

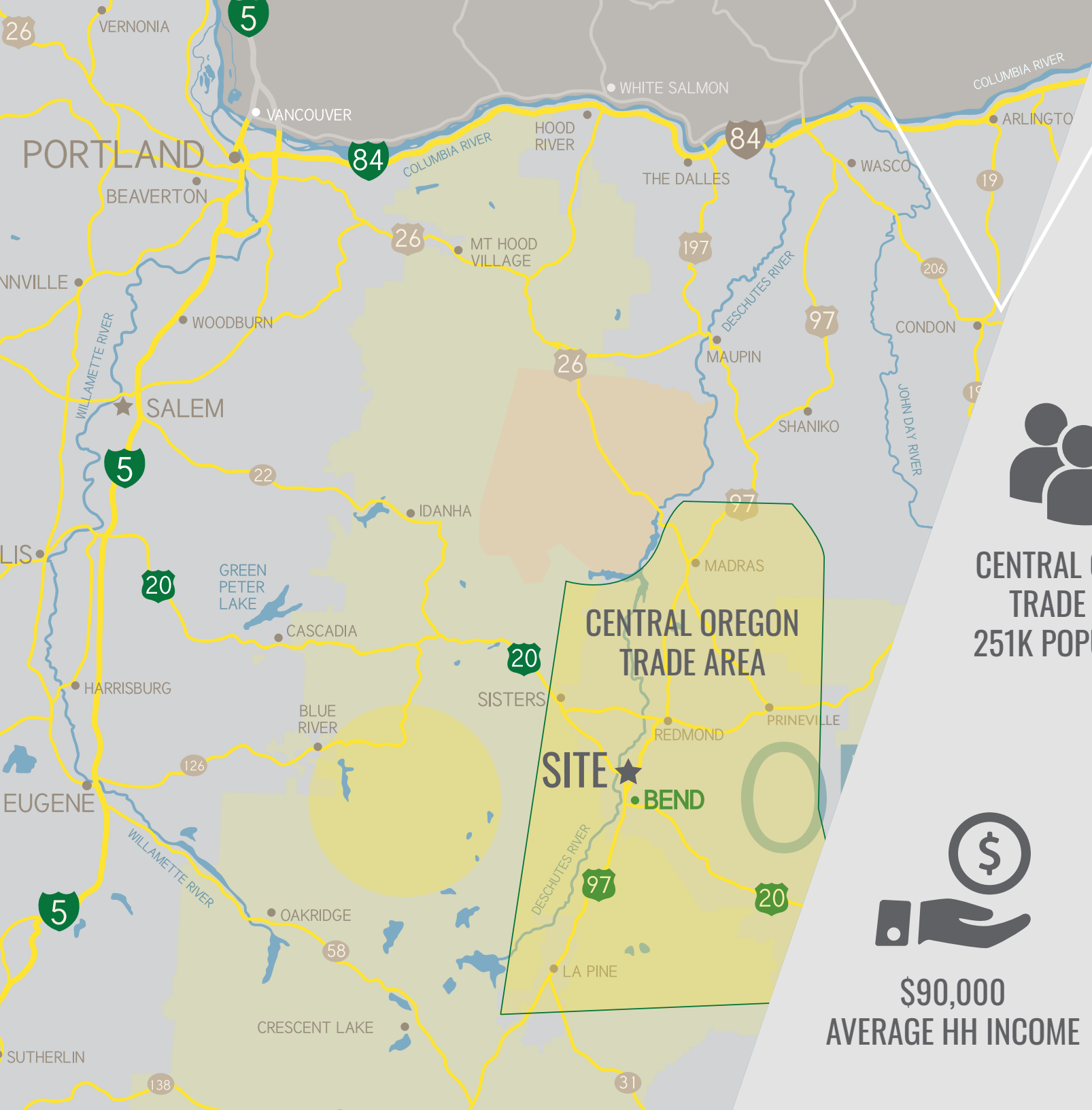
Bend, Oregon

**12,000 SF LEASED
OR PENDING DEALS!**

GATEWAY NORTH NOW LEASING

**SOUTHEAST CORNER OF
US 20 & COOLEY ROAD
BEND, OREGON**

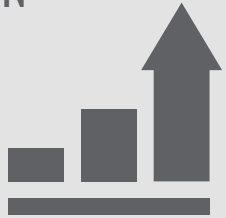




LOCATION



**CENTRAL OREGON
TRADE AREA
251K POPULATION**



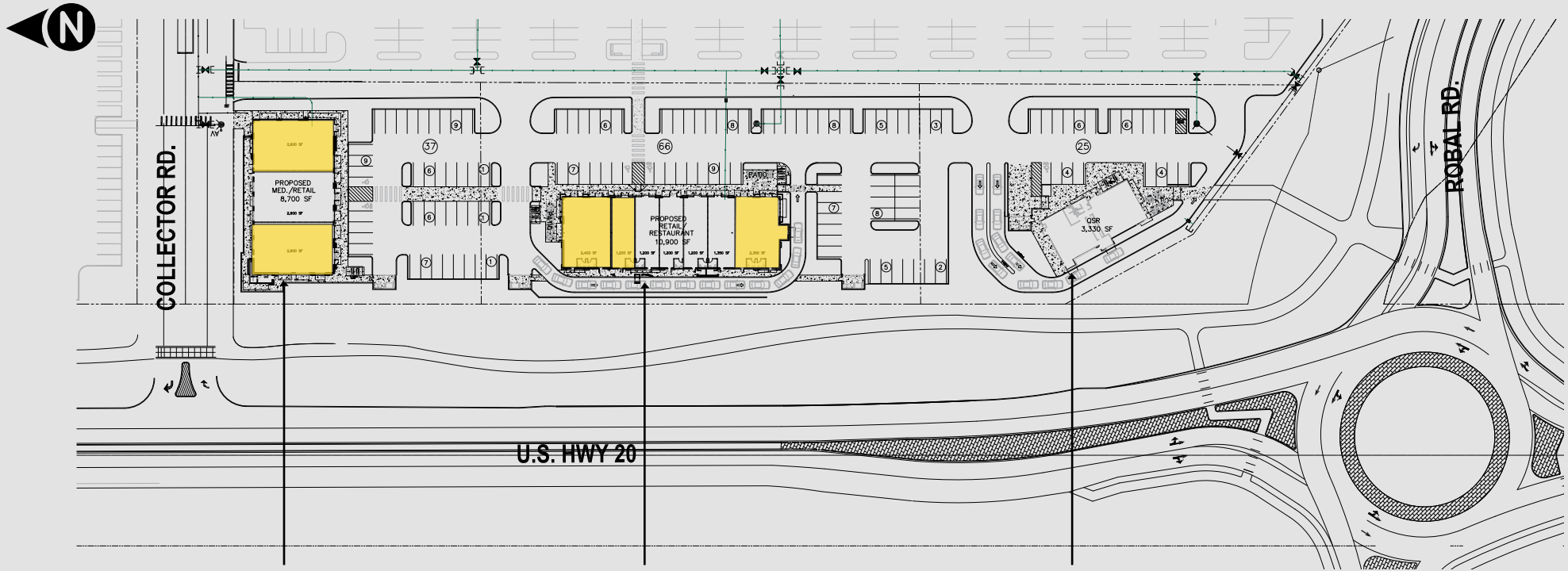
**FASTEST-GROWING
REGION IN OREGON**



**\$90,000
AVERAGE HH INCOME**

SITE PLAN

COSTCO



PAD 3

8,700 SF (3,800 SF Remaining)

- Can be demised
- Ample parking
- *Highly visible end caps (pending)*

PAD 2

10,900 SF (4,950 SF Remaining)

- Highly visible in-line shops
- *End cap drive thru (pending coffee user)*
- *End cap restaurant space w/ patio (pending restaurant)*

PAD 1

3,330 SF

- 13 Car drive thru stack
- Ground Lease

DESTINATION

- Located at the entrance to Bend on the Santiam Highway 20
- 4.5 million annual visitor to Bend enjoying the many outdoor activities.



DETAILS

- Located at the convergence zone of Sisters, Redmond, and Bend.
- Adjacent to Cascade Village Shopping Center (360,000+ SF center)
- Strong national retailers in the immediate area.

AERIAL MAP



SUMMARY - SITE PLAN 1



SUMMARY - SITE PLAN 2



SUMMARY - SITE PLAN 3



DEVELOPMENT

