



# CASCADE VILLAGE

SHOPPING CENTER



RETAIL/RESTAURANT SPACE AVAILABLE | 805 SF – 3,014 SF



Local Acres  
MARKETPLACE



# 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 recorded 3.5 million visits in 2025, reflecting a 5.6% year-over-year increase and 13.1% growth over three years, while Costco drew 2.9 million visits in the same period.

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.



### EXCELLENT ACCESS

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



### PRIME 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

<b>Address</b>	63455 Business 97, Bend, OR 97703
<b>Center Size</b>	367,870 SF
<b>Lot Size</b>	Phase 1: Approx. 34 Acres
<b>NNN Exp.</b>	Est. at \$9.82/SF/Yr. (2026)
<b>Marketing Fund</b>	\$1.00/SF/Yr. (2026)
<b>Zoning</b>	Commercial General (CG)

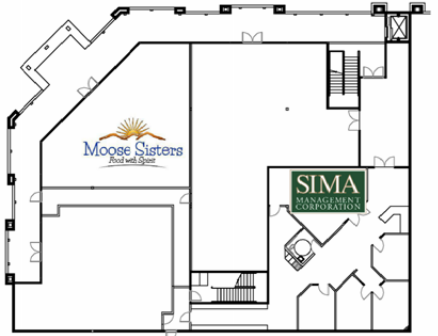
### AVAILABLE SPACES

<b>VS-40</b>	2,614 SF	\$20/SF/Yr. NNN	In-line Retail
<b>VS-80</b>	975 SF	\$24/SF/Yr. NNN	Corner Retail
<b>VS-110</b>	2,308 SF	Contact Broker	Corner Restaurant
<b>VS-120</b>	1,077 SF	\$24/SF/Yr. NNN	Retail
<b>VS-130</b>	723 SF	\$30/SF/Yr. NNN	Retail
<b>VS-180</b>	2,040 SF	\$24/SF/Yr. NNN	In-line Retail
<b>VS-265</b>	805 SF	\$36/SF/Yr. NNN	In-line Retail
<b>VS-290</b>	1,642 SF	\$42/SF/Yr. NNN	Corner Retail/Café
<b>VS-310</b>	2,058 SF	\$24/SF/Yr. NNN	End Cap Retail/Café
<b>VS-320</b>	3,052 SF	\$36/SF/Yr. NNN	In-line Dental/Medical
<b>VS-350</b>	3,014 SF	\$24/SF/Yr. NNN	In-line Retail

