



CASCADE VILLAGE
SHOPPING CENTER



RETAIL/RESTAURANT SPACE AVAILABLE | 805 SF – 3,078 SF



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	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-120	1,077 SF	\$24/SF/Yr. NNN	Retail
	VS-130	723 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-290	1,702 SF	\$42/SF/Yr. NNN	Corner Retail/Café
	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	

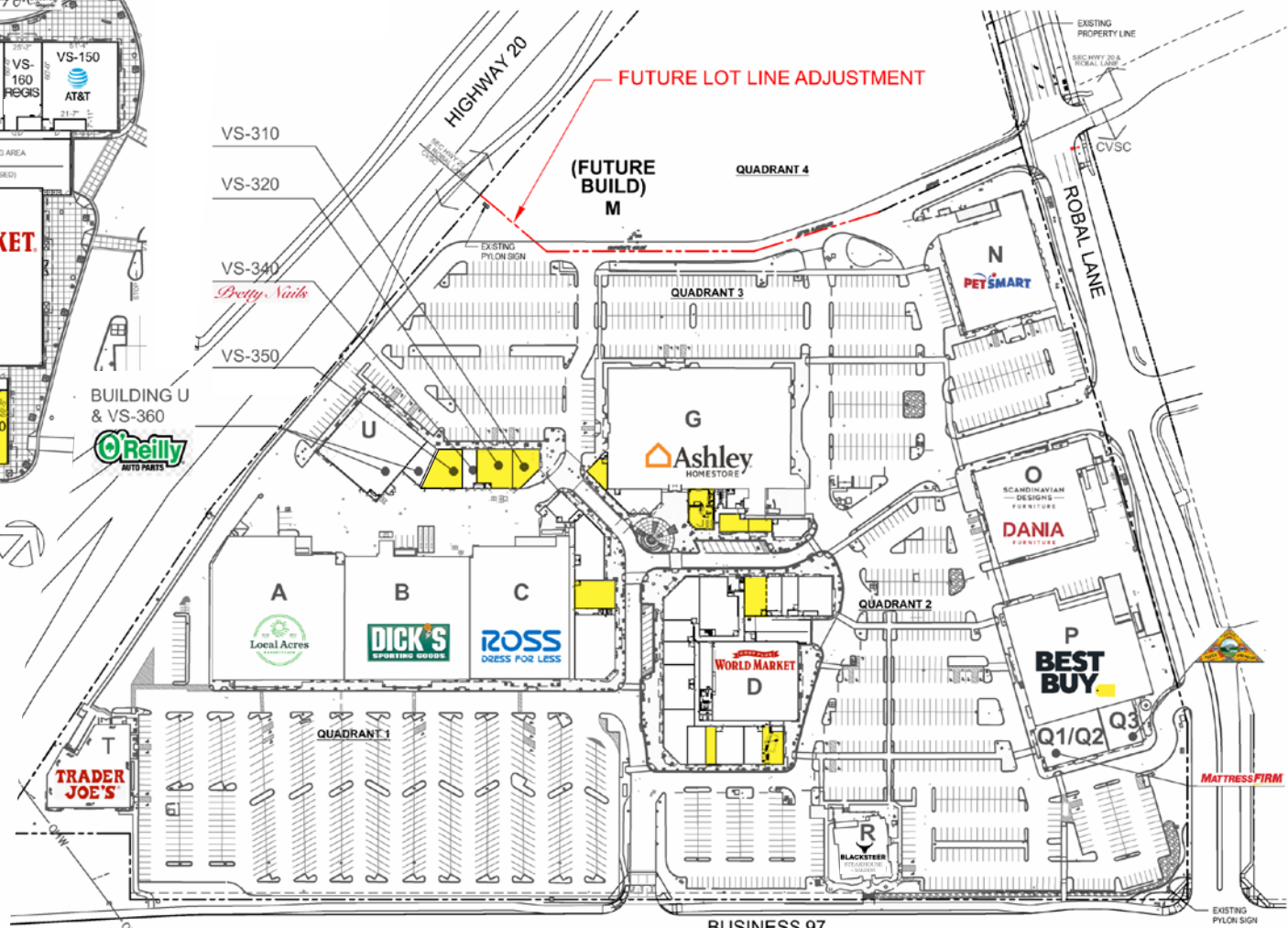
CASCADE VILLAGE SITE PLAN



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



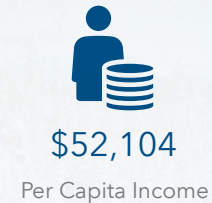
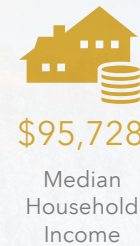
30 Golf Courses

