



Bend, Oregon

## Central Oregon's most distinctive and dynamic mixed-use development.

The Old Mill District is located on 270 acres that formerly housed one of the largest sawmill operations in the world. More than 60 local, regional and national retailers and businesses call the Old Mill District home — Bend's most unique shopping, dining, living, and entertainment experience.

**Property Type:** Outdoor Mixed-Use Lifestyle Center

**Total Acres:** 270 acres

**Total Retail Area:** 267,000 square feet on 17 acres

**Total Commercial and Office Area:** 600,000 square feet in the district

**Location:** On the Deschutes River, off Highway 97, the main north-south corridor east of the Cascade Mountains, with over 56,000 cars traveling daily.

**History:** Opened in 2000 on what once was the Brooks-Scanlon and Shevlin-Hixon lumber mills. Development opportunities still available.

**Restaurants:** Lady Bird, Anthony's, Greg's Grill, Pastini, Sisters Coffee Co., Pho 88, Rapa Nui Tiki Bar, Red Robin, M's Bakery, and more.

**Major Retailers:** REI, Madewell, Anthropologie, Athleta, lululemon, FP Movement, American Eagle, Warby Parker, J.Jill, Vanilla Clothing Co., Buckle, Hello Sunshine, Zumiez, Francesca's, LUSH, Sephora, City Home, and more.

**Entertainment:** Hayden Homes Amphitheater (8,000-person capacity), Regal Old Mill Stadium 16 ScreenX & IMAX, and X-Golf.

**Hotels:** Hilton Garden Inn, Hampton Inn & Suites, My Place Hotel, Springhill Suites, and Residence Inn.

**Office Tenants:** Summit Health, The Bulletin newspaper, Mid Oregon Credit Union, the Central & Eastern Oregon Chapter of the American Red Cross, WaFd Bank, Kiln Coworking and more.