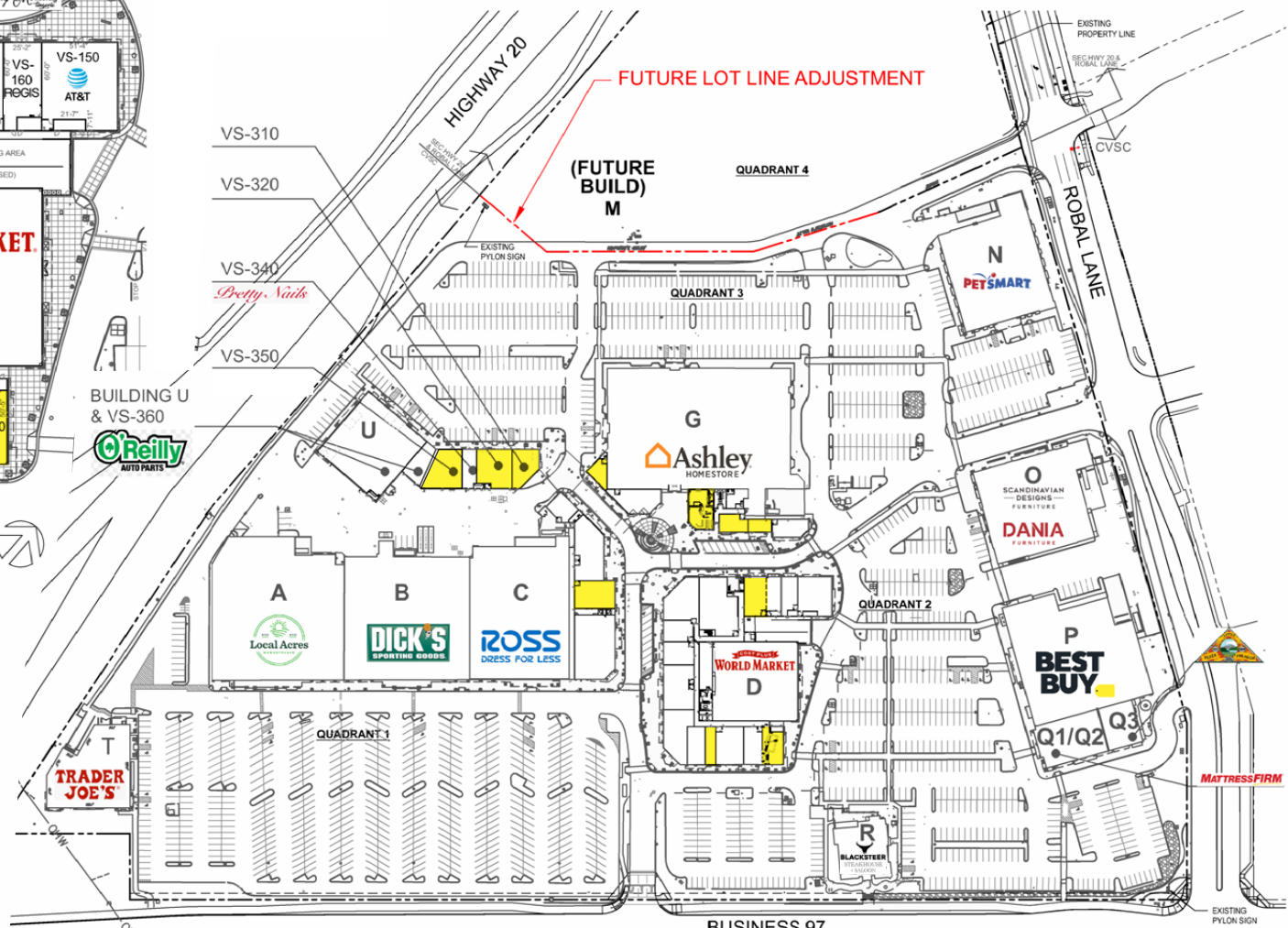
# CASCADE VILLAGE SITE PLAN



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



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



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

# GOLDEN TRIANGLE MAP



# BEND RETAIL OVERVIEW MAP



# BEND, OREGON

With a population of 109,500 (2025), 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



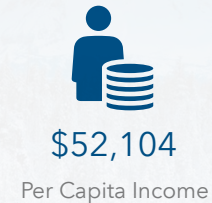
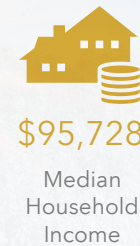
30 Golf Courses

## Demographics

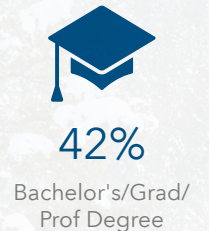
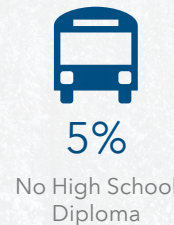
### POPULATION



### INCOME



### EDUCATION



### BUSINESS





# CASCADE VILLAGE

SHOPPING CENTER

**AVAILABLE SUITE FLYERS**



VS-40 | RETAIL SUITE | 2,614 SF

# CASCADE VILLAGE SHOPPING CENTER



Prominent Storefront Under Iconic Clock Tower



\$20/SF/Yr. NNN

**NB** NEVILLE & BUTLER  
Commercial Real Estate

Steven Neville, Broker  
Natalie Butler, Broker  
696 McVey Ave., Ste. 202 | Lake Oswego, OR 97034  
503.241.1222 | www.nevillebutler.com

COMPASS COMMERCIAL  
REAL ESTATE SERVICES

Russell Huntamer, CCIM  
Eli Harrison, Broker  
600 SW Columbia St., Ste. 6100 | Bend, OR 97702  
541.383.2444 | www.CompassCommercial.com



## 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 67,680 cars per day (ODOT 2023) and recorded 3.5 million visits in 2025, a 5.6% increase year over year and 13.1% over three years, compared to 2.9 million visits at Costco across the street.

### SUITE DESCRIPTION

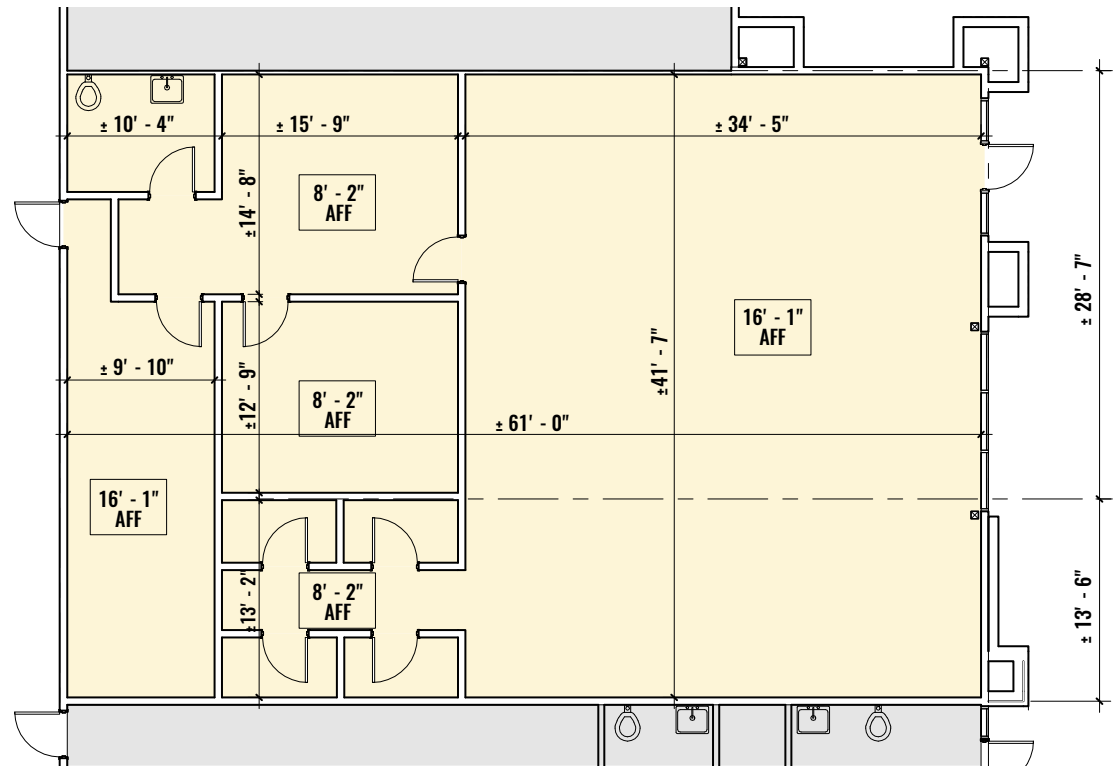
This retail space has a breathtaking façade featuring Cascade Village's iconic stone clock tower. The space is located on Village Plaza, a prime location in the heart of the shopping center.

