



CASCADE VILLAGE

SHOPPING CENTER



RETAIL/RESTAURANT SPACE AVAILABLE | 805 SF – 6,722 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 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

Address	63455 Business 97, Bend, OR 97703
Center Size	367,870 SF
Lot Size	Phase 1: Approx. 34 Acres
NNN Exp.	Est. at \$9.86/SF/Yr. (2026)
Marketing Fund	\$1.00/SF/Yr. (2026)
Zoning	Commercial General (CG)

AVAILABLE SPACES

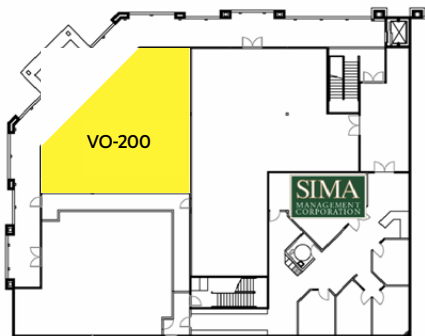
Bldg R	6,722 SF	Contact Broker	Stand-Alone Restaurant
VS-40	2,614 SF	\$20/SF/Yr. NNN	In-line Retail
VS-80	975 SF	\$24/SF/Yr. NNN	Corner Retail
VS-110	2,382 SF	Contact Broker	Corner Restaurant
VS-180	2,040 SF	\$24/SF/Yr. NNN	In-line Retail
VO-200	6,286 SF	Contact Broker	2nd- Floor Restaurant
VS-265	805 SF	\$36/SF/Yr. NNN	In-line Retail
VS-310	2,050 SF	\$24/SF/Yr. NNN	End Cap Retail/Café
VS-320	3,078 SF	\$36/SF/Yr. NNN	In-line Dental/Medical
VS-350	3,014 SF	\$24/SF/Yr. NNN	In-line Retail

