



CASCADE VILLAGE

SHOPPING CENTER



RETAIL/RESTAURANT SPACE AVAILABLE | 805 SF – 2,614 SF



PETSMART

DICK'S
SPORTING GOODS



**BEST
BUY**



Local Acres
MARKETPLACE

ROSS
DRESS FOR LESS

COST PLUS
WORLD MARKET

Ashley
HOMESTORE



crumbl
cookies

DANIA
FURNITURE

See's
CANDIES

OPEN-AIR SHOPPING DESTINATION

SHOPPING CENTER INFORMATION

Cascade Village Shopping Center is an approximately 367,000 square foot open-air shopping center located at the gateway to Bend, Oregon, at the confluence of Business Highway 97 and Highway 20. Positioned at the heart of the estimated 270,000-person trade area encompassing Deschutes, Jefferson and Crook counties, the center benefits from its strategic location in the vibrant retail core known as the “Golden Triangle.”

The newly built Costco across the street from Cascade Village serves as a powerful traffic driver, attracting shoppers from across Central Oregon. Cascade Village boasts a best-in-class tenant roster featuring top retailers, which includes Ashley HomeStore, Best Buy, Dania Furniture, Dick’s Sporting Goods, O’Reilly Auto Parts, PetSmart, Ross, Trader Joe’s, and World Market. Its exceptional location and premier tenants make it an ideal destination for business aiming to succeed in a thriving retail environment.

The recently completed Bend North Corridor Project realigned U.S. 97 and improved key intersections. These upgrades streamlined both local and highway traffic, enhancing accessibility. The improvement also increases convenience for customers, benefiting the shops at Cascade Village.



GREAT ACCESS

High visibility and excellent access from Hwy 20, Hwy 97 (Bend Parkway) and Bus. Hwy 97



GREAT LOCATION

Positioned at the gateway to Bend attracting shoppers from all over Central Oregon



TOP RETAILERS

Home to Trader Joe’s, Best Buy, Dick’s Sporting Goods, and next to the new Costco



AMPLE PARKING

Multiple balanced parking fields



PROPERTY SUMMARY

Address	63455 Business 97, Bend, OR 97703
Center Size	367,870 SF
Lot Size	Phase 1: Approx. 34 Acres
NNN Exp.	Est. at \$9.54/SF/Yr. (2025)
Marketing Fund	\$1.00/SF/Yr. (2025)
Zoning	Commercial General (CG)

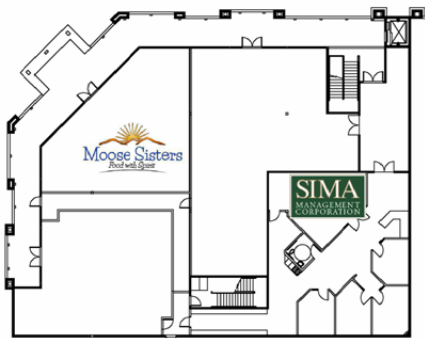
AVAILABLE SPACES

VS-40	2,614 SF	\$20/SF/Yr. NNN	In-line Retail
VS-80	975 SF	\$24/SF/Yr. NNN	Corner Retail
VS-120	1,077 SF	\$30/SF/Yr. NNN	Retail
VS-180	2,040 SF	\$24/SF/Yr. NNN	In-line Retail
VS-265	805 SF	\$36/SF/Yr. NNN	In-line Retail
VS-310	2,058 SF	\$24/SF/Yr. NNN	End Cap Retail/Café