### 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 \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-80 | RETAIL SUITE | 975 SF



Prominent Corner Location Next to Ashley Homestore



\$24/SF/Yr. NNN



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

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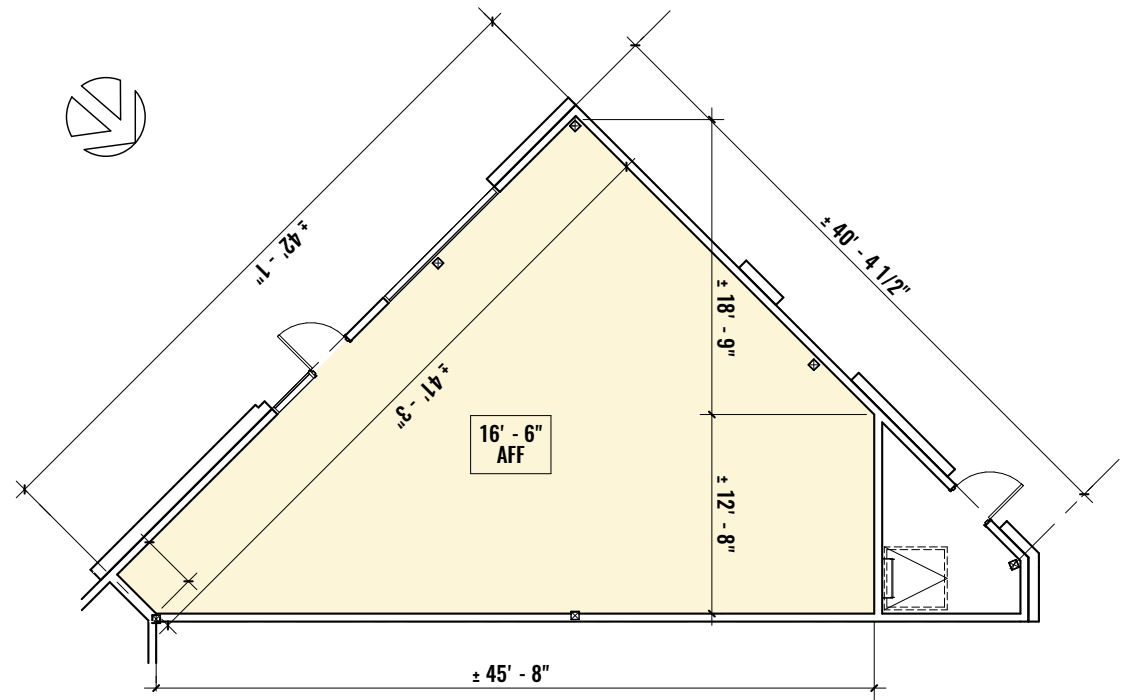
This high-visibility corner suite is located next to Shinsei Sushi and a new generation Ashley Homestore. The space has an open layout making it ideal for a variety of retail users.

### 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 Homestore
- 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 \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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# VS-110 | RESTAURANT SUITE



Corner Location Fronting Village Plaza



2,308 SF



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**VS-110 | 2,308 SF**

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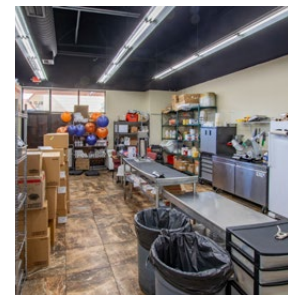
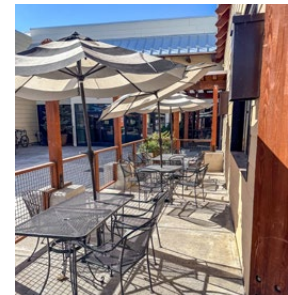
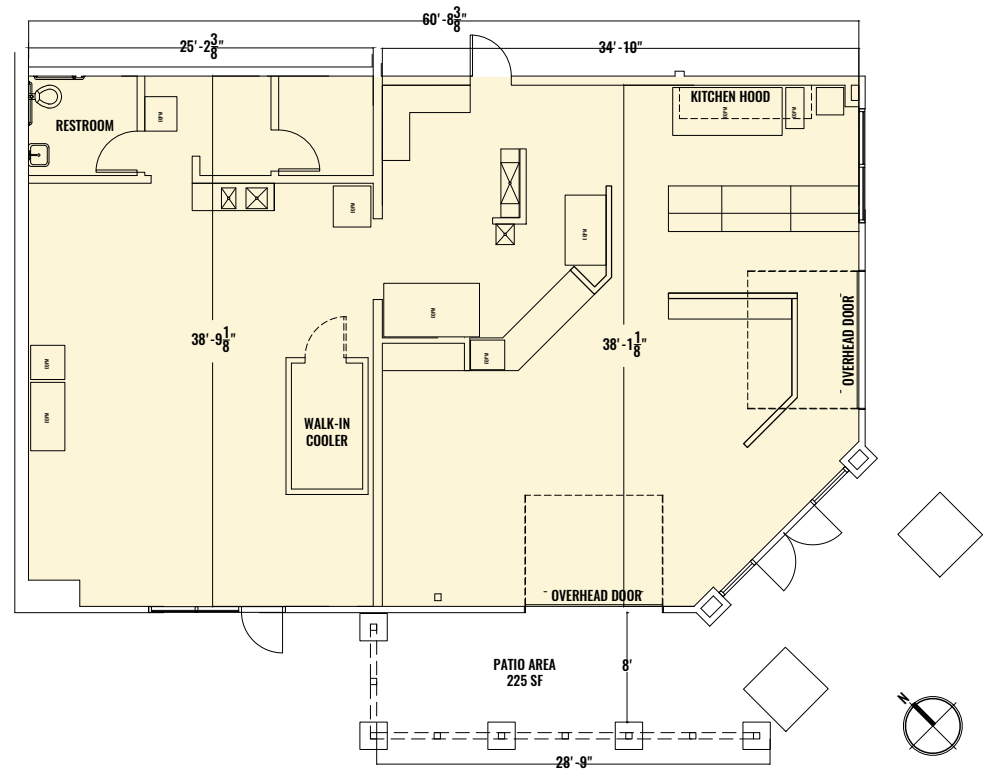
This restaurant is located on one of the prime village corners at the entrance to a new generation Ashley Homestore and across from thriving restaurants on two opposite corners.