CASCADE VILLAGE SITE PLAN



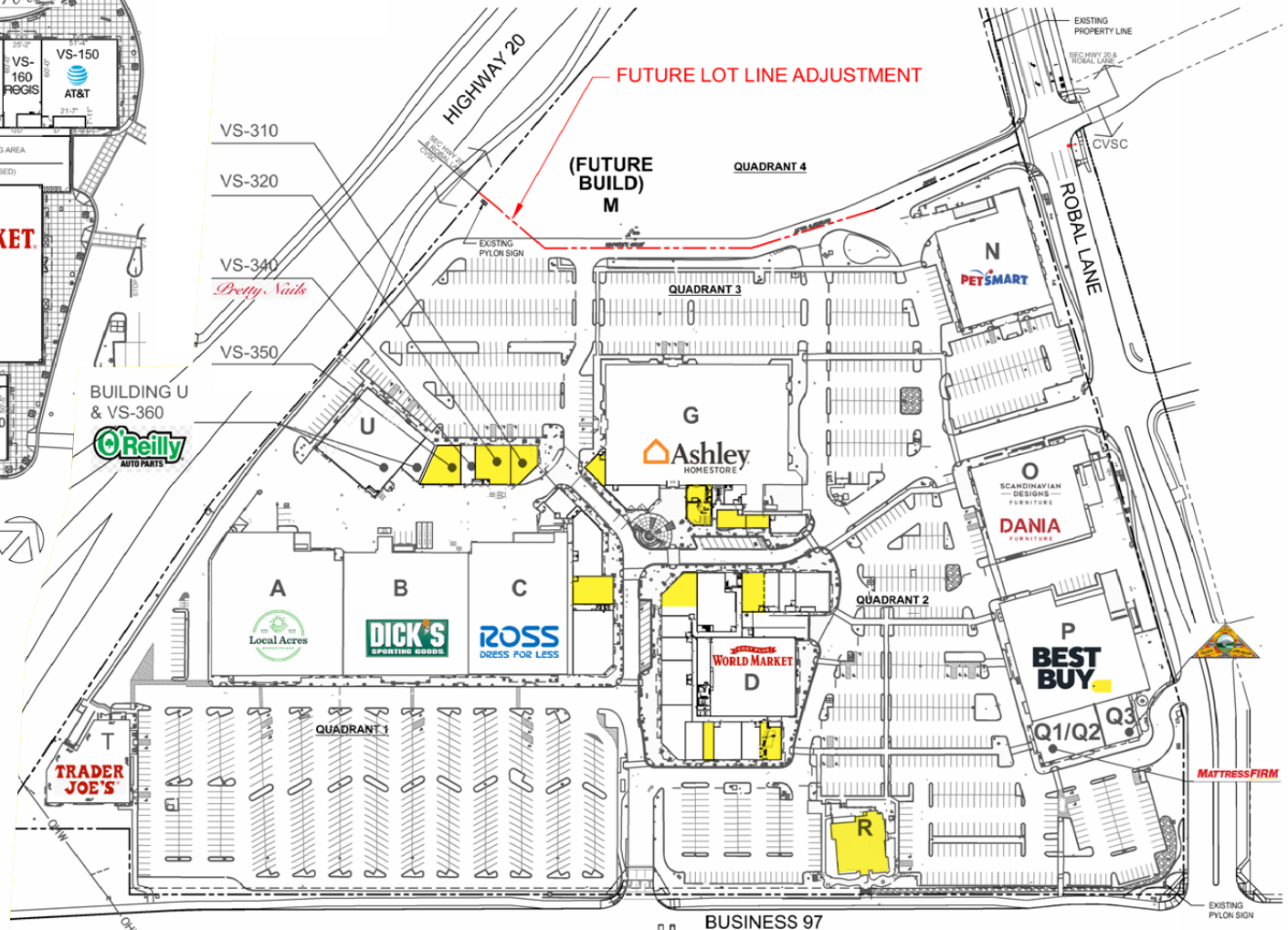
2 VILLAGE CENTER

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



**BEST PLACES IN OREGON FOR
SMALL BUSINESS OWNERS**

#1

SmartAsset
2024

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



266,916

2025 Total
Population (Esri)



287,491

2030 Total
Population (Esri)



1.50%

2025-2030 Growth
Rate (Esri)

INCOME



\$95,728

Median
Household
Income



\$52,104

Per Capita Income



\$336,530

Median Net Worth

EDUCATION



5%

No High School
Diploma



22%

High School
Graduate



31%

Some College



42%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,878

Total Businesses



104,183

Total Employees



3.8%

Unemployment Rate



CASCADE VILLAGE

SHOPPING CENTER

AVAILABLE SUITE FLYERS



NEVILLE & BUTLER
Commercial Real Estate

COMPASS
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BUILDING R | STAND-ALONE RESTAURANT



Free-Standing Restaurant Building



6,722 SF



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Natalie Butler, Broker
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BLDG R | 6,722 SF | CONTACT FOR PRICING

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

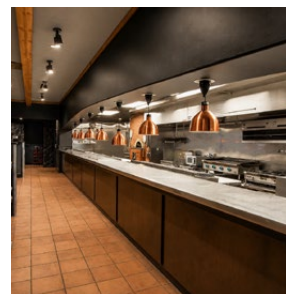
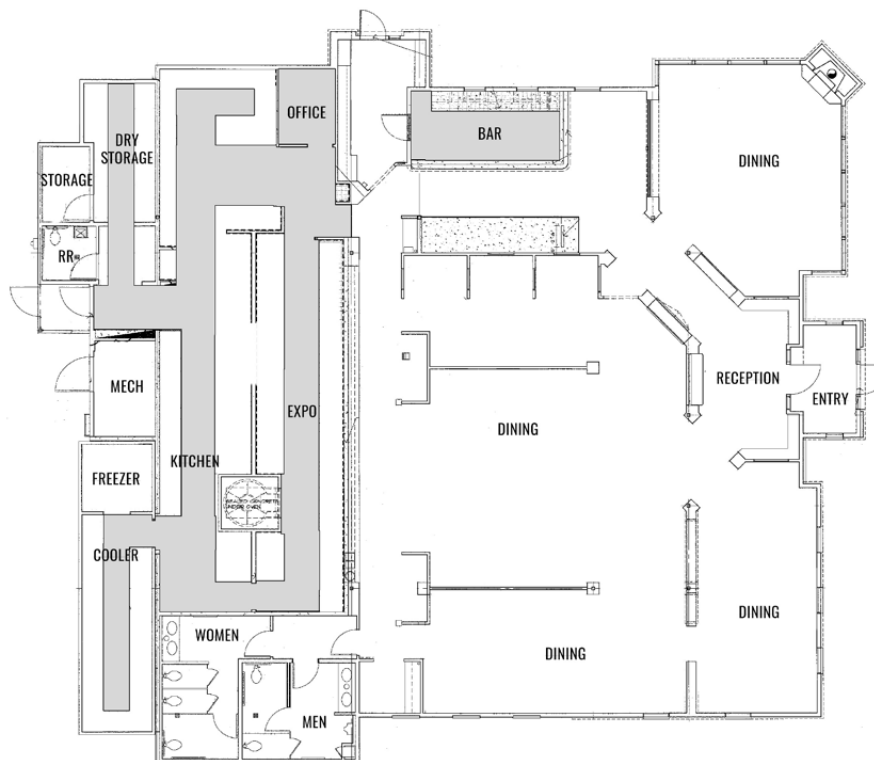
Building R features an existing restaurant buildout with a commercial kitchen, spacious dining room, separate bar/saloon area and private dining space. The suite provides an opportunity for a restaurant operator to establish a presence in one of Central Oregon's premier regional shopping destinations.

