



**CASCADE VILLAGE**  
SHOPPING CENTER

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

**SUITE VS-40**



**Prominent Storefront Under Clock Tower**



**2,614 SF | \$20/SF/Yr. NNN**

**NB** NEVILLE & BUTLER  
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**COMPASS** COMMERCIAL REAL ESTATE SERVICES

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**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.

**VS-40 | \$20/SF/Yr. NNN**

This 2,614 square foot retail space has a breathtaking façade featuring Cascade Village's iconic stone clock tower. The space is located on Village Plaza, a prime location near the shopping center's custom water/fire feature.

**VILLAGE PLAZA**

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



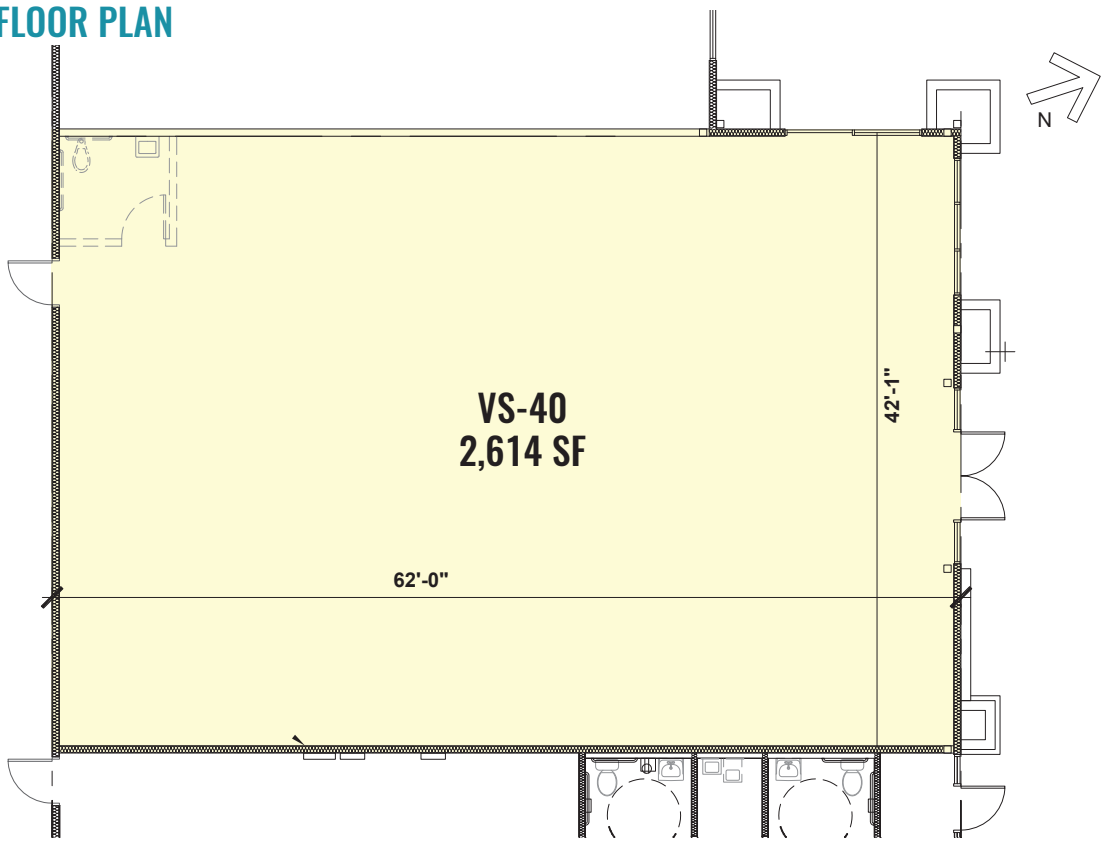
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**VS-40 HIGHLIGHTS**

- Cherry/mahogany hardwood floors
- Track lighting
- One ADA compliant unisex bathroom
- Located between El Rancho Grande and Famous Footwear
- Angle parking in front of space
- Open field parking nearby
- ±13' open structure or ±10' clear height ceiling
- 225 amp electrical service
- NNN's estimated at \$8.41/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.

**FLOOR PLAN**



**For More Information  
Please Contact:**



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