Developed by **Powell Development**, this retail development is part of a 52 acre master plan which will include multi-family and retail. This development is well located and easily accessible to the Bend, Redmond, and Sisters communities.

Anchored by a Costco, this center boasts excellent access to two major traffic thoroughfares (US 20 and US 97).

Restaurant & prime shopping retail pads are available to service the growing Bend area. This site shares access with the neighboring Cascade Village Shopping Center.

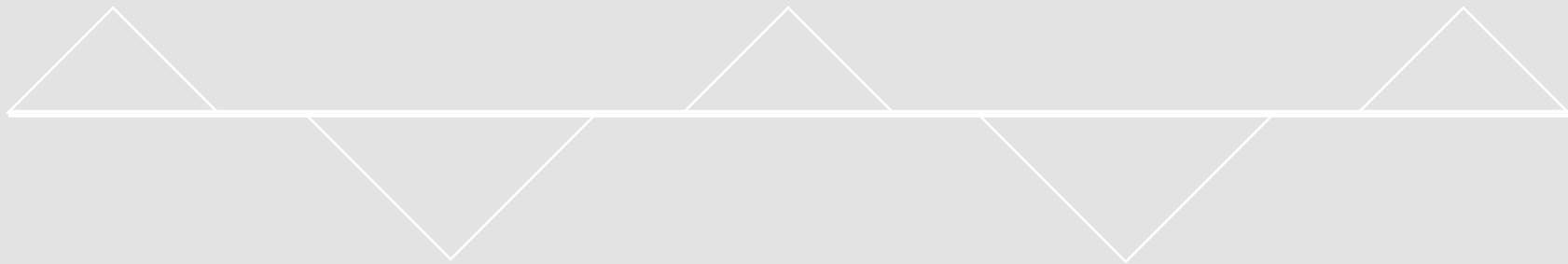


MARKET HIGHLIGHTS

4.5 million annual visitors to Bend enjoying the many outdoor activities

Central Oregon Trade Area
Population 246,000

Just moments away from retailers including Target, Trader Joe's, Dick's Sporting Goods, Ulta, Chick-Fil-A, Best Buy, World Market, Lowe's and many more.



OSU Cascade Campus growing with expected student population of 5,000 by 20205

Located 18 minutes from Redmond and 20 minute drive from Sisters.

TOP EMPLOYERS IN CENTRAL OREGON

OF EMPLOYEES

St. Charles Health	4,626
Bright Wood Corporation Regionwide	1,130
Les Schwab Regionwide (HQ & CO Stores)	1,100
Sunriver Resort	1,000
Mt. Bachelor	975

GROWING

INDUSTRIES

Tech
Brewery/Distillery
Bio-Tech
Outdoor Equipment
Data Centers

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