

RETAIL SPACE AVAILABLE

CASCADE VILLAGE SHOPPING CENTER



805 SF – 2,614 SF OF SHOP SPACE AVAILABLE



OPENING SOON!



NOW OPEN!



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EXPANDED SHOWROOM NOW OPEN!



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 367,787 square foot open-air shopping center situated at the gateway to Bend, Oregon at the confluence of Highway 97 (44,981 VPD, 2021) & Highway 20 (21,509 VPD, 2021) at the north end of Bend.

The center is located at the bull's-eye of the estimated 265,000 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 of approximately \$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 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 an outdoor seating area beneath the center's iconic stone clock tower.



Center Co-Tenants Include



DEMOGRAPHIC PROFILE

DEMOGRAPHICS	5-MILES	10-MILES	20 MIN
2023 POPULATION	91,307	131,402	153,284
2028 PROJECTED POP	98,025	139,955	162,904
PROJ ANN GROWTH ('23-28)	1.43%	1.27%	1.22%
MEDIAN AGE	39.7	41.3	40.6
AVG HH INCOME	\$127,014	\$127,895	\$121,731
AVG HOME VALUE	\$691,657	\$682,494	\$653,400
POP W/ BACH DEGREE +	49.2%	47.3%	44.1%
NUMBER OF BUSINESSES	6,027	6,868	8,039
DAYTIME POP: WORKERS	63,396	71,139	81,627



