

# RETAIL SPACE AVAILABLE



## LOCATION:

Central Oregon  
63455 N Hwy 97  
Bend, OR 97703

## FOR AVAILABLE SPACE PLEASE CONTACT:

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New & Neville Real Estate Services  
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## TRAFFIC:

US HIGHWAY 97: 34,500 ADT  
US HIGHWAY 20: 16,900 ADT

## TENANTS INCLUDE:



# CASCADE VILLAGE SHOPPING CENTER



# PROPERTY INFORMATION

## Bend Profile

- Located approximately 160 miles southeast of Portland
- Located approximately 125 east of Salem and Eugene
- Deschutes County estimates that it will add over 70,485 new residents by 2025
- Bend is the largest city in Central Oregon with 87,014 residents
- Central Oregon hosts 3.6 million visitors per year, many of whom enjoy an active outdoor lifestyle and come for the world class golfing, fishing, hiking, biking, rafting, skiing, and snowboarding

## Property Overview

- Located at the confluence of Hwy 97 & Hwy 20 at the north end of Bend
- Located in Bend's "Golden Triangle" of retail
- 367,829 square foot retail center
- Anchored by: Bed Bath & Beyond, Best Buy, Cost Plus World Market, Dick's Sporting Goods, JC Penney, PetSmart, and Trader Joe's

## Demographics\*

Demographics	3 Mile	5 Mile	Trade Area
Population	32,627	71,156	214,974
Proj Pop 2020	33,991	74,325	223,641
Households	13,590	30,200	88,248
Proj HH 2020	14,241	31,716	92,268
Median Age	37.9	38.3	42.1
Avg HH Income	\$72,893	\$71,830	\$64,302
Med HH Income	\$54,959	\$55,419	\$51,320

\*all data is 2015 unless otherwise specified

## Area Description

Cascade Village Shopping Center is a 367,829 square foot open-air center situated at the gateway to Bend, Oregon at the confluence of Highway 20 & Highway 97 at the north end of Bend.

The center is located at the bull's-eye of the estimated 200,000+ person trade area which includes Bend, Sisters, and Redmond. These three markets come together at the confluence of Highways 20 & 97, at the vibrant retail core at the north end of Bend with annual sales approaching \$275 million, making the center the primary regional shopping center for these three markets.

The center has exposure to 51,400 cars per day between Highways 20 & 97 and is easily accessible from throughout the market.

The center differentiates itself with its selection and quality of category-leading anchors, including Bed Bath and Beyond, Best Buy, Dick's Sporting Goods, PetSmart, and Trader Joe's. The center also features a charming and well-configured collection of buildings with a beautiful village square at its core.

## Economic Factors

Bend is located on the east side of the Cascade Mountains, approximately 160 miles from Portland and 125 miles from Salem and Eugene. Bend is the county seat for Deschutes County and the regional hub of commerce for approximately 161,000 people in the Central Oregon area. Retail sales for the Bend-Redmond area for 2016 are projected to be \$2.2 billion\*.

Central Oregon is a diverse economy with government, retail trade, and leisure and hospitality as the top three sectors. St Charles Medical Center and Les Schwab Tire Centers are the top two employers with a combined employee count over 4,500.

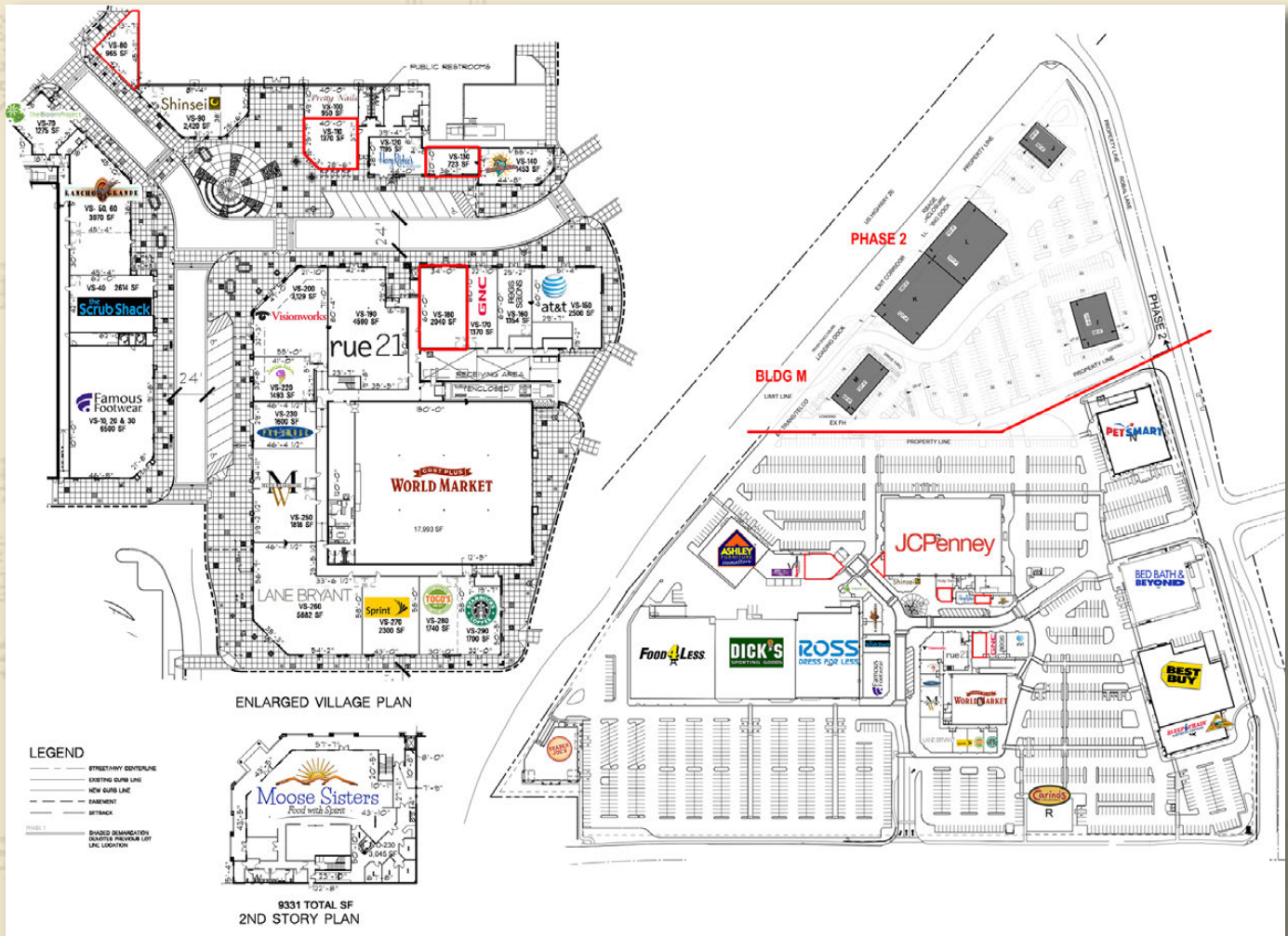
\*Business Oregon 2016 Deschutes County Consumer Spending Report

# CASCADE VILLAGE SHOPPING CENTER





## PROPERTY INFORMATION



**For More Information Please Contact:**

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## New & Neville Real Estate Services

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