Demographics

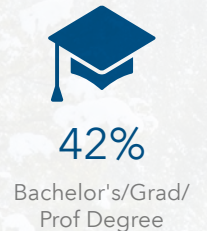
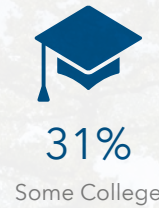
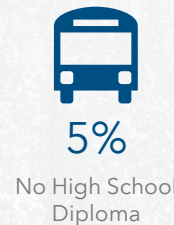
POPULATION



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

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Eli Harrison, Broker
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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 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

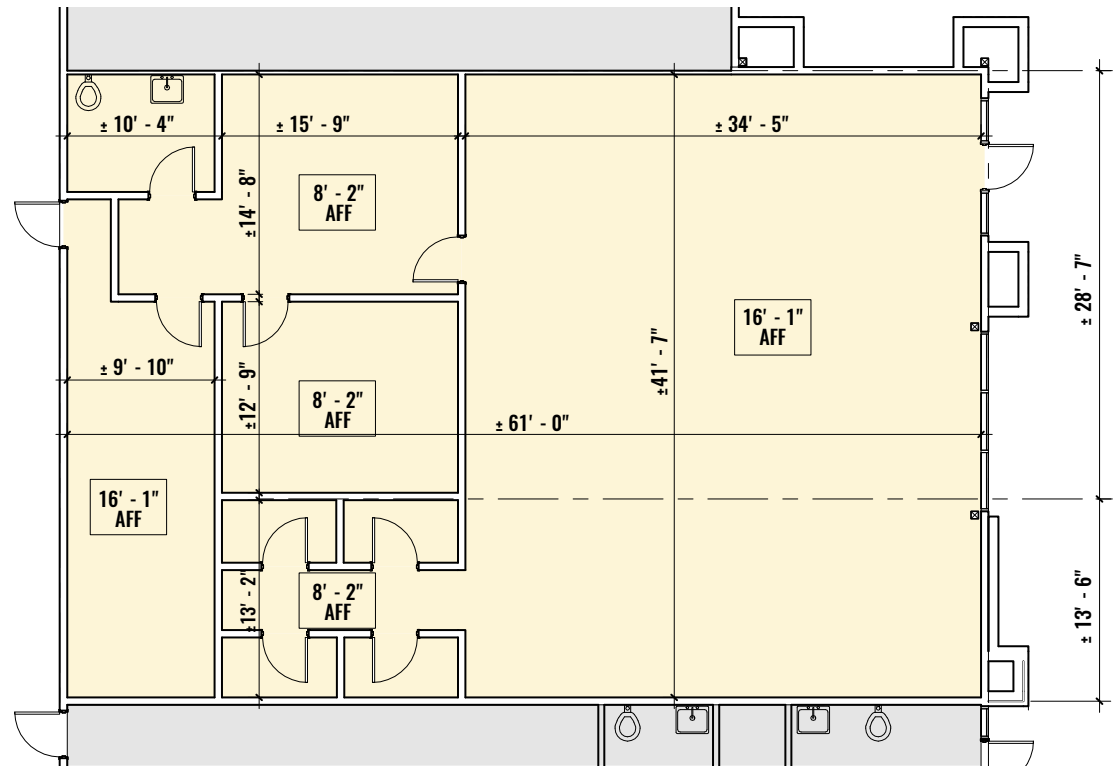
This retail space has a breathtaking façade featuring Cascade Village's iconic stone clock tower. The space is located on Village Plaza, a prime location in the heart of the shopping center.

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.