VS-80 - AVAILABLE



VS-120 - AVAILABLE

TACO DEL MAR



REGIS SALONS



Pretty Moments

Board & Brush creative studio

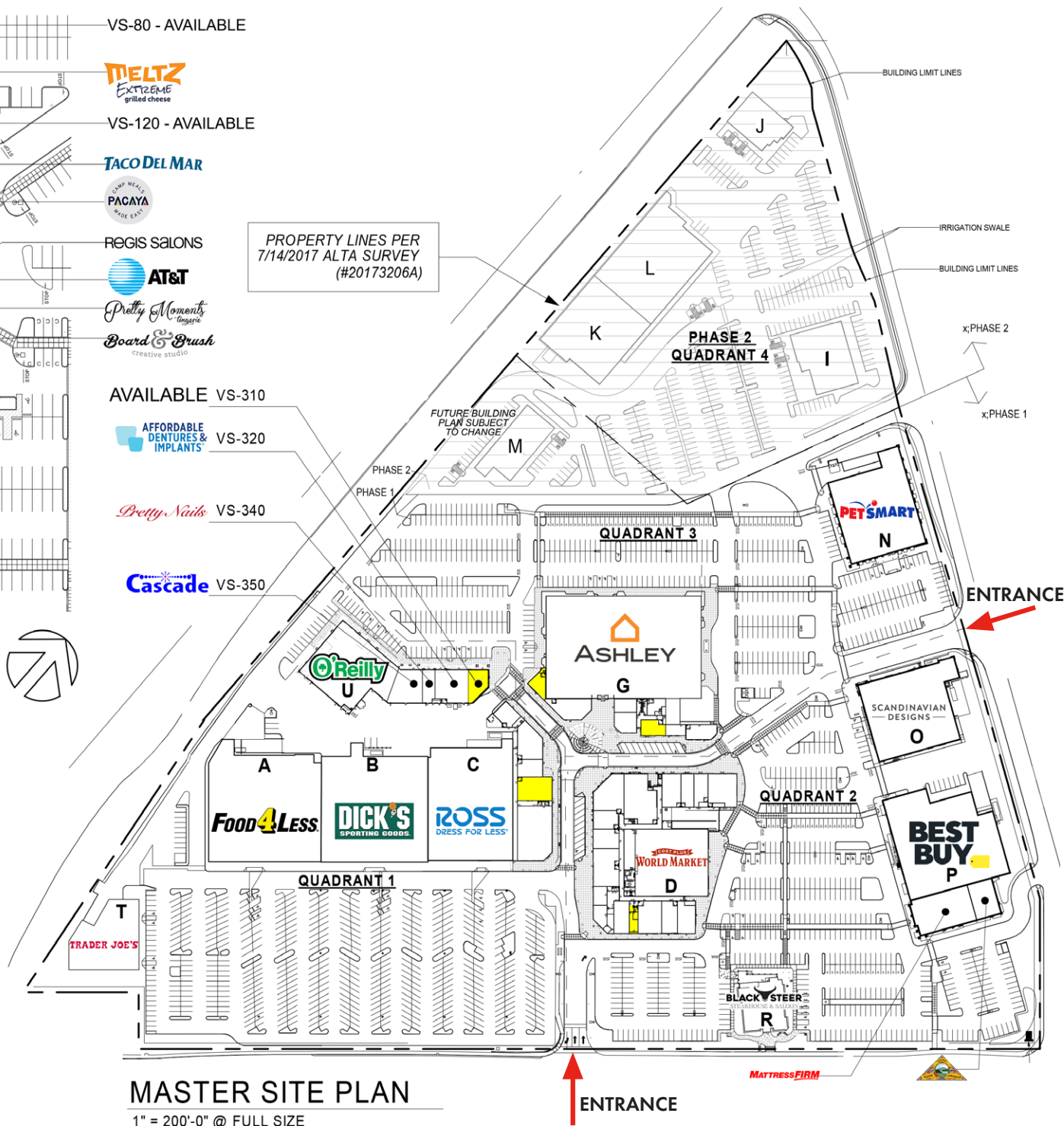
AVAILABLE VS-310

AFFORDABLE DENTURES & IMPLANTS VS-320

Pretty Nails VS-340

Cascade VS-350

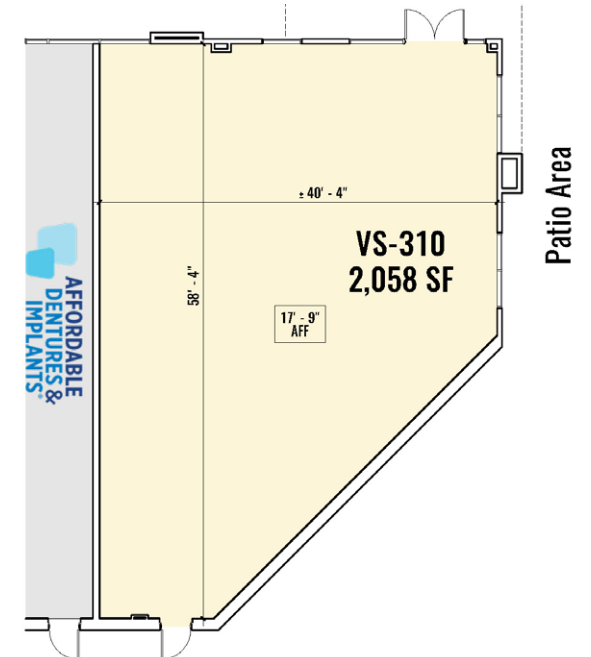
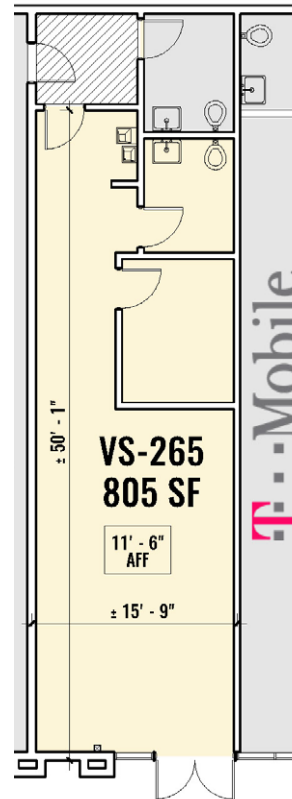
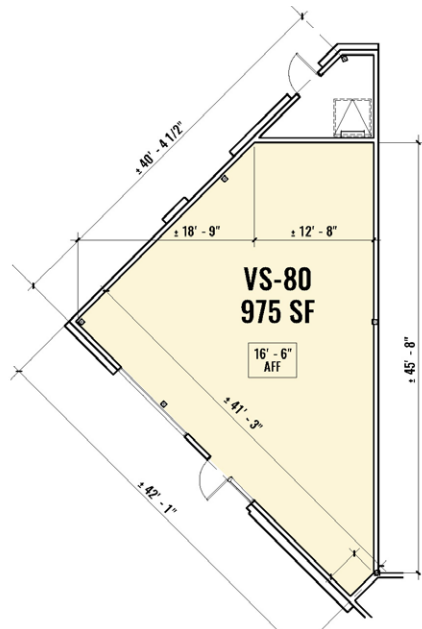
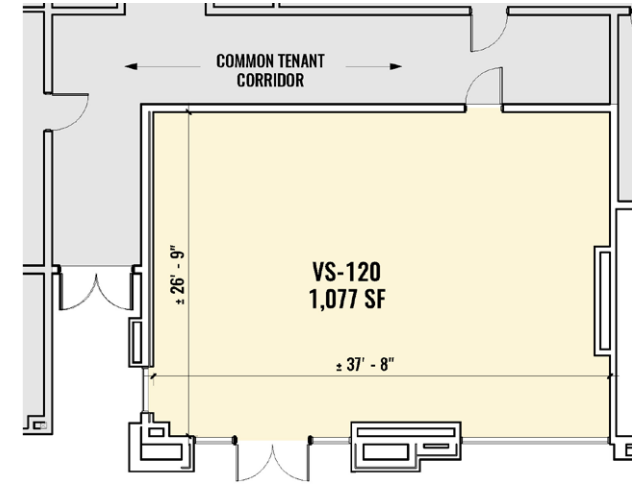
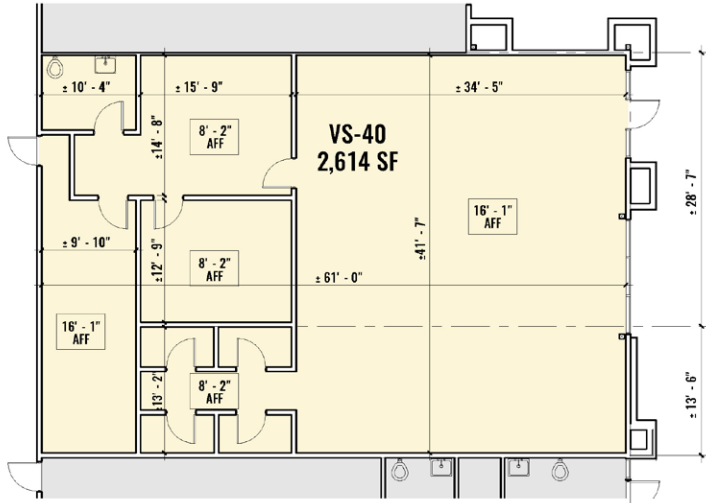
PROPERTY LINES PER
7/14/2017 ALTA SURVEY
(#20173206A)



PRIME RETAIL SPACE AVAILABLE FOR LEASE

SUITE	SPACE SIZE	DESCRIPTION	SPECIAL FEATURES
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">• 225-Amp Electrical Service• Cherry/mahogany wood floors
VS-80	975 SF	Prominent, high-visibility space located at the main entrance to Village Square	<ul style="list-style-type: none">• Open parking field in front of space• 250-Amp Electrical Service• Gas Service Available
VS-120	1,077 SF	Inline shop space located just off of Village Square with angled parking in front of space	<ul style="list-style-type: none">• 200-Amp Electrical Service• Gas Service Available
VS-265	805 SF	Inline shop space located between Crumbl Cookies and T-Mobile facing Highway 97	<ul style="list-style-type: none">• Newly demised space (2022)• 200-Amp Electrical Service• Open parking field in front of space
VS-310	2,058 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">• 200-Amp Electrical Service• Stained concrete floors with accent• Gas Service Available