CASCADE VILLAGE SITE PLAN

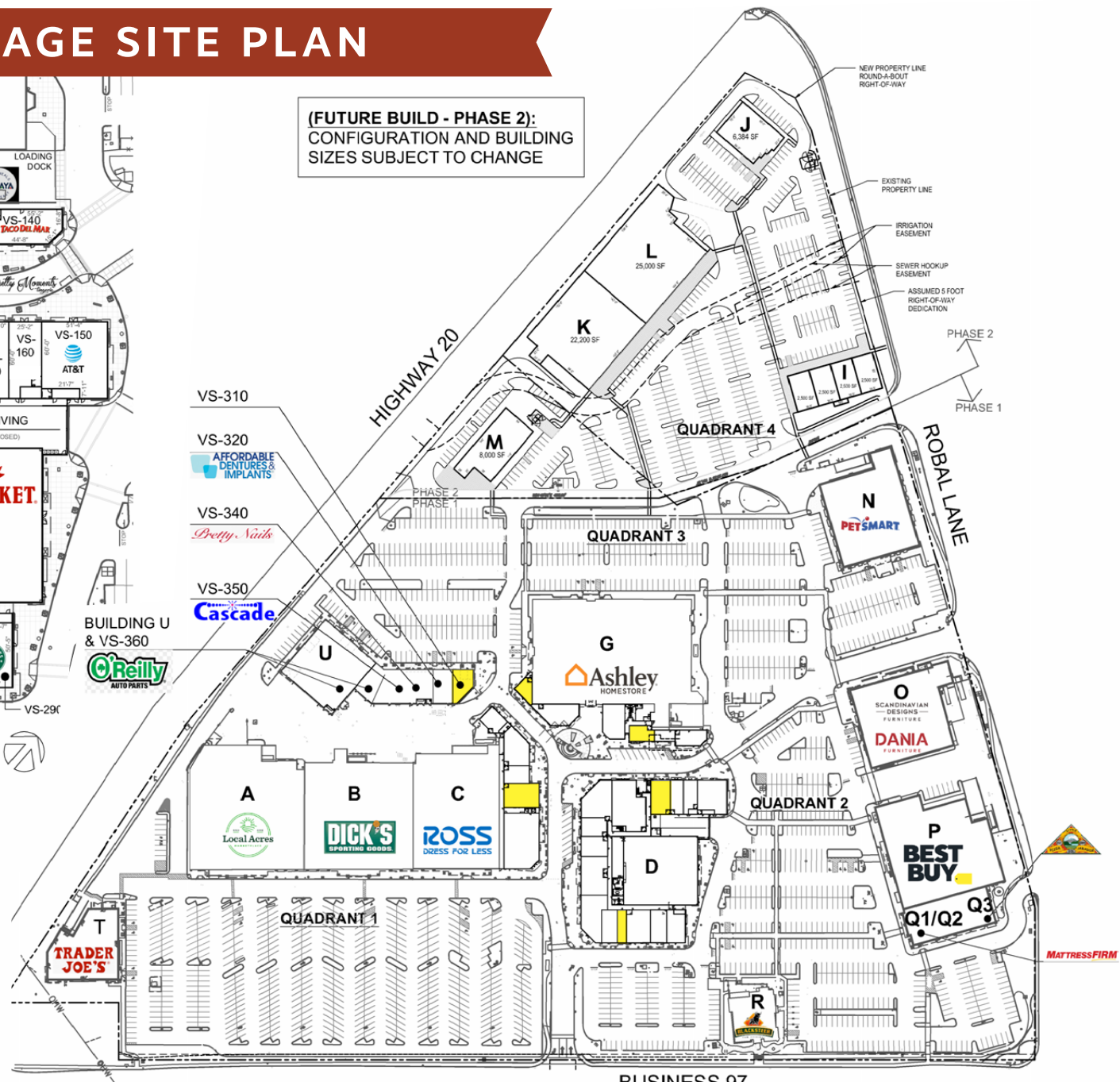


2 VILLAGE CENTER
1" = 100'-0" @ FULL SIZE



3 VILLAGE CNTR. - 2ND FLOOR
1" = 50'-0" @ FULL SIZE

(FUTURE BUILD - PHASE 2):
CONFIGURATION AND BUILDING
SIZES SUBJECT TO CHANGE

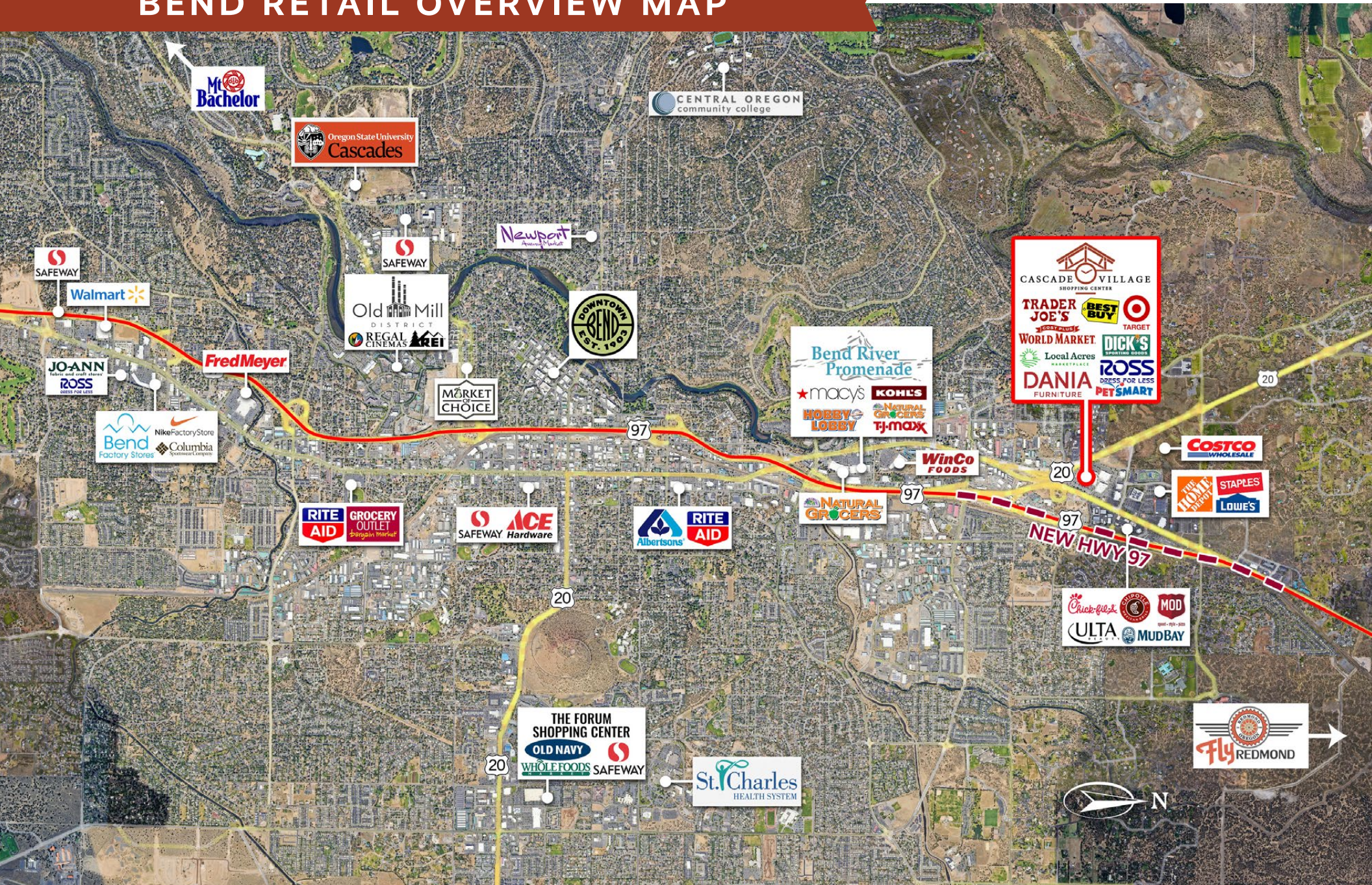


1 MASTER SITE PLAN
1" = 225'-0" @ FULL SIZE

GOLDEN TRIANGLE MAP



BEND RETAIL OVERVIEW MAP



BEND, OREGON

With a population of 104,557 (2023), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



**BEST PERFORMING
SMALL CITY IN THE U.S.**

#1

Milken Institute
2017, 2018, 2019 & 2020
(Ranked #5 in 2023 & #6 in 2024)



**FASTEST-GROWING
CITY IN THE U.S.**

#4

Checkr
2023



**HIGHEST 5-YEAR JOB
GROWTH IN THE U.S.**

#9

Milken Institute
2023

CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of
Sunshine



Miles
of Trails



30 Breweries
& Counting



Thriving Arts
& Culture



30 Golf Courses

Demographics

POPULATION



265,406

2024 Total
Population (Esri)



284,916

2029 Total
Population (Esri)



1.43%

2023-2028 Growth
Rate (Esri)