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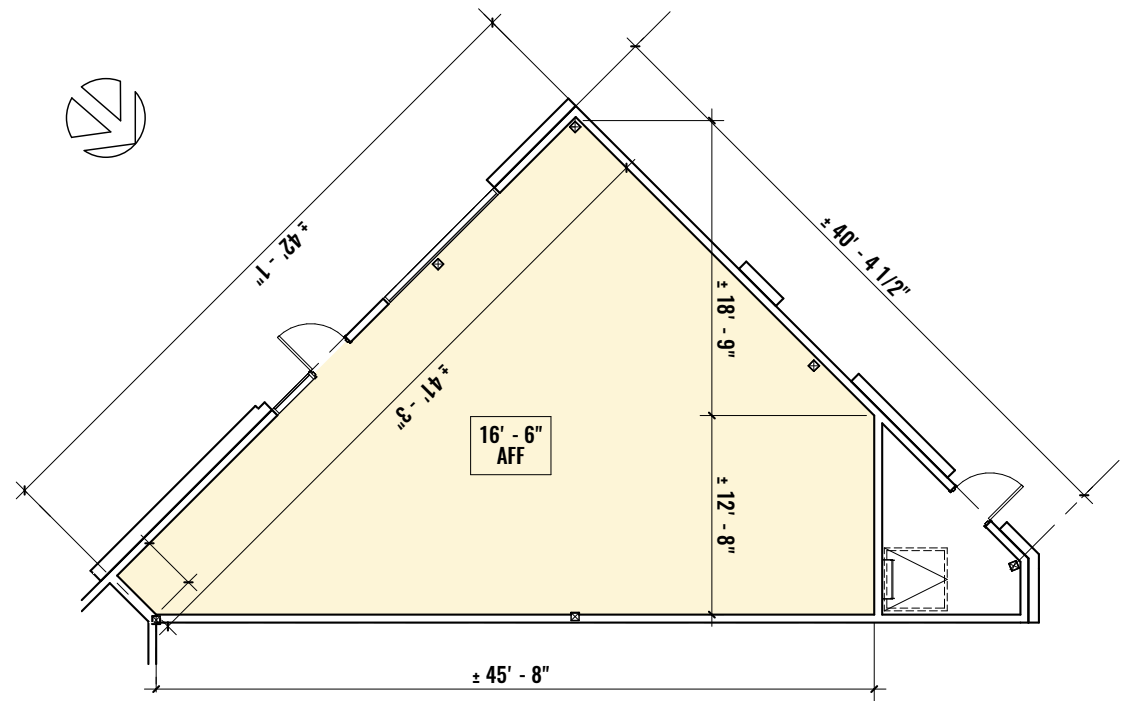
This high-visibility corner suite is located next to Shinsei Sushi and a new generation Ashley Homestore. The space has an open layout making it ideal for a variety of retail users.

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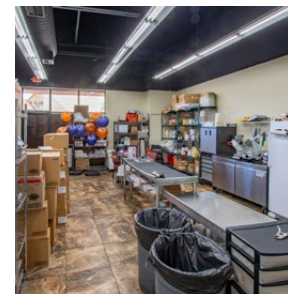
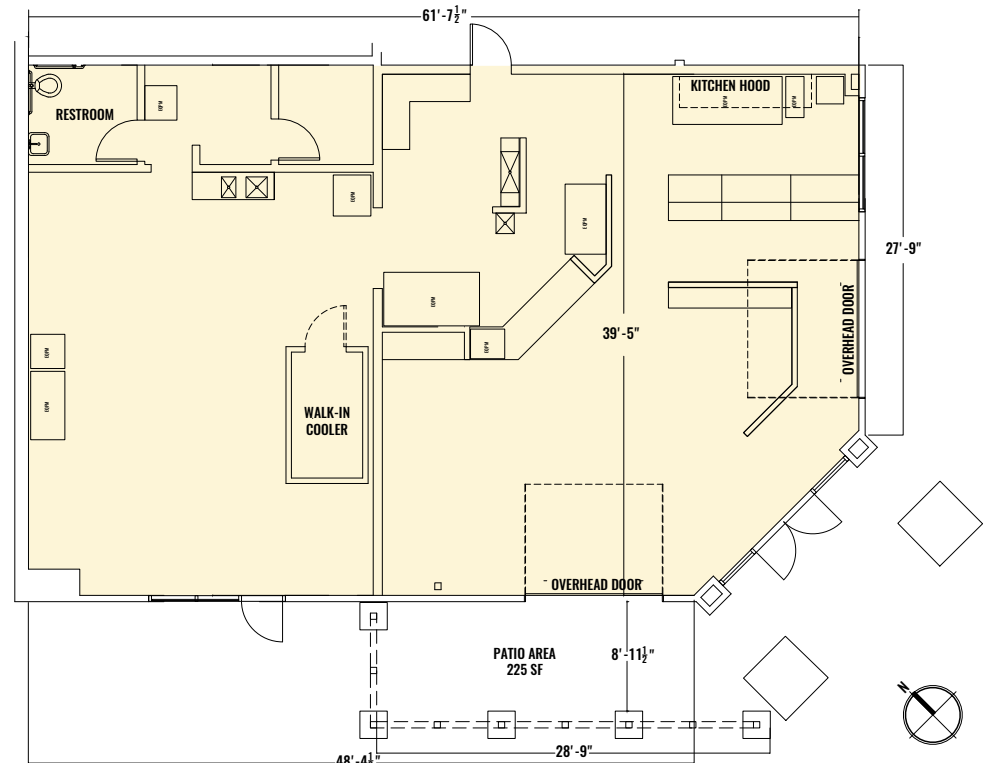
This restaurant is located on one of the prime village corners at the entrance to a new generation Ashley Homestore and across from thriving restaurants on two opposite corners.