**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 corner restaurant space
- Patio seating
- 12' Hood and 6x10 walk-in cooler
- Over 70' of frontage on Village Plaza
- Angle parking in front of space
- 400-Amp electrical service
- TDS high-speed internet and gas services available
- NNN's estimated at \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-120 | RETAIL SUITE | 1,077 SF

# CASCADE VILLAGE SHOPPING CENTER



In-Line Retail Suite Near the Village Plaza



\$24/SF/Yr. NNN



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**VS-120 | 1,077 SF | \$24/SF/YR. NNN**

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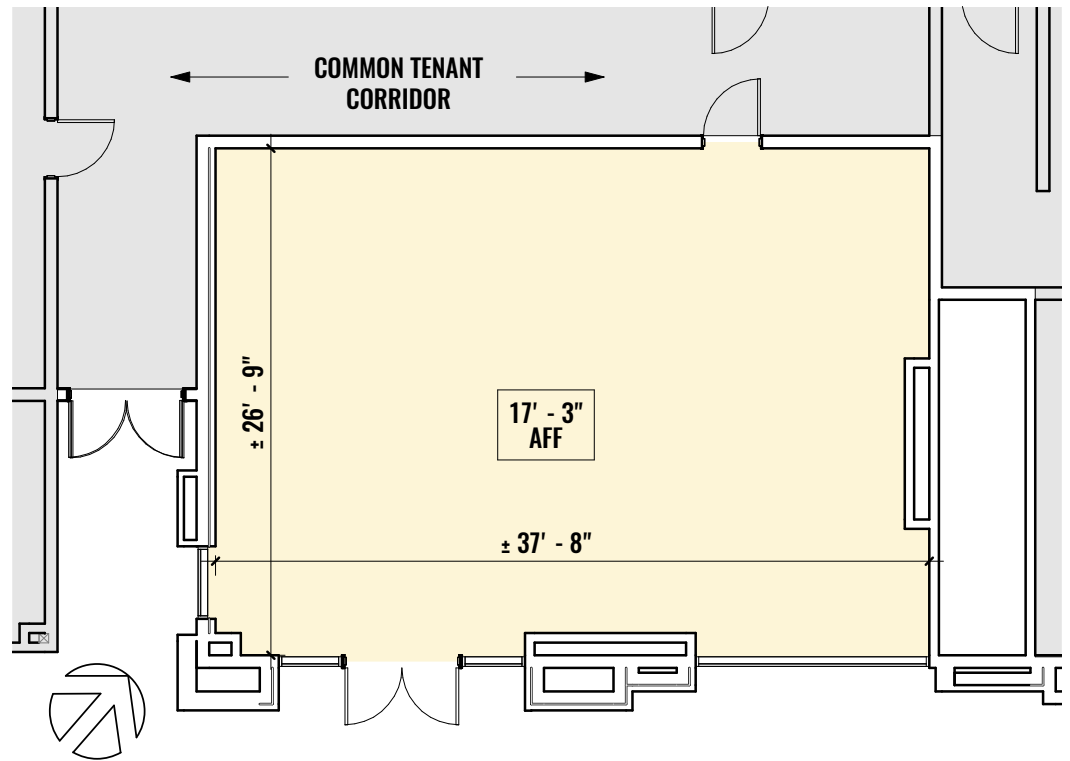
This in-line retail suite is located in the center of the shopping center across from Dakota's Brick Shop. The space has an open layout making it ideal for a variety of retail users.