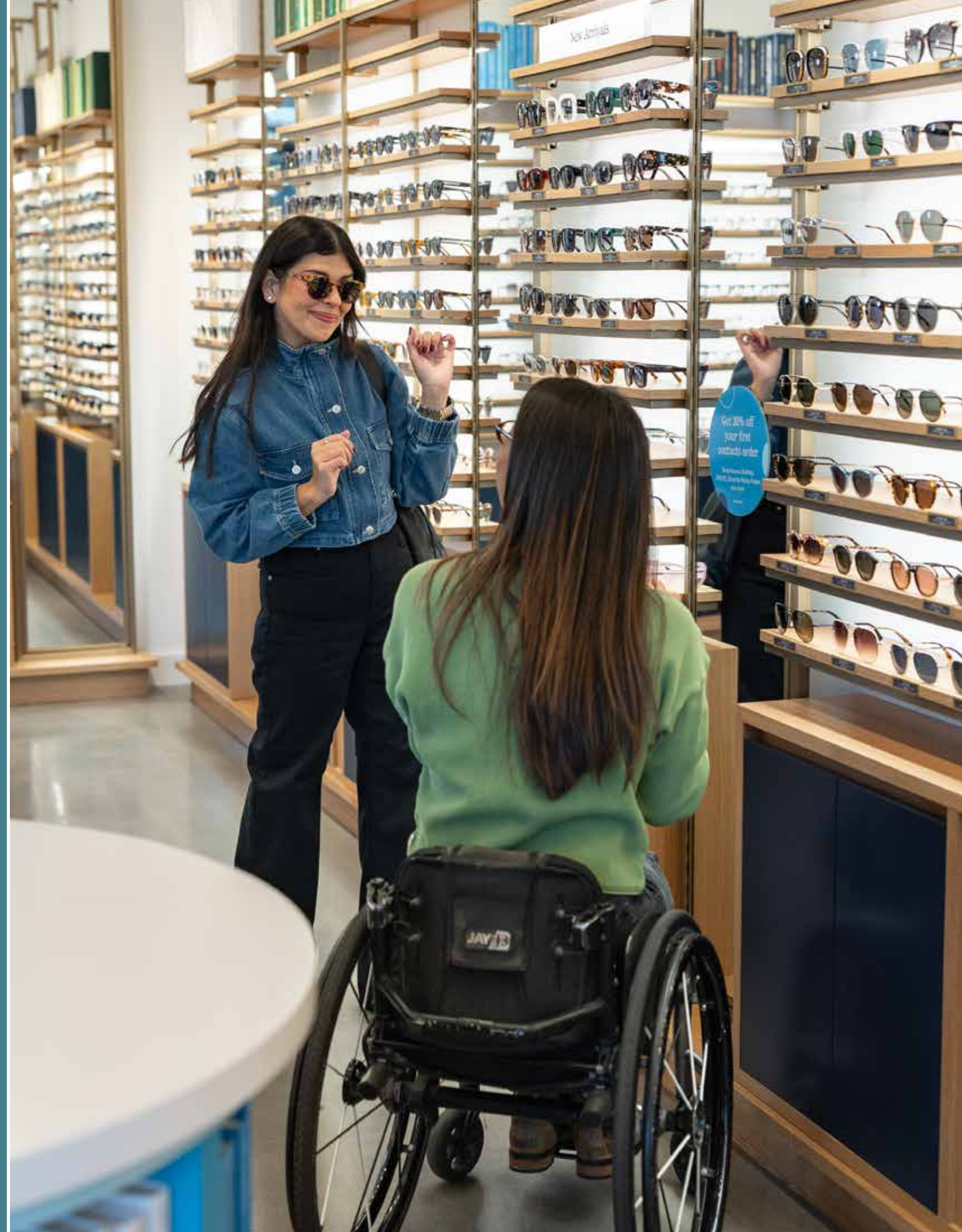


## Fashion & Apparel

Anthropologie  
Sephora  
LUSH  
lululemon  
American Eagle  
Banana Republic  
Hello Sunshine  
Athleta  
J.Jill  
Francesca's  
Vanilla Clothing Co.  
Warby Parker  
Buckle  
Zumiez  
REI  
Gap  
FP Movement  
Madewell

## Specialty Retailers

Saxon's Fine Jewelers  
Sunglass Hut  
Bath & Body Works  
GameStop  
Claire's  
Savory Spice  
City Home  
Kara's Kitchenware  
Salon Estilo  
Avalon Spa & Salon  
Confluence Fly Shop  
Orangetheory Fitness  
Sweet Tooth Candy Shoppe  
BUDD + FINN  
Free Spirit Yoga + Fitness + Fun  
Wild Child  
Will Leather Goods







## Dining & Drinks

Anthony's at the Old Mill District  
 Hola! Nouveu Mexican & Peruvian Cuisine  
 Rapa Nui Tiki Bar  
 Sisters Coffee Co.  
 Pastini  
 Kona Mix Plate  
 Mio Sushi  
 Lady Bird Cultural Society  
 Evoke Winery  
 Red Robin  
 Greg's Grill on the Deschutes  
 Ben & Jerry's  
 Va Piano Vineyards Tasting Room & Champagne Bar  
 Pho 88  
 Café Yumm!  
 M's Bakery  
 Confluence Fly Shop & Craft Beer Bar



## Art in the Old Mill District

### Studios & Galleries

The Old Mill District is home to two working studios - [Lubbesmeyer Studio & Gallery](#) and [The Stacks Art Studios & Gallery](#) - as well as the artist-owned gallery [Tumalo Art. Co.](#) The three art spaces showcase a wide variety of work, everything from oil and watercolor paintings to print making, fiber work and mixed media pieces.

### First Friday Art Walk

From 3-6 p.m. on the first Friday of the month the Old Mill District's art studios and galleries, as well as select retailers, showcase new artwork with complementary wine, courtesy of [Evoke Winery](#) tasting room and [Va Piano Vineyards](#) tasting room & champagne bar.

### Public Art

Large scale art installations, including more than 20 murals from artists across the globe can be found throughout the Old Mill District. Murals can be found on stairs, in tunnels, and along various pathways.