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 free-standing restaurant space
- Existing restaurant buildout with a commercial kitchen and a separate bar area with full-bar infrastructure
- Main dining room, private dining, and patio dining options available
- Abundant parking available
- Located near the main entrance to Cascade Village
- NNN's estimated at \$9.86/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.
- Available now



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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

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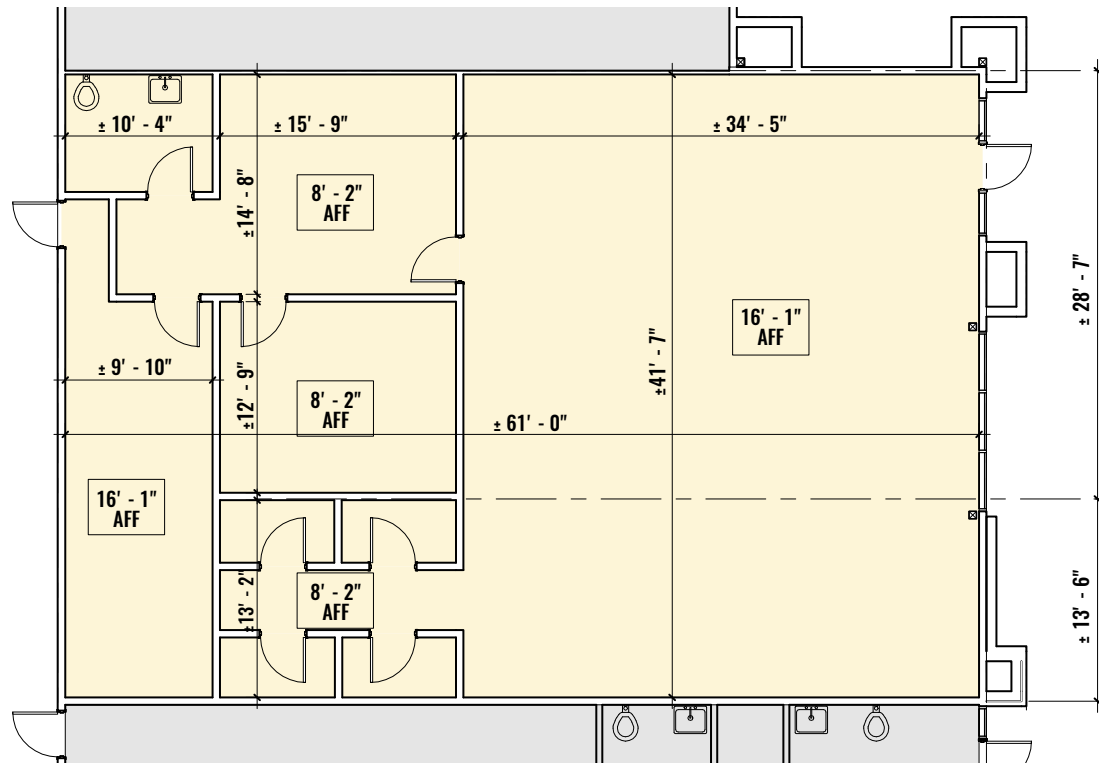
This retail space has a breathtaking façade featuring Cascade Village's iconic stone clock tower. The space is located on Village Plaza, a prime location in the heart of the shopping center.