### 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 across from Dakota's Brick Shop
- 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 \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-130 | RETAIL SUITE | 723 SF



In-Line Retail Suite Next to Taco Del Mar



\$30/SF/Yr. NNN

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**VS-130 | 723 SF | \$30/SF/YR. NNN**

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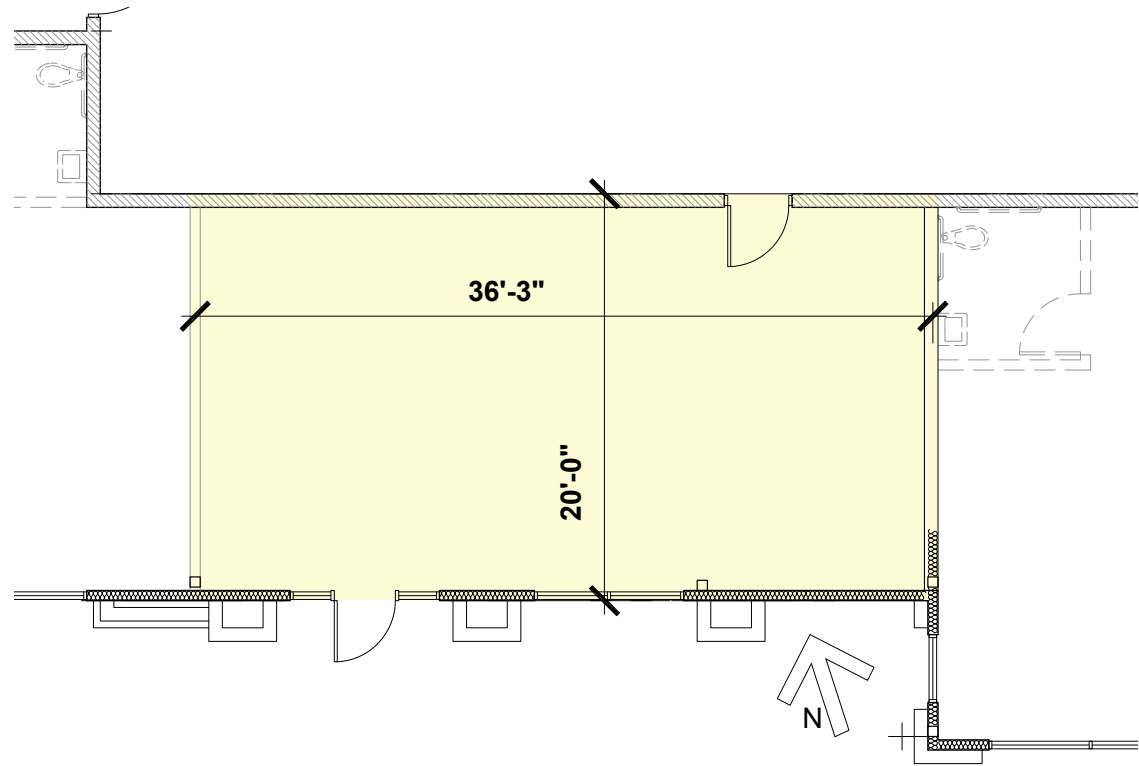
This in-line retail suite is located in the center of the shopping center next to Taco Del Mar. The space has an open layout making it ideal for a variety of retail users.

**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 Taco Del Mar
- Angle parking in front space
- 200-Amp electrical service
- TDS high-speed internet and gas services available
- 13' ceiling height above finished floor (AFF)
- NNN's estimated at \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-180 | RETAIL SUITE | 2,040 SF



CASCADE VILLAGE SHOPPING CENTER



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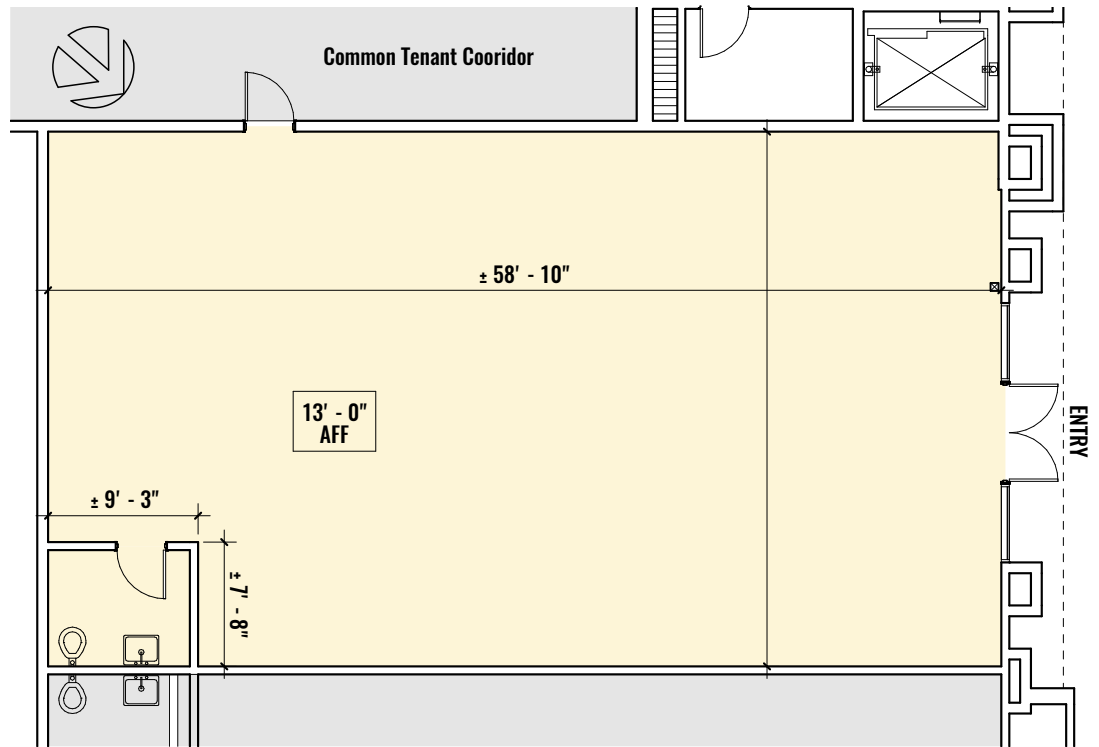
This in-line retail suite is located in the center of the shopping center between Dakota's Brick Shop and Pretty Moments. The space has an open layout and includes a private restroom making it ideal for a variety of retail users.