INCOME



\$82,417

Median
Household
Income



\$49,792

Per Capita Income



\$321,836

Median Net Worth

EDUCATION



6%

No High School
Diploma



22%

High School
Graduate



32%

Some College



39%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,695

Total Businesses



106,200

Total Employees



3.8%

Unemployment Rate



CASCADE VILLAGE

SHOPPING CENTER

AVAILABLE SUITE FLYERS



NEVILLE & BUTLER
Commercial Real Estate

COMPASS
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VS-40 | RETAIL SUITE | 2,614 SF



Prominent Storefront Under Iconic Clock Tower



\$20/SF/Yr. NNN



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VS-40 | 2,614 SF | \$20/SF/YR. NNN

Cascade Village Shopping Center is an approximately 367,000 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 over 66,000 cars per day (ODOT 2022) and can be easily accessed from all directions.

SUITE DESCRIPTION

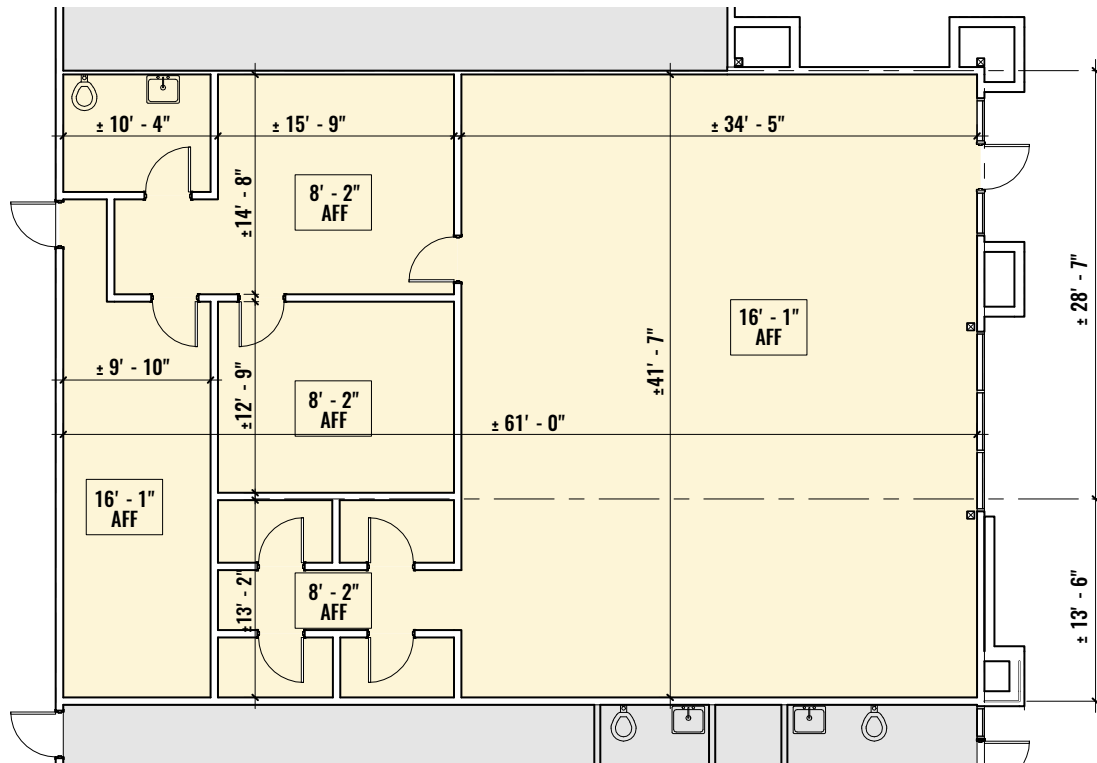
This retail space has a breathtaking façade featuring Cascade Village's iconic stone clock tower. The space is located on Village Plaza, a prime location in the heart of the shopping center.

VILLAGE PLAZA

The nearby Village Plaza is the center's social hub offering a welcoming outdoor seating area and a charming plaza area for families and friends to gather.