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 \$9.86/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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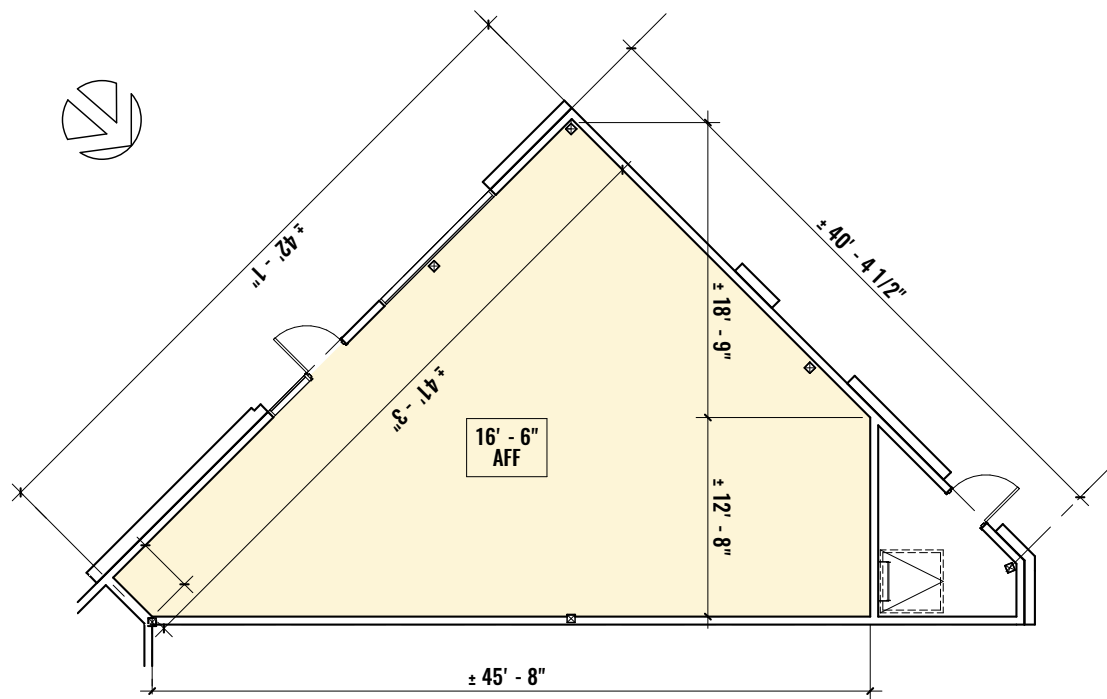
This high-visibility corner suite is located next to Shinsei Sushi and a new generation Ashley Homestore. The space has an open layout making it ideal for a variety of retail users.

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 \$9.86/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-110 | RESTAURANT SUITE



Corner Location Fronting Village Plaza



2,382 SF



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VS-110 | 2,382 SF

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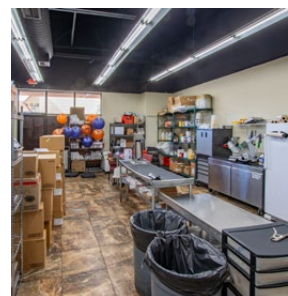
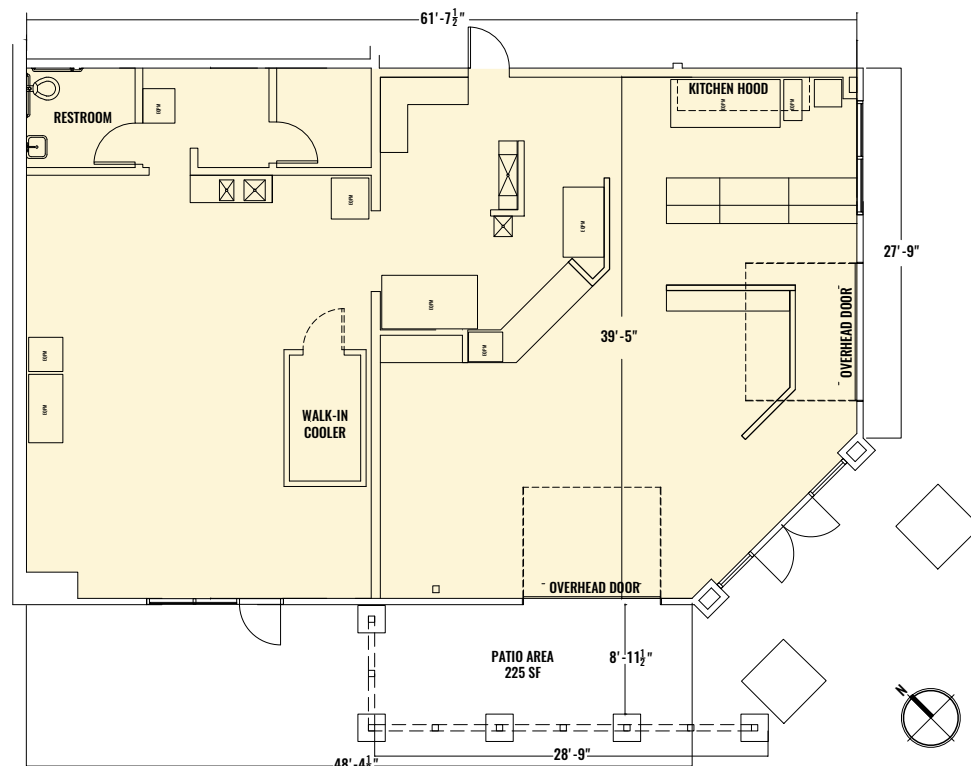
This restaurant is located on one of the prime village corners at the entrance to a new generation Ashley Homestore and across from thriving restaurants on two opposite corners.