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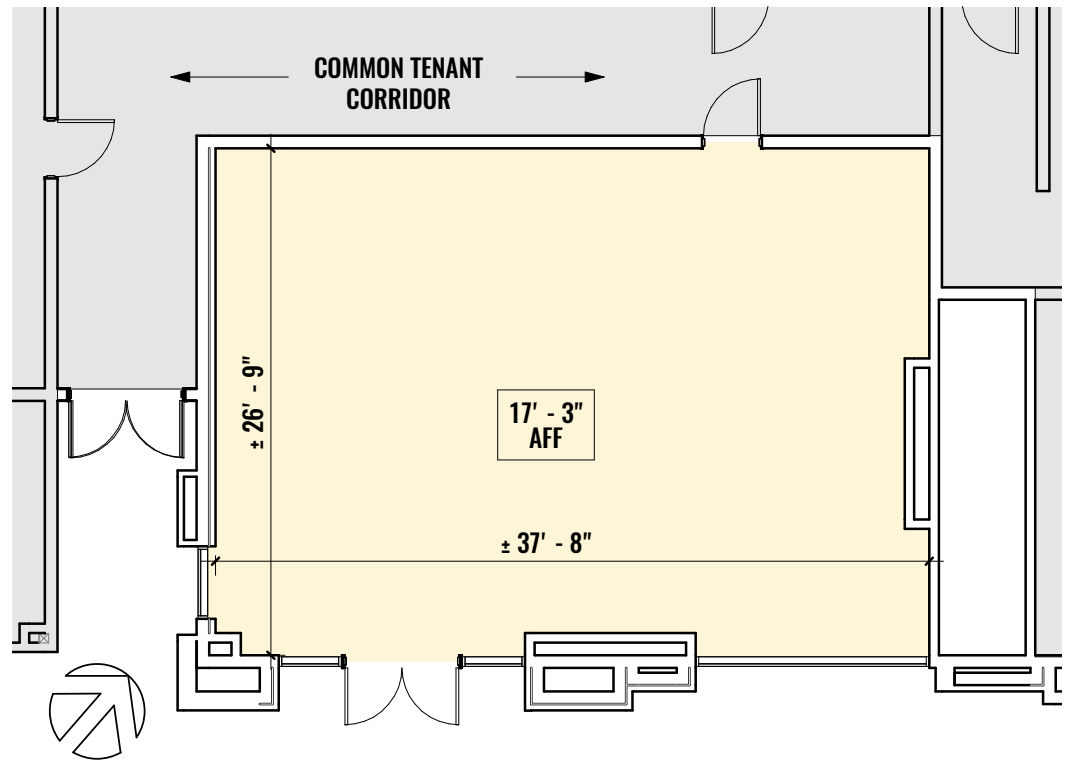
This in-line retail suite is located in the center of the shopping center across from Dakota's Brick Shop. The space has an open layout making it ideal for a variety of retail users.