**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 \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-265 | RETAIL SUITE | 805 SF

# CASCADE VILLAGE SHOPPING CENTER



Located next to Bank of America and Crumbl Cookies



\$36/SF/Yr. NNN



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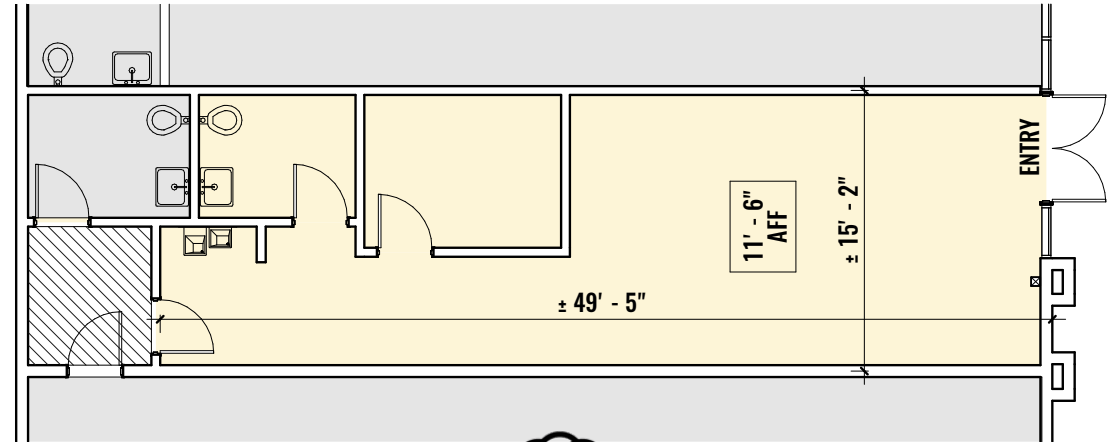
This in-line retail suite is located at the main entrance to the shopping center in a high visibility and traffic location. The space has an open layout and includes an office and private restroom making it ideal for a variety of retail users.

### 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 \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-290 | RETAIL SUITE | 1,642 SF



Prominent Corner Location Next to World Market



\$42/SF/Yr. NNN



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**VS-290 | 1,642 SF | \$42/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 67,680 cars per day (ODOT 2023) and recorded 3.5 million visits in 2025, a 5.6% increase year over year and 13.1% over three years, compared to 2.9 million visits at Costco across the street.

### SUITE DESCRIPTION

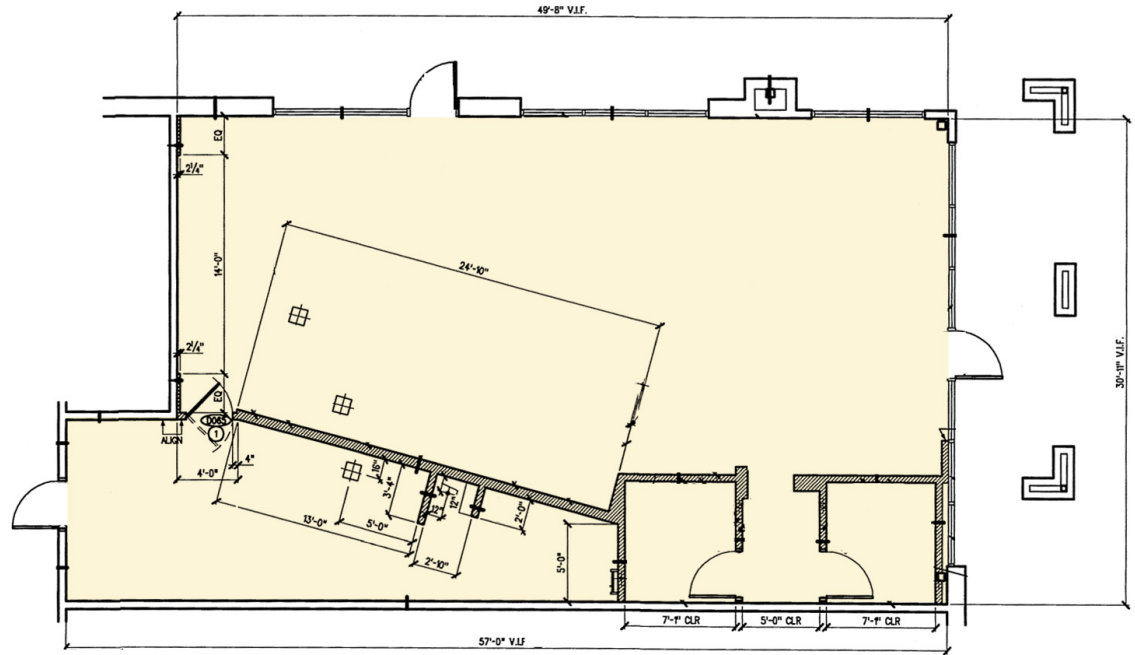
This corner retail suite is located near the main entrance to the shopping center. The space has an open retail area with storage/prep room in back and includes two private restrooms making it ideal for a variety of retail users.