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
- FF&E available for use by new tenant
- Angle parking in front of space
- 400-Amp electrical service
- TDS high-speed internet and gas services available
- NNN's estimated at \$9.86/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

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.

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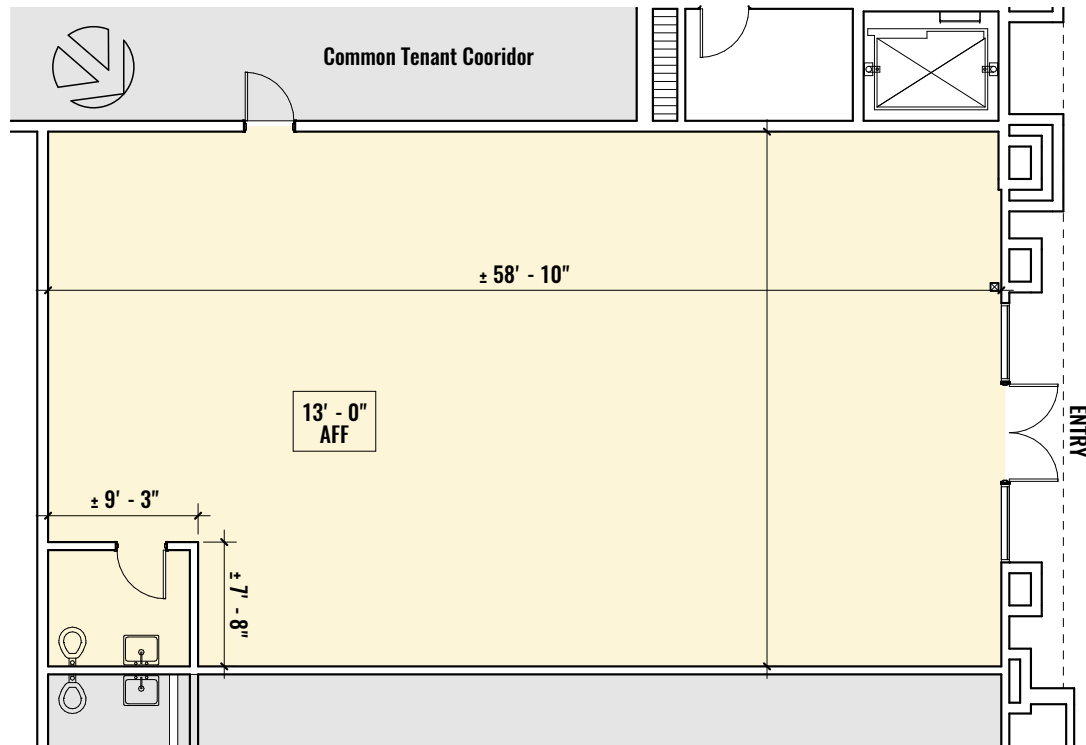
This in-line retail suite is located in the center of the shopping center between Dakota's Brick Shop and Pretty Moments. The space has an open layout and includes a private restroom making it ideal for a variety of retail users.

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 \$9.86/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VO-200 | RESTAURANT SUITE



Turnkey Restaurant Fronting Village Plaza



6,286 SF



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VO-200 | 6,286 SF | CONTACT FOR PRICING

