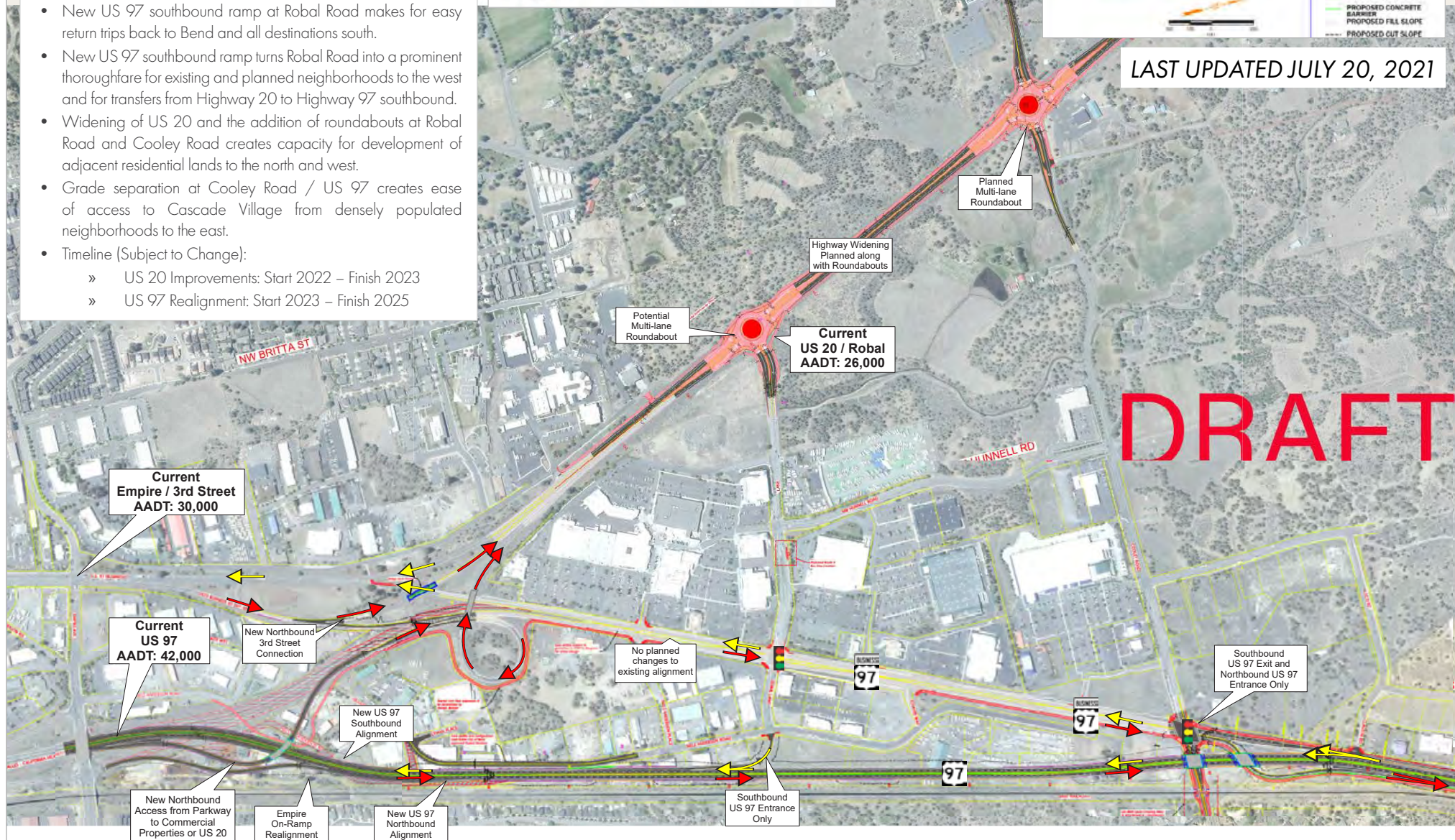
ODOT has begun right-of-way acquisitions and is expected to begin construction on Highway 97 improvements in 2023 with completion in 2025.

### 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



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.



# 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 (3,510 employees) and Summit Medical Group (574 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.

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.

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





**NEVILLE & BUTLER**  
Commercial Real Estate

**COMPASS**  
COMMERCIAL

**REAL  
ESTATE  
SERVICES**

For More Information Please Contact:

503.241.1222  
900 SW 13th Avenue, Suite 210  
Portland, Oregon 97205  
nevillebutler.com

Steven Neville  
steve@nevillebutler.com

Natalie Butler  
natalie@nevillebutler.com

600 SW Columbia Street, Suite 6100  
Bend, Oregon 97702  
compasscommercial.com

Russell Huntamer  
541.419.2634  
rh@compasscommercial.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.