PRIME RETAIL SPACE AVAILABLE FOR LEASE





BEND RIVER PROMENADE



DOWNTOWN BEND

CITY & COUNTY GOVERNMENT



DISCOVERY WEST
APPROX 650
NEW HOMES
UNDER CONSTRUCTION

NORTHWEST CROSSING

SUMMIT
HIGH SCHOOL

THE OLD MILL DISTRICT



WinCo
FOODS

petco



BI-MART

MARKET CHOICE

Fred Meyer

Walmart

JOANN

Walmart

Walmart

ACE Hardware

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To Sisters



To Redmond

Cooley Rd



Proposed Gateway North
Retail Development
anchored by:
COSTCO
WHOLESALE



Robal Rd



Robal Road Village



SCANDINAVIAN
DESIGNS



US HWY 20
21,509 VPD
(OR Dept of Trans 2021)



To Bend /
Klamath Falls

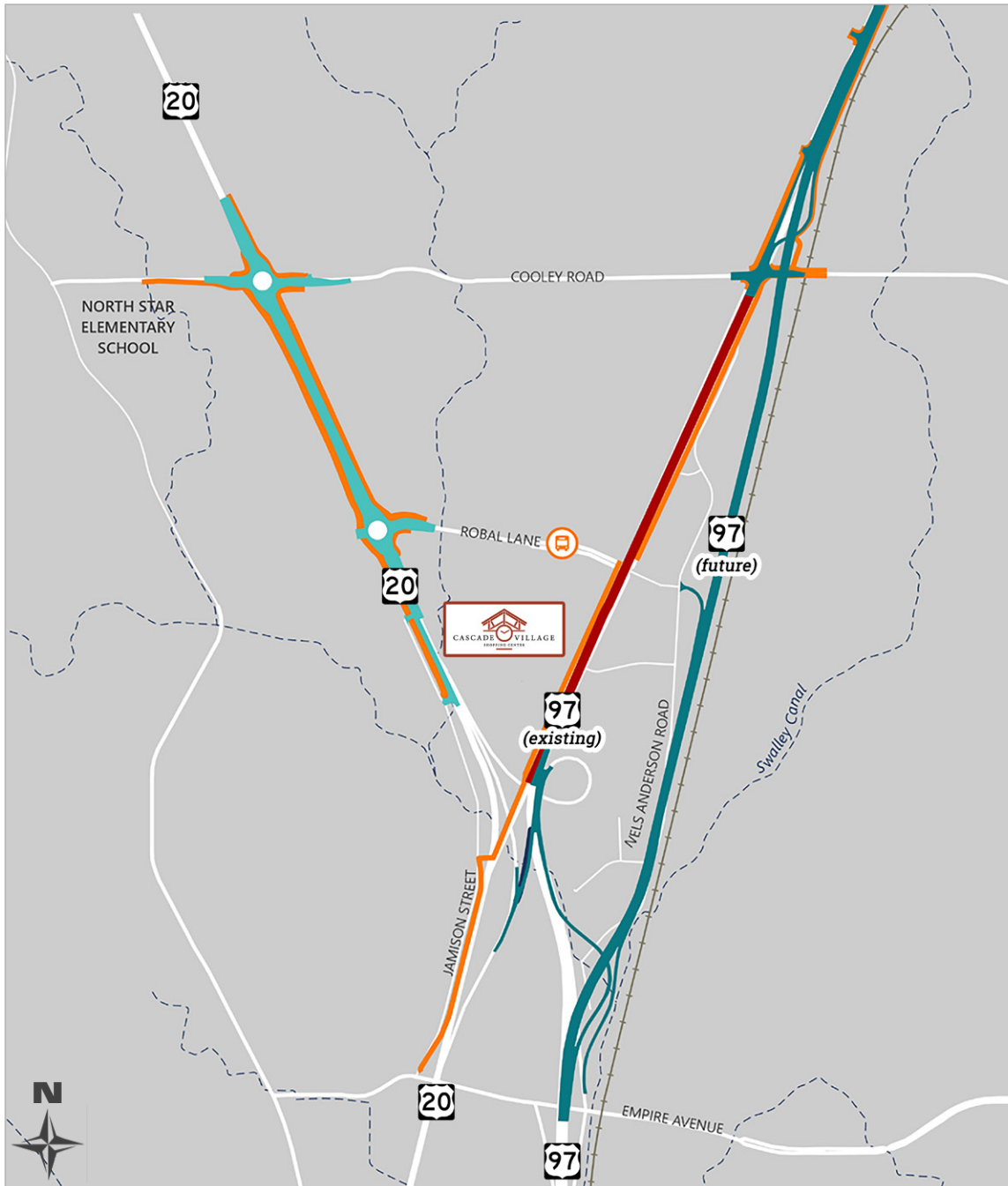
US HWY 97
44,981 VPD
(OR Dept of Trans 2021)