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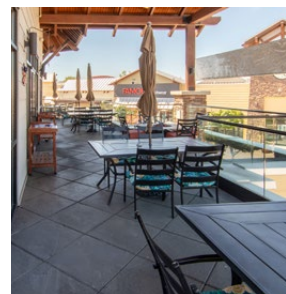
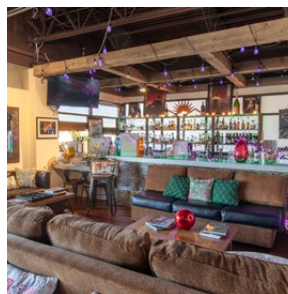
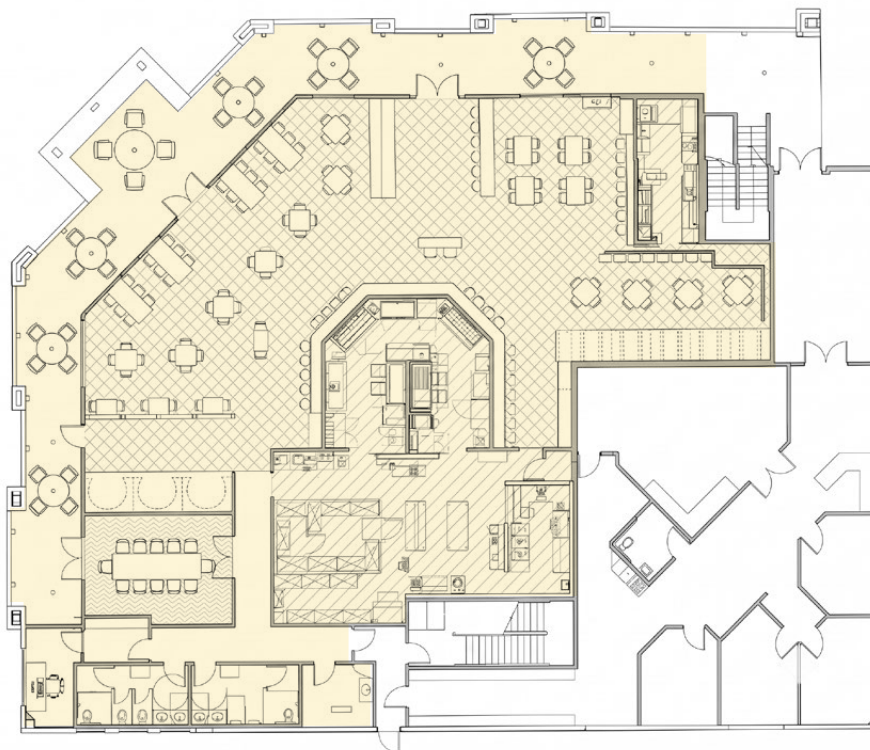
Rare second-floor restaurant space with an expansive outdoor deck overlooking the Village Plaza. Features a full commercial kitchen with hood, bar area, private restrooms, and existing restaurant improvements.

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 second-floor corner restaurant space
- Large deck overlooking the center
- Two Type I hoods, each measuring 14'3" x 54"
- 10' x 15' combination walk-in cooler/freezer
- Over 150' of frontage on Village Plaza
- FF&E available for use by new tenant
- 400-Amp electrical service
- TDS high-speed internet and gas services available
- NNN's estimated at \$9.86/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.
- Available January 1, 2027



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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.

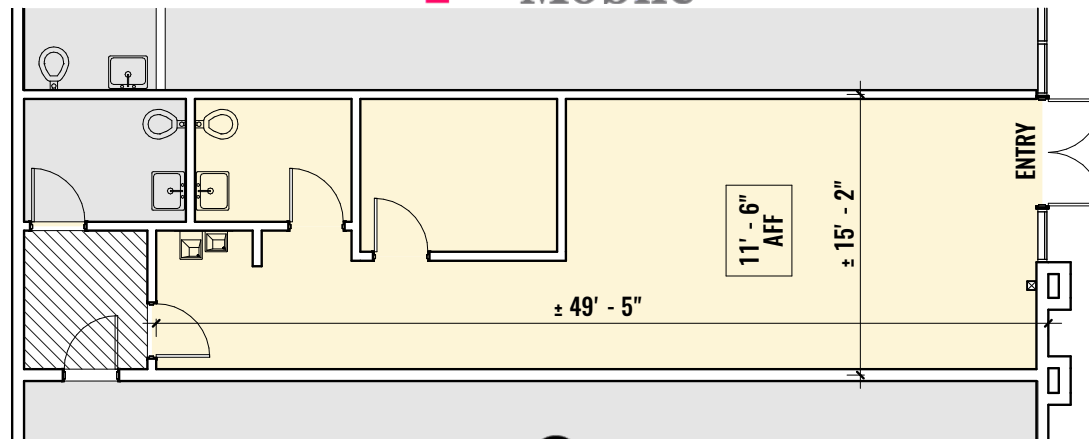
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SUITE HIGHLIGHTS

- 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 \$9.86/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.

