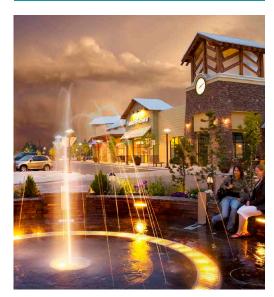


# RETAIL SPACE FOR LEASE

63455 N. Hwy. 97 Bend, OR 97703

## **SUITE VS-130**





### **Between Harry Ritchie's and Taco Del Mar**





723 SF | \$24/SF/Yr. NNN



Steven Neville, Broker Natalie Butler, Broker

900 SW 13th Avenue, Suite 210 | Portland, OR 97205 503.241.1222 | www.nevillebutler.com



Russell Huntamer, CCIM | 541.419.2634

600 SW Columbia St., Ste. 6100 | Bend, OR 97702 www.CompassCommercial.com



Cascade Village Shopping Center is a 367,850 square foot open-air center situated at the gateway to Bend, Oregon. Located at the confluence of Highways 20 and 97 on Bend's north end, the Center has exposure to almost 60,000 cars per day (ODOT 2020) and can be easily accessed from all directions.

## RETAIL SPACE FOR LEASE

63455 N. Hwy. 97 Bend, OR 97703

### VS-130 | \$24/SF/Yr. NNN

This 723 square foot retail space is located between Harry Ritchie's Jewelers and Taco Del Mar, near Village Plaza, a prime location near the shopping center's custom water/fire feature.



Village Plaza serves as the social gathering place for families and friends and is where Cascade Village hosts several entertainment events.

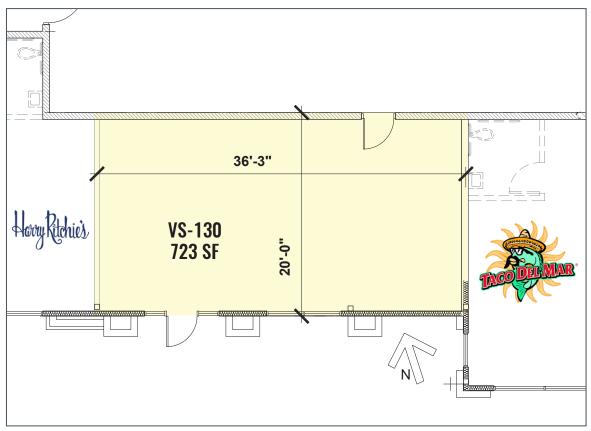




#### **VS-130 HIGHLIGHTS**

- Located at one of three entrances to Village Shops and Village Plaza
- Angle parking located in front of space
- BendBroadband and gas services available
- ±13' open structure or ±12' clear height ceiling
- 200-amp electrical service
- NNN's estimated at \$8.41/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.

#### **FLOOR PLAN**



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.