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 \$9.86/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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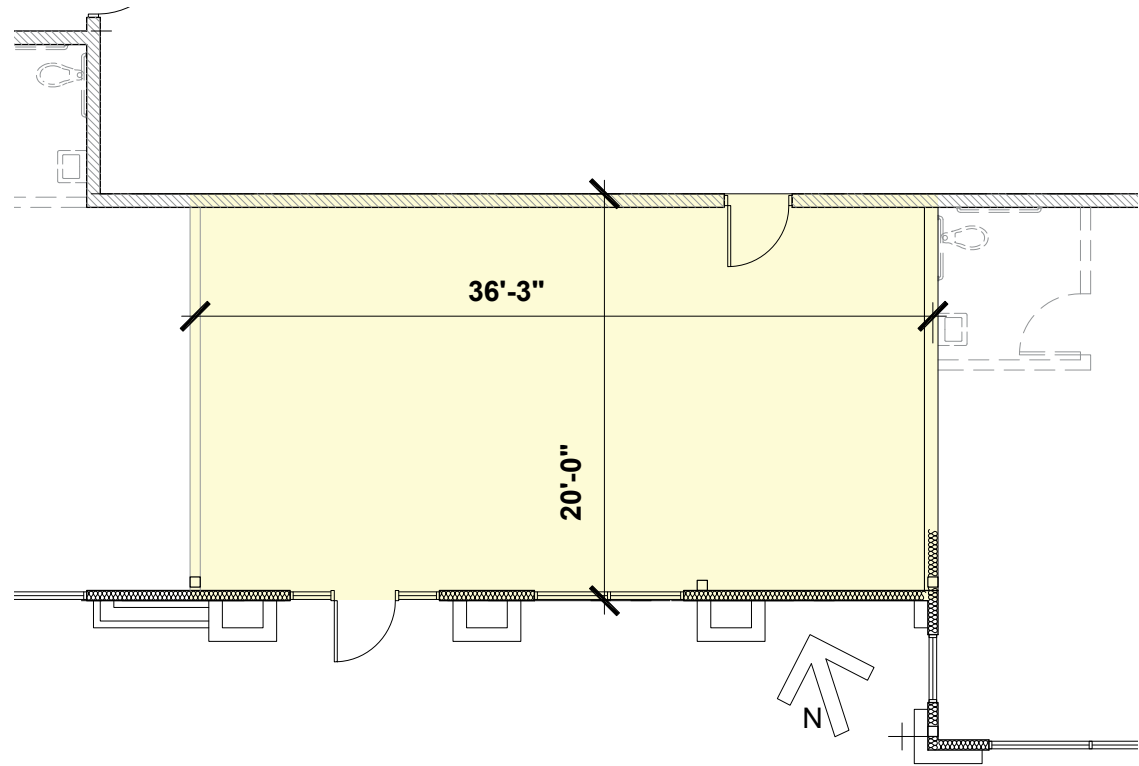
This in-line retail suite is located in the center of the shopping center next to Taco Del Mar. The space has an open layout making it ideal for a variety of retail users.

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 \$9.86/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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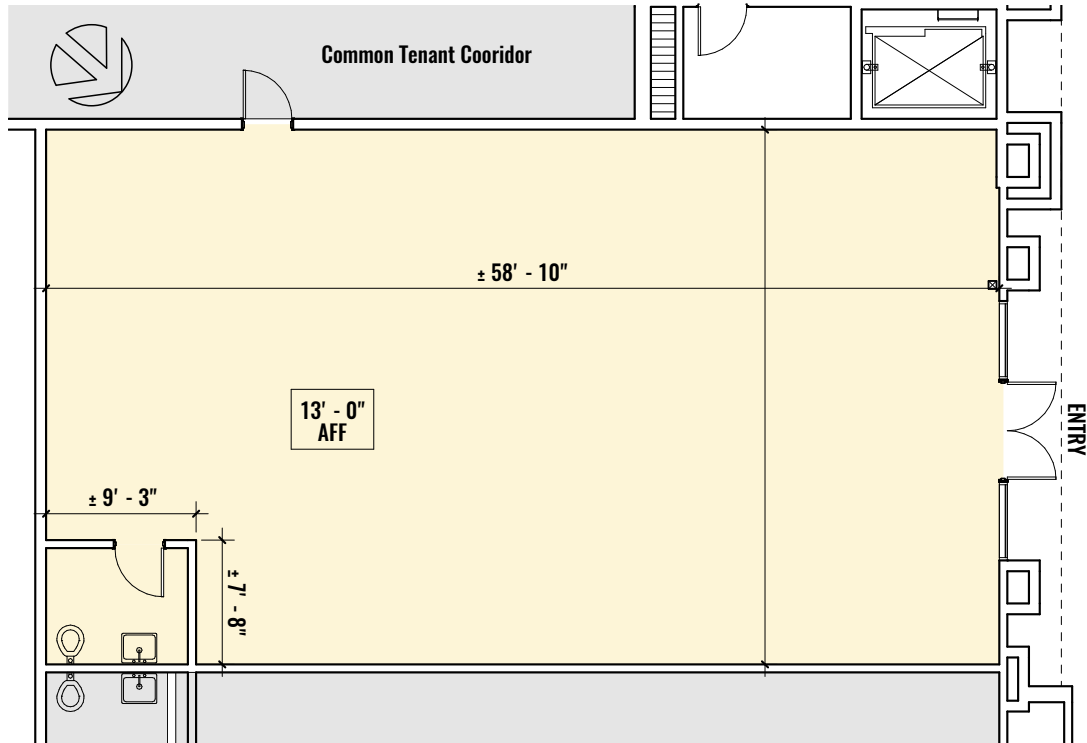
This in-line retail suite is located in the center of the shopping center between Dakota's Brick Shop and Pretty Moments. The space has an open layout and includes a private restroom making it ideal for a variety of retail users.