### Roundabout Art

This public art collection of more than 20 sculptures are spread throughout Bend's roundabouts. Come experience five of these pieces in and around the Old Mill District.





←  
**SPRINGHILL SUITES**  
BY MARRIOTT  
106 ROOMS

↑  
**Residence Inn**  
105 ROOMS

↑  
**MY PLACE**  
64 ROOMS

**Hilton Garden Inn**  
96 ROOMS

**REGAL**  
1000  
Regal  
60,472 SF

**Hampton**  
by HILTON  
114 ROOMS

  
**Old Mill**  
DISTRICT  
TOTAL RETAIL AREA = 267,000 SF  
(PARKING RATIO = 5+1000 SF)

**HAYDEN HOMES**  
AMPHITHEATER  
A **LIVENATION** Venue  
Concert capacity - 8,000 guests

PRIMARY LEASING PLAN 12.15.25





## Bend and Central Oregon in the News

**Outside Magazine** as the best multi-sport town in the US

**Forbes** as “The Best Small City for Business and Careers”

**New York Times** as one of the top 52 destinations in the world to visit

**USA Today** as one of America’s 10 best destinations for outdoor enthusiasts and one of the nation’s top beer towns

**Men’s Journal** as America’s top adventure town

**Mountain Bike Action** as the #1 mountain biking town in the US

**Outside Magazine** as the world’s best SUP getaway and best trail running town

**Fly Fisherman** as one of the top-10 fly fishing towns in the US

**Field & Stream** as one of the best fishing towns in America



**Travel + Leisure** as one of the country’s top five ski towns and in the top 10 for America’s “best music venues,” “best desert towns,” and “best 4th of July cities”

**Huffington Post** as one of 15 US cities with the best restaurant scene

**Livability.com** as one of America’s most romantic cities

**Dog Fancy** as the nation’s friendliest dog town

**Where to Retire** as a top retirement destination and profiled among their “8 Rejuvenating River Cities”

### Golf Digest

- “Top-10 Destinations for Family Golf Trips”
- Pronghorn, Crosswater, and Tetherow were ranked in the “100 Greatest Public Courses”
- Brasada and Sunriver Meadows were ranked in “America’s Top 50 Courses for Women”
- the Central Oregon Golf Trail is among “America’s 36 Best Buddies Trip Destinations”

**MSN Lifestyle** “Send These 50 Vacation Ideas to Your Group Text Immediately”

**Bike Magazine** Central Oregon’s mountain bike trails featured almost exclusively in a 100-page “Bible of Bike Tests” issue and among the “Top 10 Amazing Mountain Bike Destinations”

**CNN.com/Travel** among the “8 best beer towns in the USA” in “Beervana”

**Golf Week** as one of the “Best Courses You Can Play” in Oregon (Black Butte Ranch’s Big Meadow)

**MSN.com/Travel** as one of the “Top 10 Ski Resorts for the Whole Family” and “Top 10 Hippest Ski Areas Your Rarely Hear About” (Mt. Bachelor)

**Entrepreneur** as the next city “Destined for Greatness” for entrepreneurship (Bend)

**Sunset** as among the top “Fittest Towns of the West” (Bend)



**5 Ski Towns that  
are Just as Good  
in the Summertime**

*Unofficial Networks*

*There's a common saying amongst ski bums who moved to ski towns for the winter and winter alone. "I came for the skiing but the summer made me stick around."*



**The Huffington Post**

*A Weekend Getaway  
Guide to Bend*

*Bend is one of the many magical places in the Pacific Northwest that I love. Located just a few hours from Portland on the Deschutes River, it's a great place to visit for outdoor adventurers. Here's a weekend getaway guide to Bend!*



**Travel + Leisure**

*America's Coolest  
Desert Towns*

*The country's top desert towns are reshaping the American West with cutting-edge art and great outdoor adventures.*



**OregonLive.com**

*20 reasons to love Bend,  
Oregon's outdoors*

*Bend may seem marooned in the high desert of central Oregon, but the city is a veritable playground, built to entertain both outdoors and in.*