SUITE HIGHLIGHTS

- Inline shop space underneath Village Square's iconic clock tower
- Cherry/mahogany hardwood floors
- Track lighting
- One ADA compliant unisex bathroom
- Located between El Rancho Grande and Famous Footwear
- Open field parking nearby
- 225-Amp electrical service
- 16' 1" ceiling height above finished floor (AFF)
- NNN's estimated at \$9.54/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-80 | RETAIL SUITE | 975 SF



Prominent Corner Location Next to Shinsei Sushi



\$24/SF/Yr. NNN



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VS-80 | 975 SF | \$24/SF/YR. NNN

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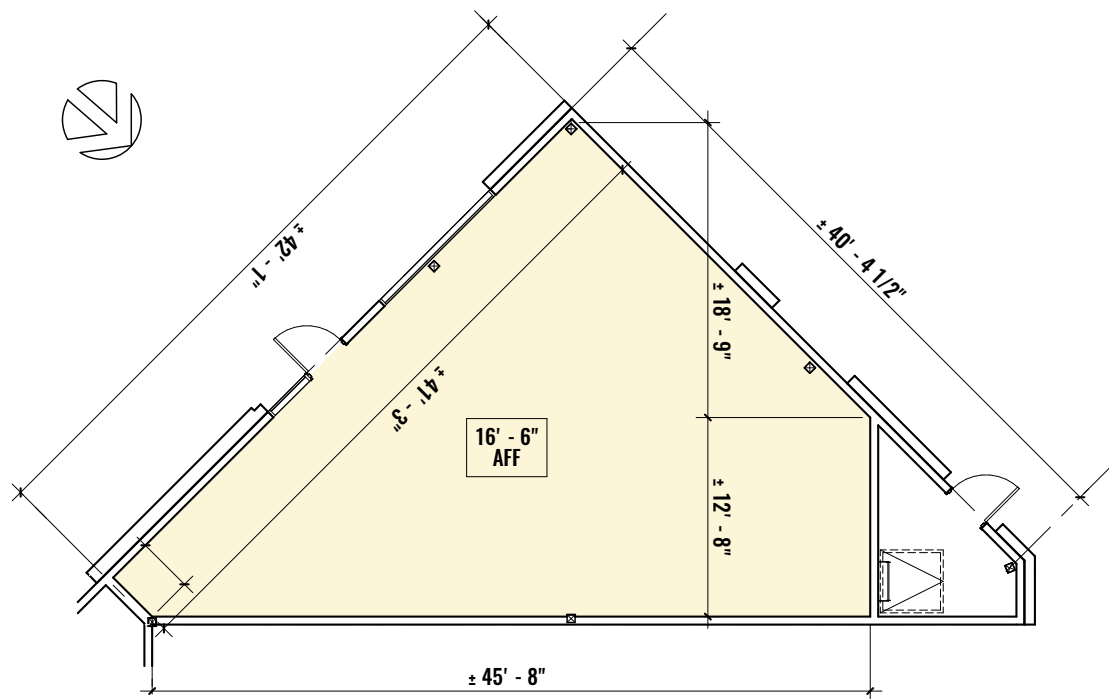
This high-visibility corner suite is located next to Shinsei Sushi and a new generation Ashley Furniture Store + Outlet. The space has an open layout making it ideal for a variety of retail users.

VILLAGE PLAZA

The nearby Village Plaza is the center's social hub offering a welcoming outdoor seating area and a charming plaza area for families and friends to gather.

SUITE HIGHLIGHTS

- Prominent, high-visibility corner space
- Located next to Shinsei Sushi and Ashley Furniture Store + Outlet
- Open field parking outside space
- 250-Amp electrical service
- TDS high-speed internet and gas services available
- 16' 6" ceiling height above finished floor (AFF)
- NNN's estimated at \$9.54/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-120 | RETAIL SUITE | 1,077 SF



Prominent Corner Location Next to Shinsei Sushi



\$30/SF/Yr. NNN



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VS-120 | 1,077 SF | \$30/SF/YR. NNN

