



**CASCADE VILLAGE**  
SHOPPING CENTER

**RETAIL SPACE  
FOR LEASE**  
63455 N. Hwy. 97  
Bend, OR 97703

**SUITE VS-350**



**In-Line Space next to Ashley HomeStore and Sport Clips**



**3,014 SF | \$20/SF/Yr. NNN**

**NB** NEVILLE & BUTLER  
Commercial Real Estate

**Steven Neville, Broker**  
**Natalie Butler, Broker**

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

**COMPASS** COMMERCIAL  **REAL ESTATE SERVICES**

**Russell Huntamer, CCIM | 541.419.2634**

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



**CASCADE VILLAGE**  
SHOPPING CENTER

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.

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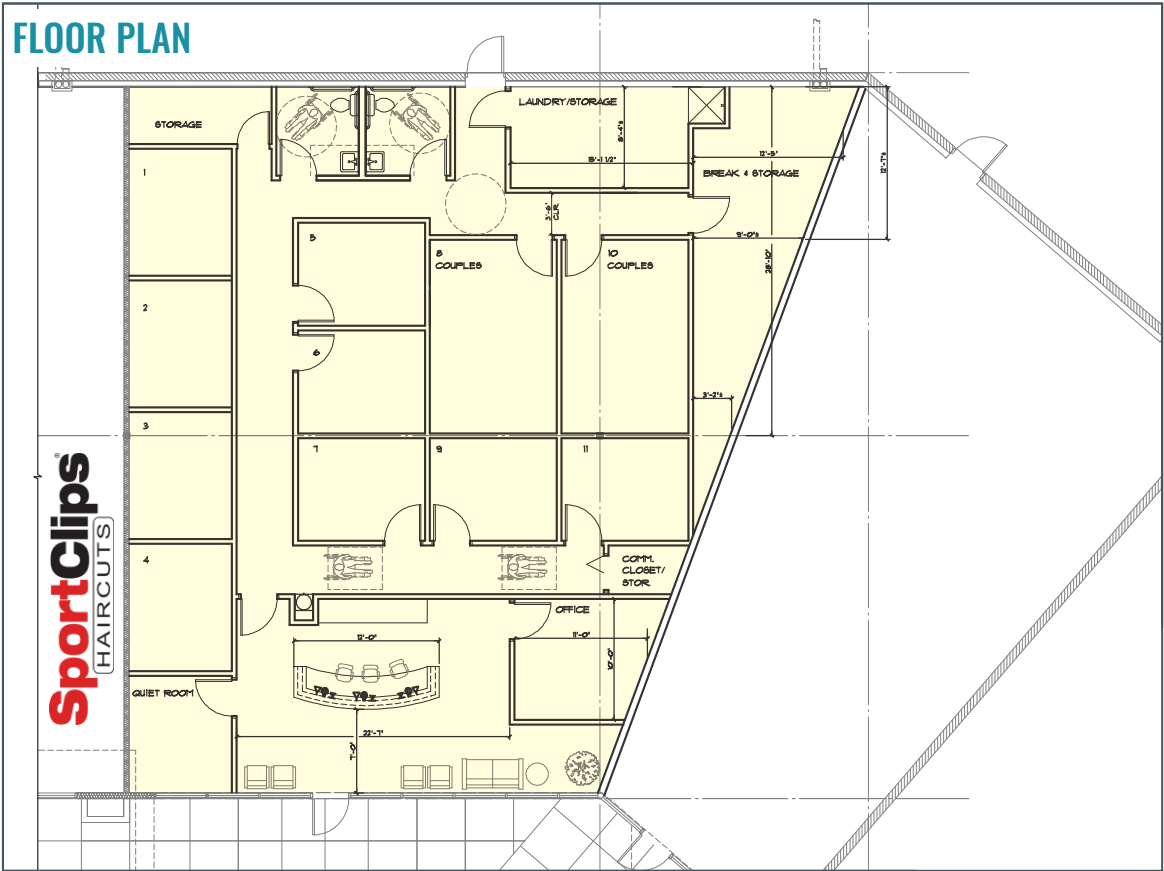
**VS-350 | \$20/SF/Yr. NNN**  
This 3,014 SF retail space is located on the west side of Cascade Village. It is newly constructed and move-in ready on an in-line space next to Sport Clips and Affordable Dentures & Implants with open field parking in front.

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



**VS-350 HIGHLIGHTS**

- Faces Highway 20 and future Phase II portion of center
- Stained concrete floors with accent
- 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.



**For More Information  
Please Contact:**

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rh@compasscommercial.com

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