### 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

- Corner retail space facing Business Hwy 97
- Floor sinks and triple sink installed, with additional plumbing hookups available
- Two in-suite restrooms
- Located between World Market and See's Candies
- Angle parking in front space
- 400-Amp electrical service
- TDS high-speed internet and gas services available
- NNN's estimated at \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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**Steven Neville, Broker**

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**Natalie Butler, Broker**

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VS-310 | RETAIL SUITE | 2,058 SF

# CASCADE VILLAGE SHOPPING CENTER



Prominent Endcap Space with Large Patio



\$24/SF/Yr. NNN



Steven Neville, Broker  
Natalie Butler, Broker  
696 McVey Ave., Ste. 202 | Lake Oswego, OR 97034  
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Russell Huntamer, CCIM  
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600 SW Columbia St., Ste. 6100 | Bend, OR 97702  
541.383.2444 | www.CompassCommercial.com

REAL ESTATE SERVICES



**VS-310 | 2,058 SF | \$24/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 67,680 cars per day (ODOT 2023) and recorded 3.5 million visits in 2025, a 5.6% increase year over year and 13.1% over three years, compared to 2.9 million visits at Costco across the street.

**SUITE DESCRIPTION**

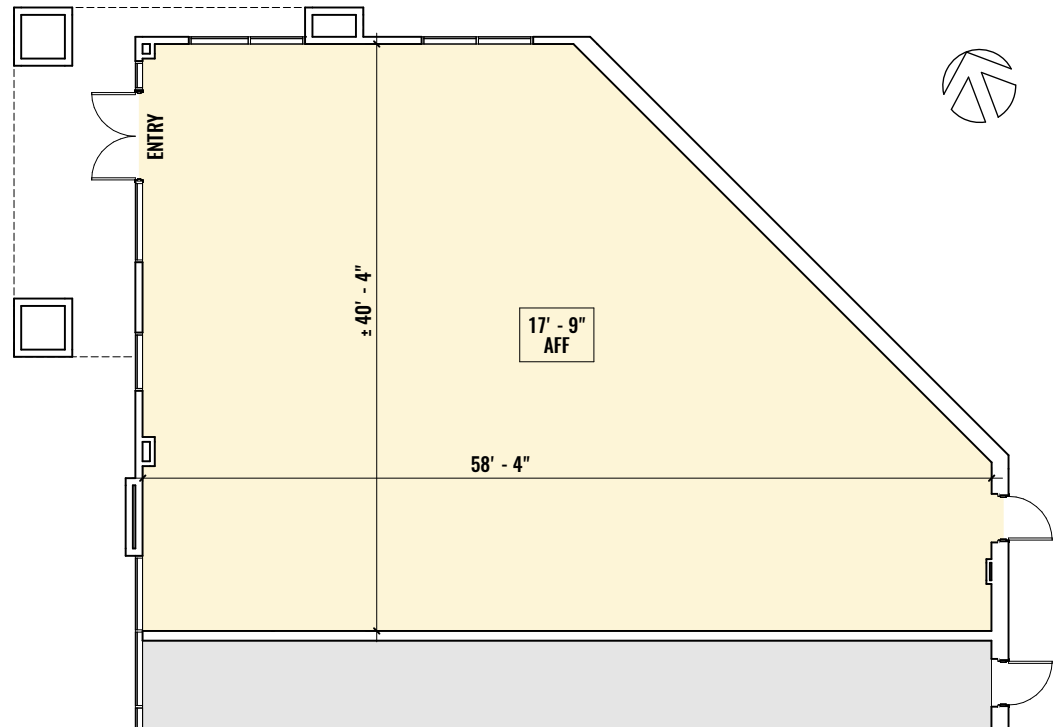
Newly constructed and move-in ready endcap space with large patio across from Ashley Homestore. With an open layout, this space is ideal for a variety of retail or cafe/coffee shop users.

**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 large patio
- Faces Highway 20 and future Phase II portion of center
- Located across from Ashley Homestore
- Open field parking in front of 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 \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-320 | MEDICAL/RETAIL SUITE | 3,052 SF



Turnkey Dental/Medical Office Space



\$36/SF/Yr. NNN



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REAL ESTATE  
SERVICES

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## VS-320 | MEDICAL/RETAIL SUITE | 3,052 SF

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 67,680 cars per day (ODOT 2023) and recorded 3.5 million visits in 2025, a 5.6% increase year over year and 13.1% over three years, compared to 2.9 million visits at Costco across the street.