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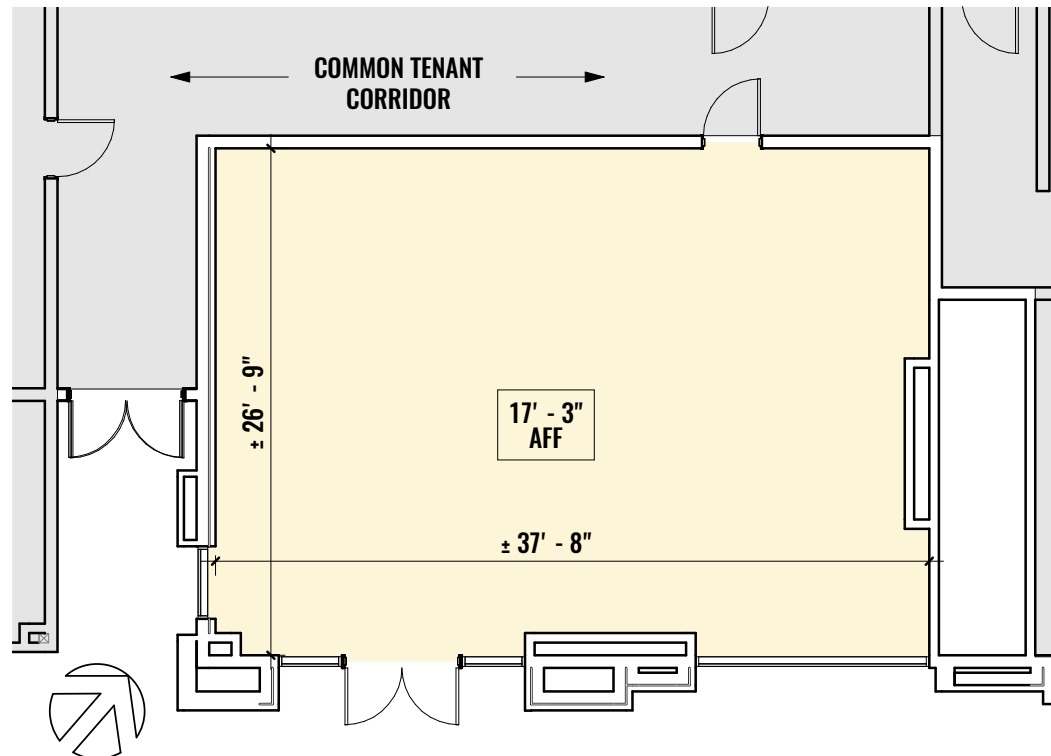
This in-line retail suite is located in the center of the shopping center next to Pacaya Camp Meals. The space has an open layout making it ideal for a variety of retail users.

VILLAGE PLAZA

The nearby Village Plaza is the center's social hub offering a welcoming outdoor seating area and a charming plaza area for families and friends to gather.

SUITE HIGHLIGHTS

- In-line retail space in the heart of Cascade Village
- Located next to Pacaya Camp Meals
- Angle parking in front space
- 250-Amp electrical service
- TDS high-speed internet and gas services available
- 17' 3" ceiling height above finished floor (AFF)
- NNN's estimated at \$9.54/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-180 | RETAIL SUITE | 2,040 SF



Between Dakota's Brick Shop and Pretty Moments



\$24/SF/Yr. NNN



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VS-180 | 2,040 SF | \$24/SF/YR. NNN