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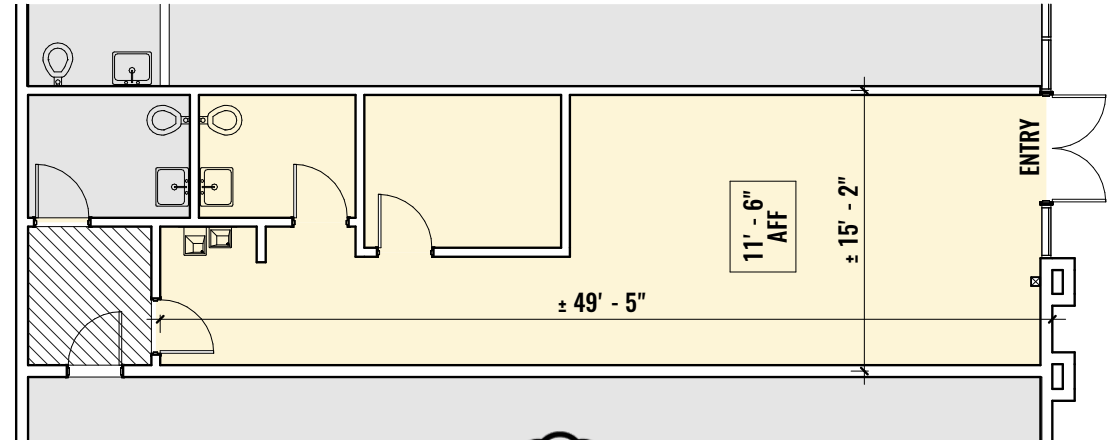
This in-line retail suite is located at the main entrance to the shopping center in a high visibility and traffic location. The space has an open layout and includes an office and private restroom making it ideal for a variety of retail users.

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



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VS-290 | RETAIL SUITE | 1,702 SF

CASCADE VILLAGE SHOPPING CENTER



Prominent Corner Location Next to World Market



\$42/SF/Yr. NNN

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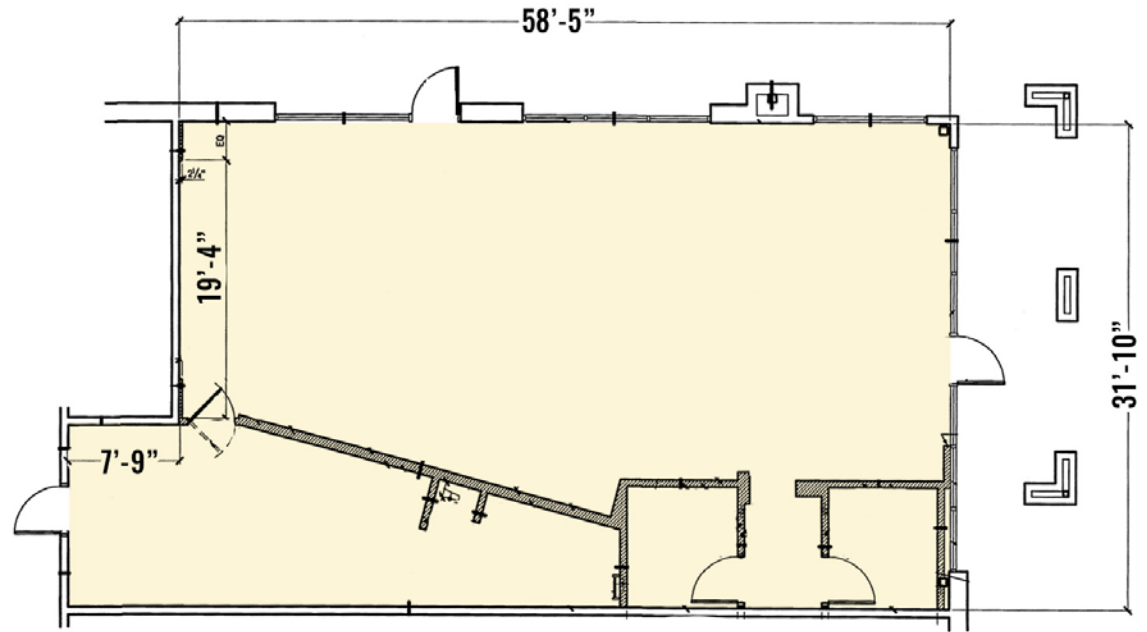
This corner retail suite is located near the main entrance to the shopping center. The space has an open retail area with storage/prep room in back and includes two private restrooms making it ideal for a variety of retail users.