T-Mobile



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VS-310 | RETAIL SUITE | 2,050 SF



Prominent Endcap Space with Large Patio



\$24/SF/Yr. NNN



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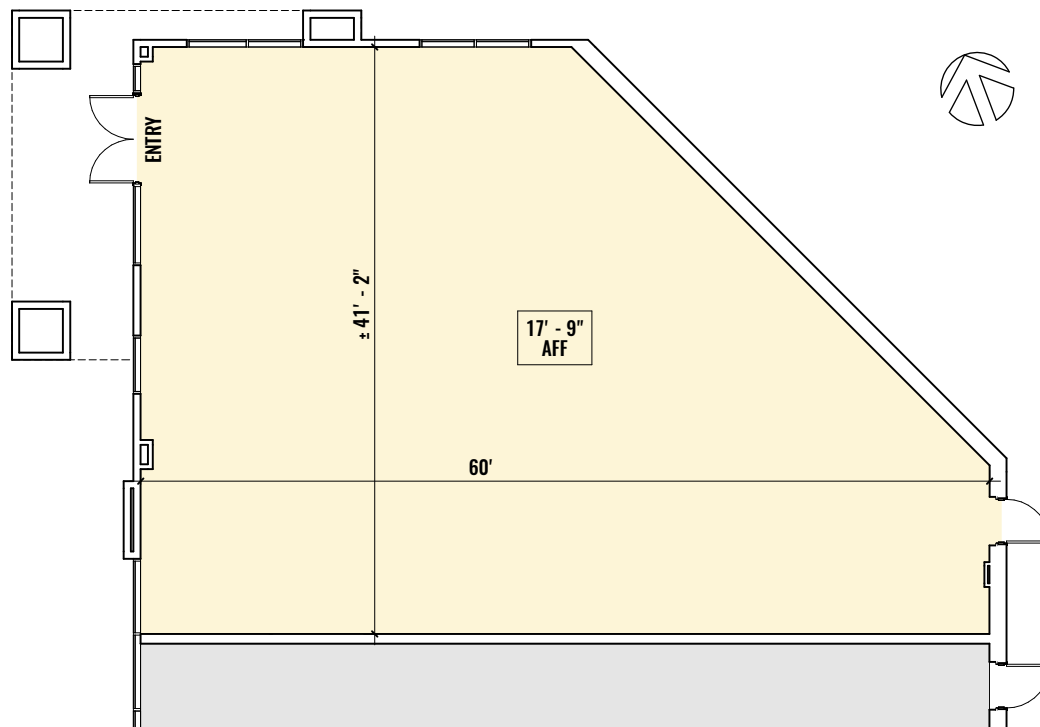
Newly constructed and move-in ready endcap space with large patio across from Ashley Homestore. With an open layout, this space is ideal for a variety of retail or cafe/coffee shop users.

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 \$9.86/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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VS-320 | MEDICAL/RETAIL SUITE | 3,078 SF



Turnkey Dental/Medical Office Space



\$36/SF/Yr. NNN



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VS-320 | MEDICAL/RETAIL SUITE | 3,078 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

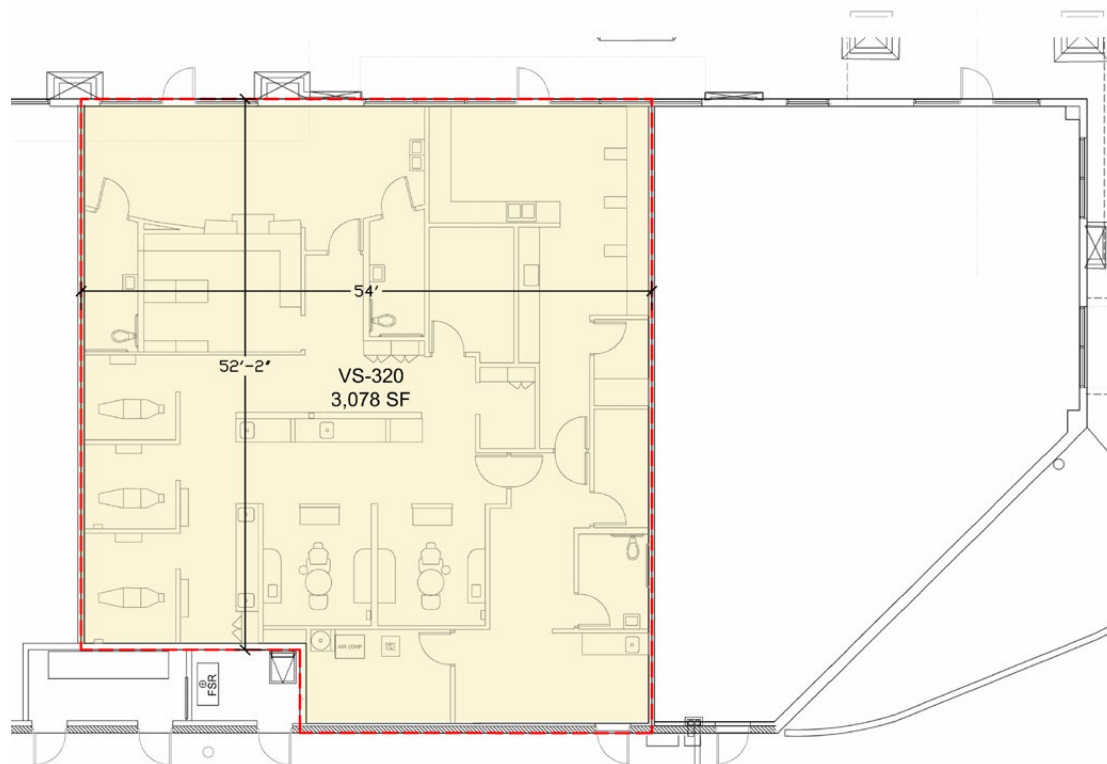
Turnkey medical/dental suite featuring reception and waiting area, multiple treatment rooms with sinks, dedicated lab areas, private offices, break area, and two restrooms. Efficient layout designed for seamless patient and staff flow.