### SUITE DESCRIPTION

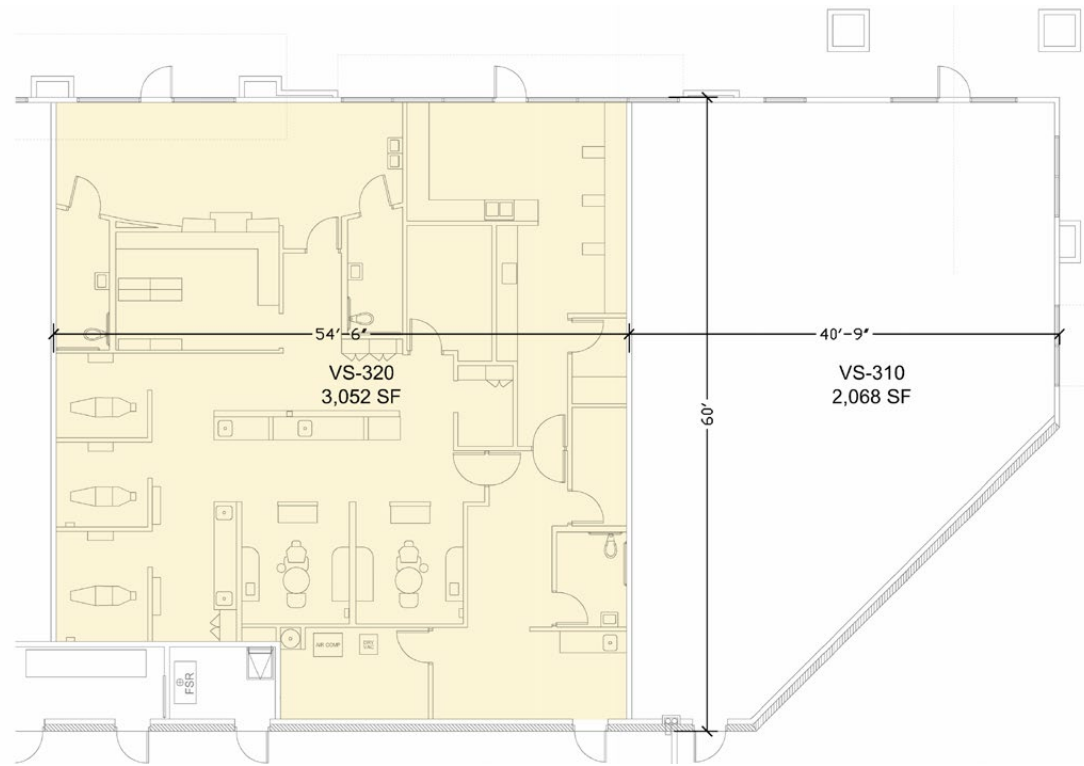
Turnkey medical/dental suite featuring reception and waiting area, multiple treatment rooms with sinks, dedicated lab areas, private offices, break area, and two restrooms. Efficient layout designed for seamless patient and staff flow.

### 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 suite ideal for medical/dental user
- Faces Highway 20 and future Phase II portion of center
- Located across from Ashley Homestore
- Open field parking in front of space
- 200-Amp electrical service
- TDS high-speed internet and gas services available
- NNN's estimated at \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-350 | RETAIL SUITE | 3,014 SF

# CASCADE VILLAGE SHOPPING CENTER



In-Line Suite Next to O'Reilly Auto Parts



\$24/SF/Yr. NNN



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REAL ESTATE SERVICES



**VS-350 | 3,014 SF | \$24/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 67,680 cars per day (ODOT 2023) and recorded 3.5 million visits in 2025, a 5.6% increase year over year and 13.1% over three years, compared to 2.9 million visits at Costco across the street.

**SUITE DESCRIPTION**

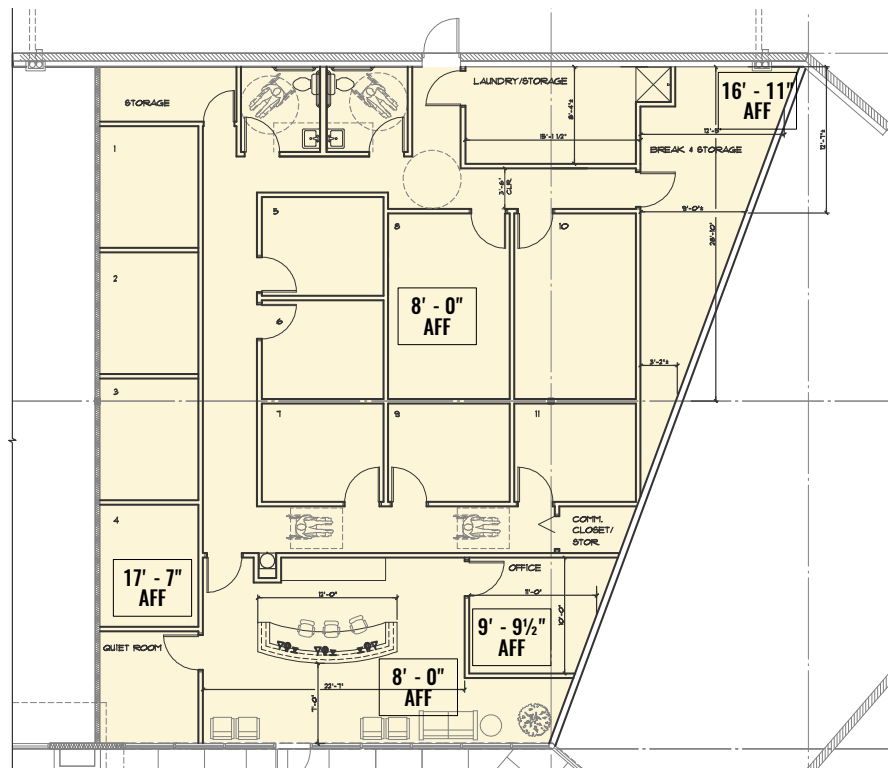
Move-in ready in-line space next to O'Reilly Auto Parts and Pretty Nails. This suite is built out with a reception, multiple offices/treatment rooms and break room making it ideal for a spa or medical/office user.

**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
- Faces Highway 20 and future Phase II portion of center
- Located next to O'Reilly Auto Parts and Pretty Nails
- Open field parking in front space
- 200-Amp electrical service
- TDS high-speed internet and gas services available
- NNN's estimated at \$9.82/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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