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



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VS-310 | RETAIL SUITE | 2,050 SF

CASCADE VILLAGE SHOPPING CENTER



Prominent Endcap Space with Large Patio



\$24/SF/Yr. NNN

NB NEVILLE & BUTLER
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VS-310 | 2,050 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

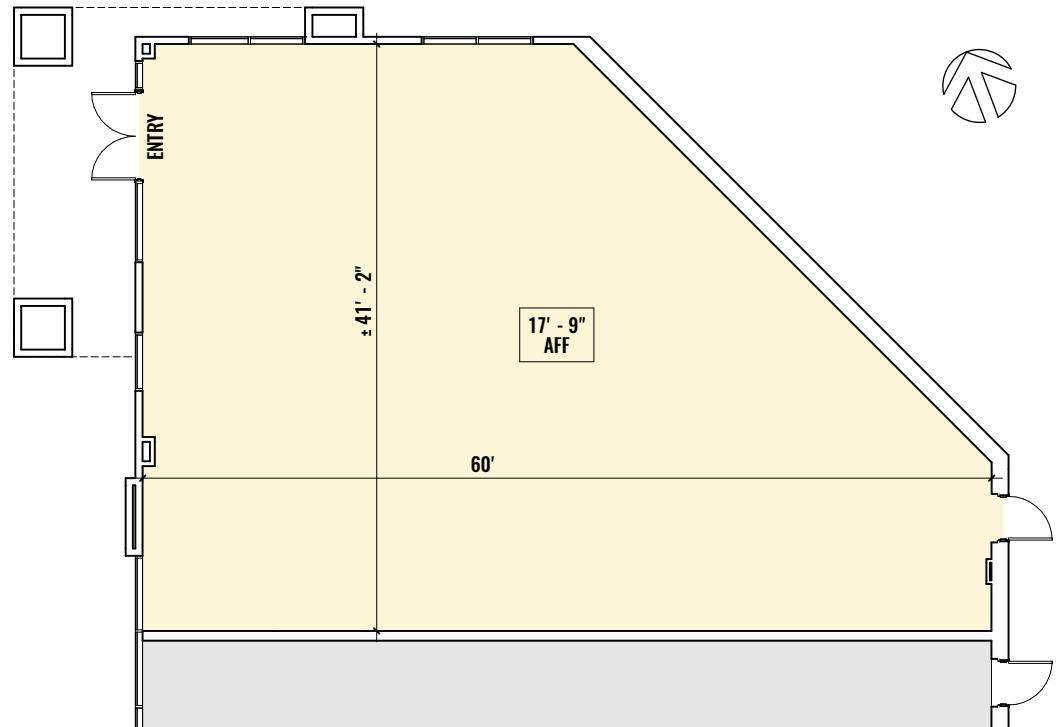
Newly constructed and move-in ready endcap space with large patio across from Ashley Homestore. With an open layout, this space is ideal for a variety of retail or cafe/coffee shop users.

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 \$9.86/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