GOLDEN TRIANGLE RETAIL OVERVIEW

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ODOT is underway with construction on both Hwy 20 and Hwy 97 with completion expected late 2024.



Bend North Corridor Highway Improvements:

- Timeline (Subject to Change):
 - » US 20: Early 2023 (Underway) – Early 2024
 - » US 97: Spring 2023 (Underway) – Late 2024
- **Realigns US 97 just to the east near the railroad tracks, which greatly alleviates congestion by separating through traffic from local traffic**
 - **Current US 97 becomes future 3rd Street**
 - 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.
- **Construct multi-use paths and sidewalks, including a 12-foot wide path from Empire to Cooley Road**
- **Construct new marked pedestrian crossings including raised medians and Rectangular Rapid Flashing Beacons (RRFB)**
- **Add, upgrade, and widen bike lanes**
- **Add a new transit stop along Robal Lane**
- For more information, please visit

<https://www.oregon.gov/odot/projects/pages/project-details.aspx?project=21229>

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ABOUT THE AREA: OREGON'S HIGH DESERT

THE HEART OF CENTRAL OREGON |

Bend is the county seat of Deschutes County and the sixth largest city in the state. Bend's 2022 population was 102,834, a 33.5% increase over 2010; Bend accounts for 49.54% of Deschutes County's 207,561 residents.

The Redmond Airport (RDM), located 15 miles northeast of downtown Bend, is Oregon's third busiest airport, and served 1,048,863 passengers in 2022. The airport was modernized in 2016 and now offers daily direct service to Seattle, San Francisco, Los Angeles, Burbank, Denver, Salt Lake City, Phoenix and Palm Springs via five airlines.



ECONOMIC DRIVERS |

Healthcare has a large employment base in Bend, with St. Charles Medical Center (3,527 employees) and Summit Health (612 employees) comprising the majority of the industry. This serves the established retiree population in Bend as well as the influx of new residents helping to diversify the economy. Summit Health recently opened a new specialty surgery center in Redmond to better serve residents of northern Deschutes, Jefferson, and Crook Counties and further expand healthcare employment in the region.

Bend is also 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 442 employees with plans for 3,000-5,000 students, while Central Oregon Community College (COCC) has been steadily increasing its capacity and now serves nearly 4,000 full-time students. COCC is Bend's sixth largest employer with 653 employees.

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OREGON'S OUTDOOR MECCA |

Bend has 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 also grateful for the 462" of snow that fall at Mt. Bachelor, Central Oregon's most popular ski resort and Bend's fourth largest employer (894 employees), 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, lazy floaters, and white water rafters alike in the hot summer months. Countless additional outdoor activities attract the 3.5 million visitors who travel to Central Oregon annually, contributing \$1.3 billion to the regional economy.



"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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