**The Seattle Times**

*Find a blizzard of winter  
activities in Bend, Oregon*

*If you hate snow, you'll also fall in love with Bend because it's sunny and it's a friendly, mellow outdoorsy place where people usually have a dog and a bike and a kayak and a snowboard and a closet of fleece jackets...*



**Money, Inc.**

*The 20 Best Things to Do in  
Bend, OR for First Timers*

*The Old Mill District is the best area to visit for dining out during your stay, as there are restaurants serving a vast array of cuisines that suit all tastes and budgets.*







## Events

The Old Mill District holds more than 130 events a year, including 50-plus shows a summer at the Hayden Homes Amphitheater as well as various runs and community events.

### The Hayden Homes Amphitheater

Hosts more than 50 concerts a year, typically Memorial Day through September. The venue has sold more than 750,00 tickets since 2022.

### The Oregon WinterFest

Held annually Presidents Day Weekend in February, attracting more than 40,000 participants each year.

### Regal Old Mill Stadium 16 ScreenX & IMAX

This 16-screen cinema with IMAX shows the year's top blockbusters as well as live simulcasts with the MET Opera, Bolshoi Ballet, Lincoln Center and the Globe Theater.

### Bend Film Fest

Hailed as one of the "Coolest Film Festivals in the World" by MovieMaker Magazine, the Bend Film Fest transforms Bend from an outdoor mecca to a small town possessed by the film industry's soul annually in October.

### Bend Marathon

Emphasizing everything that makes Bend special, the Bend Marathon takes over the streets and trails of Bend every April, including its iconic start and finish in the Old Mill District.





A **LIVE NATION** Venue

BEND, OREGON

## Hayden Homes Amphitheater

The largest outdoor concert venue in Oregon, the Hayden Homes Amphitheater has become one of the premier music destinations in the Pacific Northwest since partnering with Live Nation in 2021.

Past artists include Chris Stapleton, John Legend, The Chicks, The Lumineers, Phish, Brandi Carlile, Sturgill Simpson, Coldplay, The Roots, and Anderson. Paak, to name a few.









## Tourism

Central Oregon attracts over **4.1 million visitors** annually who contribute more than **\$1.16 billion\*** into the local economy.

In fiscal year 24/25, Central Oregon lodging tax revenues accounted for \$30 million. Lodging operators in the city of Bend accounted for \$14.6 million in revenue alone during that period.

More than 10,700 jobs were directly tied to travel spending in Central Oregon, an increase of 0.7 percent from 2023.



## Transportation

**By Air - Commerical** With non-stop commercial flights and air service from major markets, getting to Bend, Oregon is quick and convenient. Redmond Municipal Airport (RDM) is 20 minutes from downtown Bend. Direct flights are provided by Alaska, American, Breeze, Delta, and United to Burbank, Denver, Los Angeles, Las Vegas, Phoenix, San Diego, San Francisco, Salt Lake City, and Seattle.

**By Air - Private** There are multiple private airports surrounding Bend, Redmond and Sisters. the needs of clientele making quick in and out visits are easily accommodated.

### Driving Distances to Bend

175 miles SE of Portland  
121 miles NE of Eugene  
330 miles W of Boise  
500 miles NE of San Francisco  
343 miles SE of Seattle

\*2024



## Education

As Oregon's largest city east of the Cascade Mountains, Bend is the commercial, recreational, and innovation center of Central Oregon.