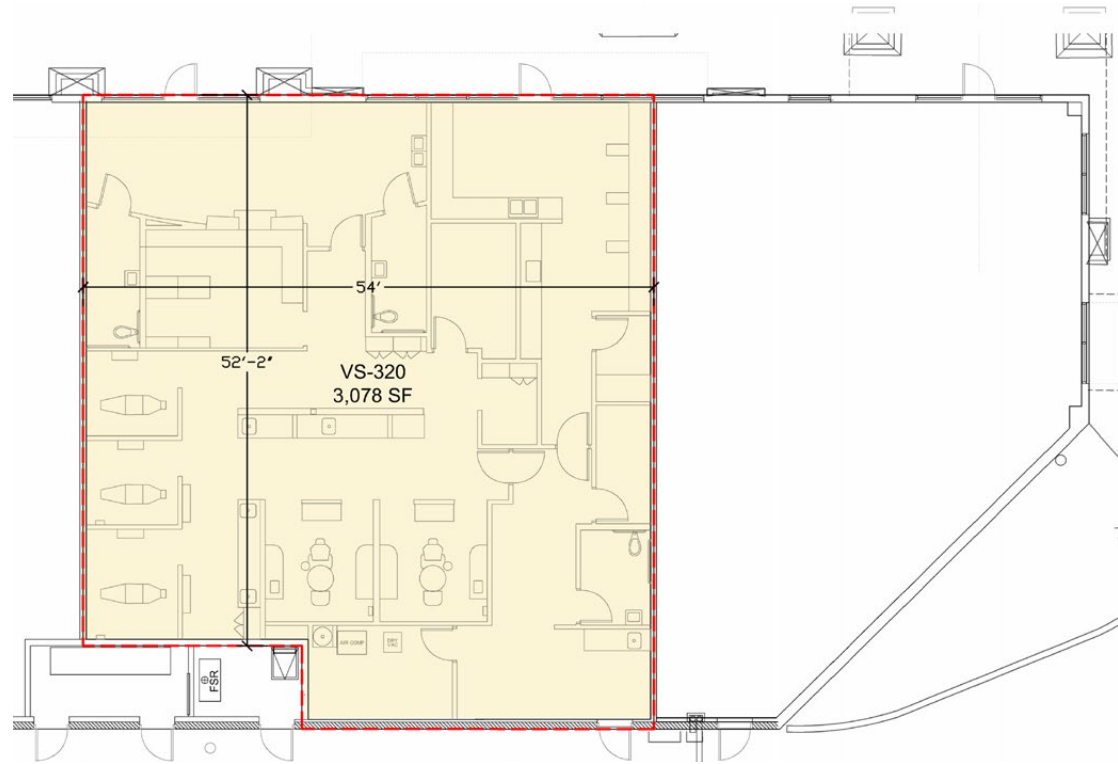
Turnkey medical/dental suite featuring reception and waiting area, multiple treatment rooms with sinks, dedicated lab areas, private offices, break area, and two restrooms. Efficient layout designed for seamless patient and staff flow.

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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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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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

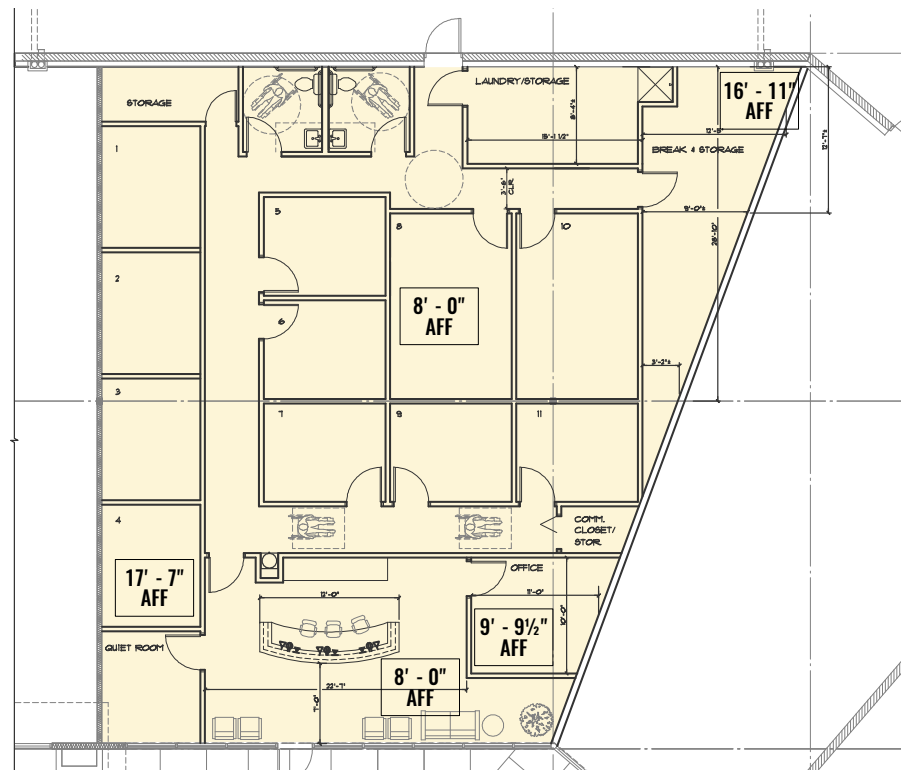
Move-in ready in-line space next to O'Reilly Auto Parts and Pretty Nails. This suite is built out with a reception, multiple offices/treatment rooms and break room making it ideal for a spa or medical/office user.

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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