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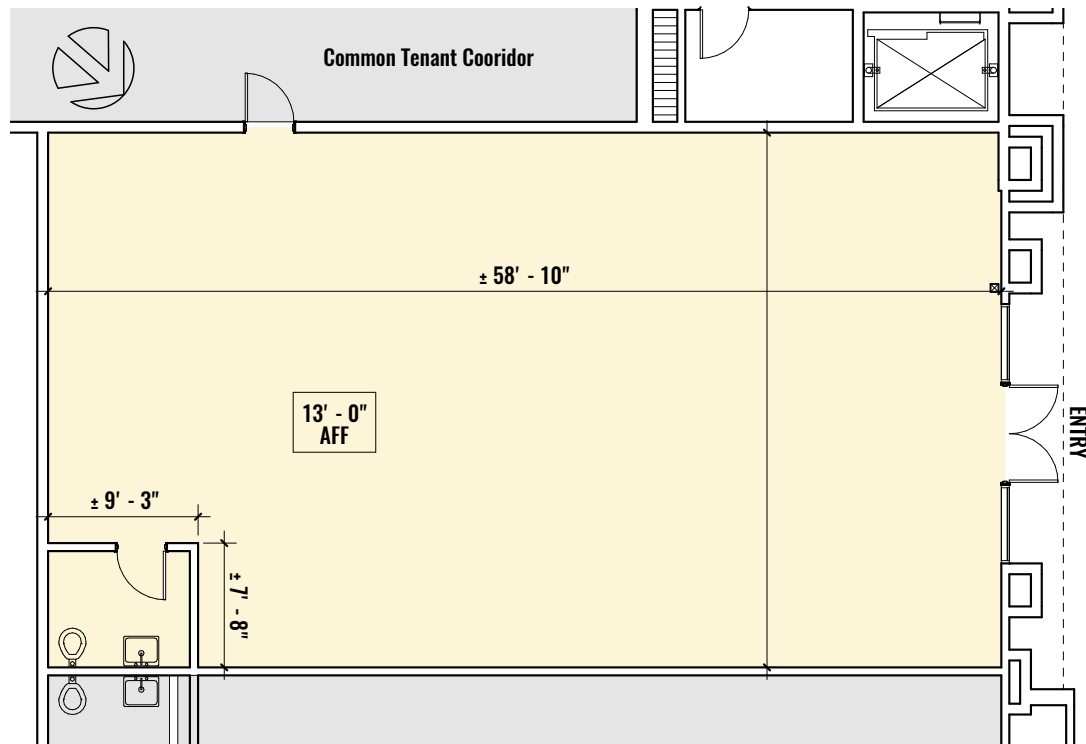
This in-line retail suite is located in the center of the shopping center between Dakota's Brick Shop and Pretty Moments. The space has an open layout and includes a private restroom making it ideal for a variety of retail users.

VILLAGE PLAZA

The nearby Village Plaza is the center's social hub offering a welcoming outdoor seating area and a charming plaza area for families and friends to gather.

SUITE HIGHLIGHTS

- In-line retail space in the heart of Cascade Village
- In-suite restroom
- Located between Dakota's Brick Shop and Pretty Moments
- Angle parking in front space
- 250-Amp electrical service
- TDS high-speed internet and gas services available
- 13' 0" ceiling height above finished floor (AFF)
- NNN's estimated at \$9.54/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-265 | RETAIL SUITE | 805 SF



Located next to Bank of America and Crumbl Cookies



\$36/SF/Yr. NNN



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VS-265 | 805 SF | \$36/SF/YR. NNN

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SUITE DESCRIPTION

This in-line retail suite is located at the main entrance to the shopping center in a high visibility and traffic location. The space has an open layout and includes an office and private restroom making it ideal for a variety of retail users.

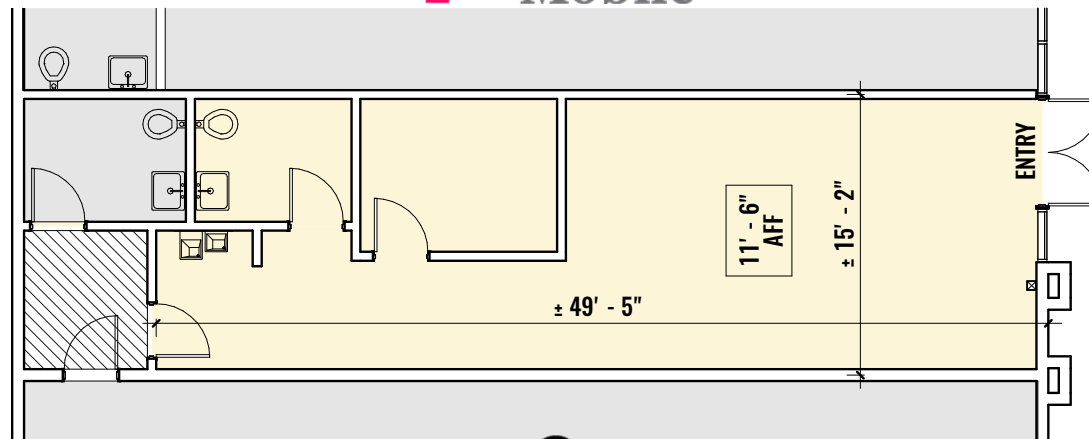
VILLAGE PLAZA

The nearby Village Plaza is the center's social hub offering a welcoming outdoor seating area and a charming plaza area for families and friends to gather.

