

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

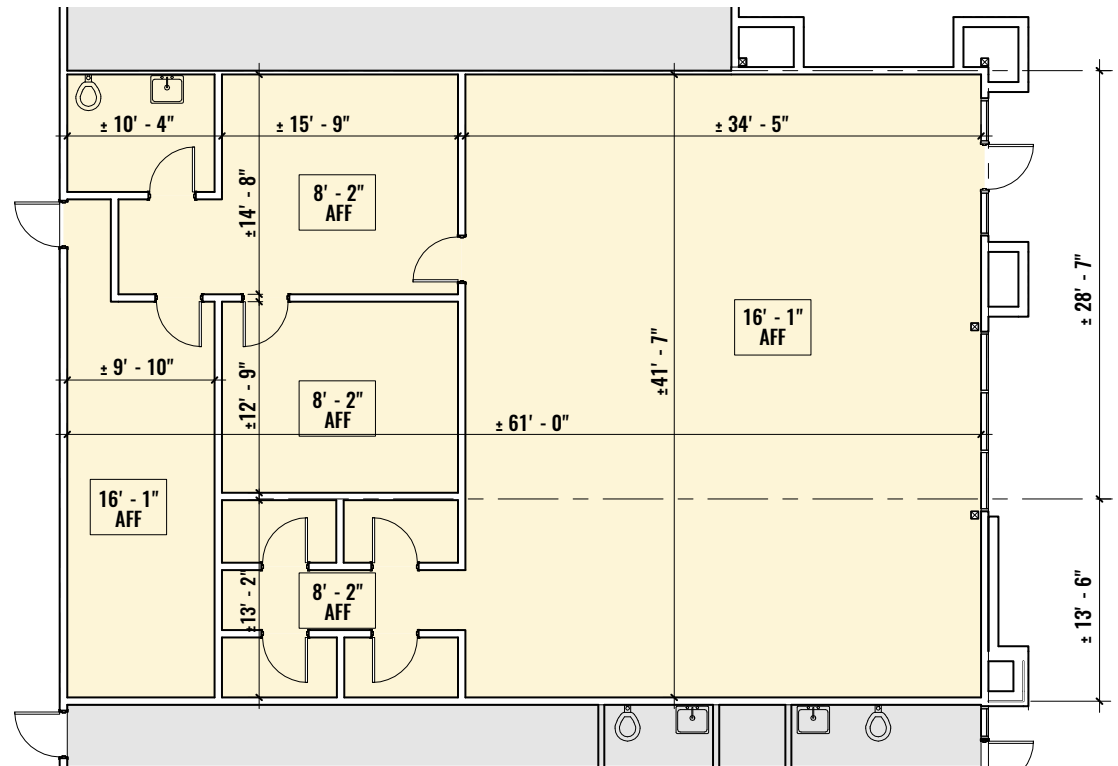
This retail space has a breathtaking façade featuring Cascade Village's iconic stone clock tower. The space is located on Village Plaza, a prime location in the heart of the shopping center.

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



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.

For More Information, Please Contact:



541.383.2444

**Russell Huntamer, CCIM**

rh@compasscommercial.com

**Eli Harrison, Broker**

eharrison@compasscommercial.com



503.241.1222

**Steven Neville, Broker**

steve@nevillebutler.com

**Natalie Butler, Broker**

natalie@nevillebutler.com