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 \$9.86/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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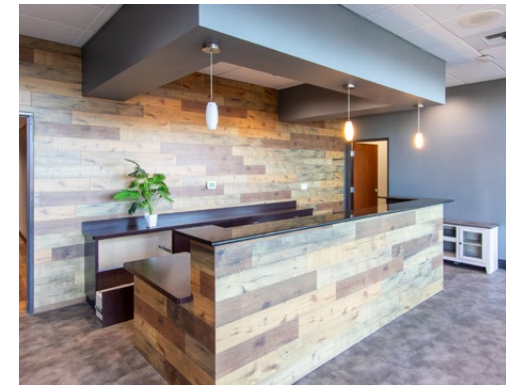
Natalie Butler, Broker

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VS-350 | RETAIL SUITE | 3,014 SF



In-Line Suite Next to O'Reilly Auto Parts



\$24/SF/Yr. NNN



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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

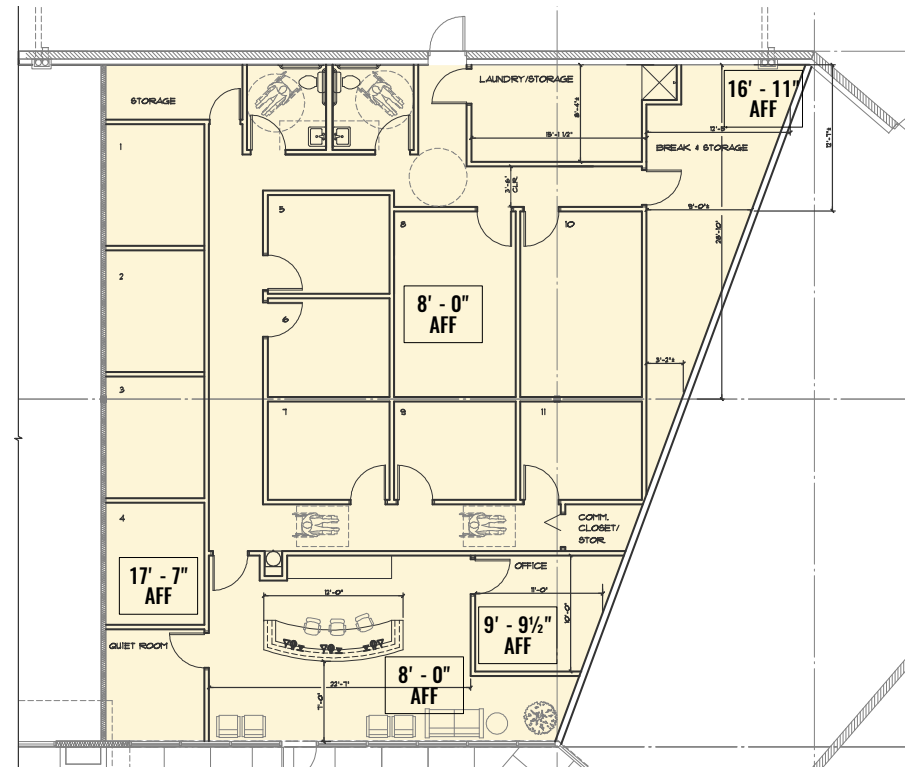
Move-in ready in-line space next to O'Reilly Auto Parts and Pretty Nails. This suite is built out with a reception, multiple offices/treatment rooms and break room making it ideal for a spa or medical/office user.

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 \$9.86/SF/Yr.
- Marketing fund at \$1.00/SF/Yr.



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