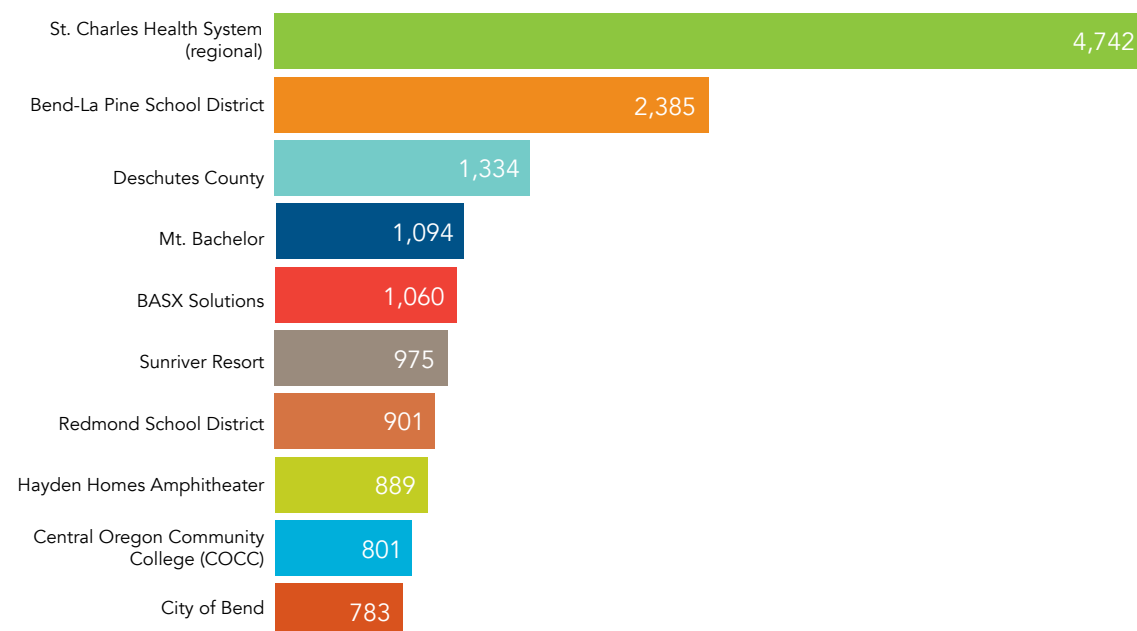
**OSU-Cascades** Four-year university which offers 20 majors and 30 minors. The campus has expanded to a west side location near the Old Mill District. By 2025, enrollment is expected to jump to nearly 5,000, offering a sustainable campus model that will seamlessly integrate with the Bend community and lifestyle.

**Cascade Culinary Institute (CCI)** Accredited by the American Culinary Federation Foundation and offers degree programs in the Culinary Arts, Baking and Pastry Arts. The Jungers Culinary Center on campus is a cutting-edge facility featuring multiple kitchens, a demonstration theater and a student-operated restaurant called Elevation, where the public can also enjoy special farm-to-table dining events.

**Central Oregon Community College (COCC)** Longest standing community college in all of Oregon. The 140-acre main campus accommodates over 17,000 students and includes a state-of-the-art Health Careers and Science Center that opened in 2012.

**Bend-LaPine School District** One of the highest rated school systems in the state of Oregon. Boasting 33 elementary, K-8, charter, middle and high schools with over 18,000 students and growing. The average SAT score from Bend-La Pine graduates is 57 points higher than the state average.

## Top 10 Major Public and Private Employers in Central Oregon (2024)







## History

The story of the Old Mill District began more than 100 years ago when two of the world's largest sawmills opened on the banks of the Deschutes River. For the next 78 years, the mills and their three soaring smokestacks dominated Bend's skyline and its economy.

The Old Mill District, built on the former site of the Brooks-Scanlon Mill, has once again become a major economic force in Bend, employing more than 5,000 people and drawing hundreds of thousands of visitors to its shops, galleries, restaurants and events each year.

The Hayden Homes Amphitheater, built on the former site of the Shevlin-Hixon Mill, is Bend's premier entertainment venue, with a park-like setting that accommodates up to 8,000 patrons for top-name performances like The Lumineers, Kenny Chesney, Lainey Wilson, and Jerry Seinfeld.

Three prominent structures built in 1923 – the Fuel Building, Powerhouse Building and Electric Shop – make up the Old Mill District's "powerhouse complex" with its distinctive three smokestacks. Well-loved landmarks that tie the town's past to its present, the smokestacks once again represent economic vitality.

Along with the healthy growth of the Old Mill District, Bend itself has become revitalized and is known throughout the country as one of the most popular vacation and outdoor recreation spots in the Pacific Northwest.





## For Leasing Information



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