SUITE HIGHLIGHTS

- In-line retail space facing Business Hwy 97
- In-suite office and restroom
- Located between Crumbl Cookies and T-Mobile
- Open field parking in front space
- 200-Amp electrical service
- TDS high-speed internet and gas services available
- 11' 6" ceiling height above finished floor (AFF)
- NNN's estimated at \$9.54/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.

T-Mobile



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VS-310 | RETAIL SUITE | 2,508 SF



Prominent Endcap Space with Patio



\$24/SF/Yr. NNN



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VS-310 | 2,508 SF | \$24/SF/YR. NNN

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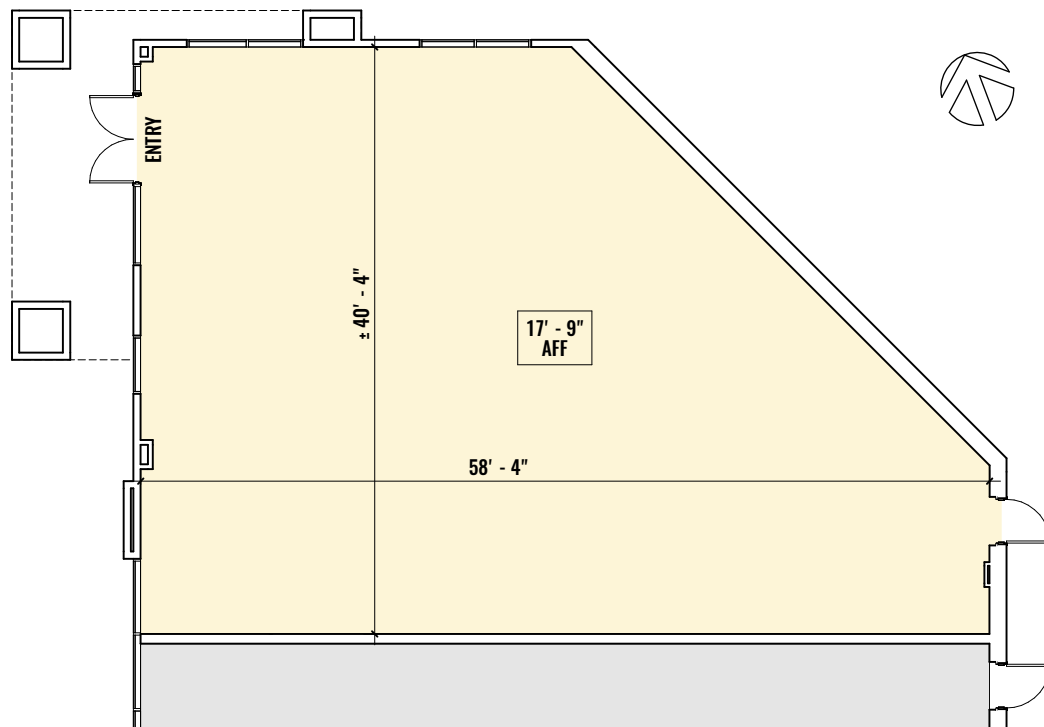
Newly constructed and move-in ready endcap space next to Affordable Dentures & Implants and Sport Clips. With an open layout, an ADA restroom and a patio area, this space is ideal for a variety of retail or cafe/coffee shop users.

VILLAGE PLAZA

The nearby Village Plaza is the center's social hub offering a welcoming outdoor seating area and a charming plaza area for families and friends to gather.

SUITE HIGHLIGHTS

- End cap space with patio and ADA compliant restroom
- Faces Highway 20 and future Phase II portion of center
- Located next to Affordable Dentures & Implants and Sport Clips
- Open field parking in front space
- 200-Amp electrical service
- TDS high-speed internet and gas services available
- 17' 9" ceiling height above finished floor (AFF)
- NNN's estimated at \$9.54/SF/Yr.
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