

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



Turnkey Dental/Medical Office Space



\$36/SF/Yr. NNN



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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

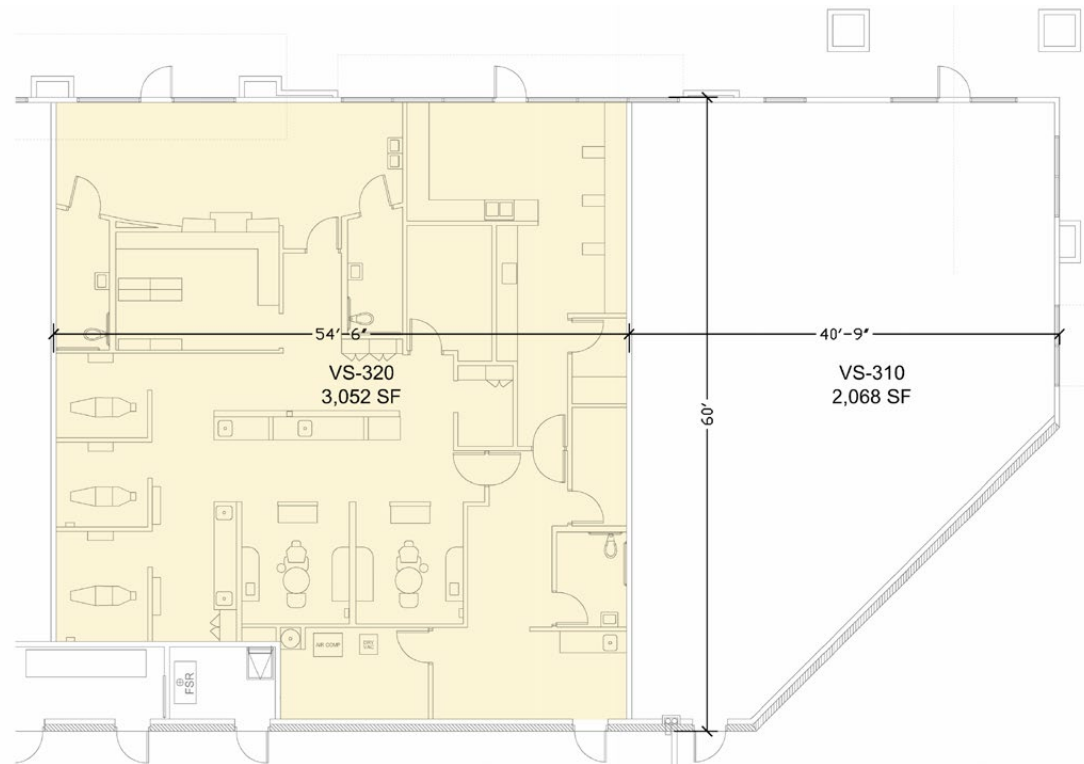
Turnkey medical/dental suite featuring reception and waiting area, multiple treatment rooms with sinks, dedicated lab areas, private offices, break area, and two restrooms. Efficient layout designed for seamless patient and staff flow.

### 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.



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:



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