Old Mill DISTRICT
BEND, OR

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 55 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 Office Area: 620,000 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 55,000 cars traveling daily.

Opened: Opened in 2000 with future development opportunities to expand.

Restaurants: Anthony's, Greg's Grill, Pastini, Flatbread Neapolitan Pizzeria, Bowood Kitchen, Rapa Nui Tiki Bar, Red Robin, and more.

Major Retailers: REI, Banana Republic, Gap | Gap Kids, Simply Mac, Chico's, White House | Black Market, Athleta, lululemon, American Eagle, Victoria's Secret, J.Jill, Vanilla, Buckle, Zumiez, Francesca's, Lush, Sephora and more.

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

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

Office Tenants: IBEX Global, Summit Health, The Bulletin newspaper, The Center Orthopedic & Neurosurgical Care & Research clinic, the Central & Eastern Oregon Chapter of the American Red Cross, WaFd Bank, and more.

Fashion Retailers

Sephora
Lush
lululemon
American Eagle
Banana Republic
Gap | Gap Kids
Hello Sunshine
Athleta
J.Jill
Francesca's
Vanilla Urban Threads
White House | Black Market
Victoria's Secret
Buckle
Zumiez
Chico's
REI

Specialty Retailers

Saxon's Fine Jewelers
Sunglass Hut
Bath & Body Works
Simply Mac
Gamestop
Claire's
Savory Spice
Kara's Kitchenware
Salon Estilo
Radiant Day Spa
CycleBar
Wheel Fun Rentals
Avalon Spa & Salon
Confluence Fly Shop
Orangetheory Fitness
Sweet Tooth Candy Shoppe
Ticket Mill
Free Spirit Yoga + Fitness + Fun
City Home
Wild Child

Dining & Drinks

Anthony's at the Old Mill District

Hola! Nouveu Mexican & Peruvian Cuisine

Flatbread Neapolitan Pizzeria

Rapa Nui Tiki Bar

Sisters Coffee

Pastini

Jimmy John's

Kona Mix Plate

Mio Sushi

Evoke Winery

Red Robin

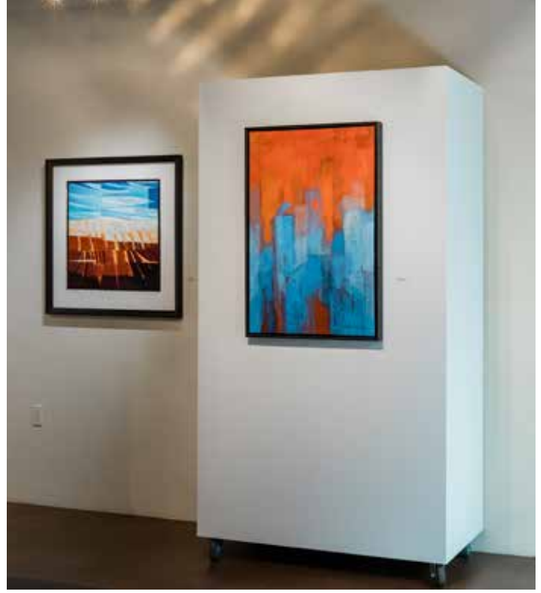
Greg's Grill on the Deschutes

Ben & Jerry's

Va Piano Vineyards

Boxwood Kitchen

GLO Kitchen



Art in the Old Mill District

Studios & Galleries The Old Mill District is home to two working studios - **Lubbesmeyer Studio & Gallery** and **Amejko Artistry** - 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** and **Va Piano's** tasting rooms.

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.

SW BLUFF DR
PLAZA CONDOMINIUMS
FIRST AMERICAN TITLE/ BUILDING
SW BOND ST.
Residence INN
105 ROOMS
64 ROOMS
1/2 MILE TO HWY 97
SW BOND ST.
REGAL
1000 Regal Cinemas 60,472 SF
1001 Ben & Jerry's 1,149 SF
1002 Hola! 1,517 SF
1003 Wild Child 1,237 SF
1004 Kona Mix Grill 1,410 SF
SW POWERHOUSE DR.
SPRINGHILL SUITES BY MARRIOTT
106 ROOMS
SW POWERHOUSE DR
D-170 3,211 SF
D-150 Free Spirit Yoga 3,139 SF
D-100 Athleta 3,558 SF
C-150 Boxwood Kitchen 1,954 SF
C-140 Jimmy John's Gourmet Sandwiches 1,711 SF
Hilton Garden Inn
96 ROOMS
Z FUTURE RESTAURANT OR RETAIL
210 Saxon's Fine Jewelers 3,360 SF
220 REI 28,100 SF
REI
chico's
WHITE HOUSE BLACK MARKET
B-110 3,500 SF
B-120 4,000 SF
B-130 Cafe Yumm! 2,403 SF
Upper Suites
429 OMD/LSA Office 5,747 SF
426 Storage 2,400 SF
423 Lubbesmeyer Fiber Studio 1,065 SF
422 Smartz 1,425 SF
421 Salon Estilo 1,026 SF
409 LUSH 1,653 SF
405 Zumiez 3,281 SF
SW THEATER DR.
AMERICAN EAGLE OUTFITTERS
801 6,269 SF
606 6,339 SF
604 J.Jill 2,930 SF
602 Hello Sunshine 1,500 SF
601 Francesca's 1,558 SF
622 Deschutes Montessori School 6,438 SF
621 Neal Huston Architects 1,542 SF
627 Radiant Day Spa 1,432 SF
628 Winsome Construction 1,552 SF
Y FUTURE RESTAURANT OR RETAIL
A-125 Mio Sushi Restaurant 2,774 SF
A-130 Flatbread Neapolitan Pizzeria 3,400 SF
A-100 Confluence Fly Shop 2,409 SF
A-140 Pastini 4,380 SF
308 greg's grill 8,500 SF
307 City Home 2,921 SF
304 Buckle 4,355 SF
302 SEPHORA 4,140 SF
301 Va Piano Vineyards Tasting Room 1,480 SF
Info & ATM
501 ANTHONY'S 7,100 SF
905 Bath & Body Works 2,756 SF
901 BANANA REPUBLIC 7,013 SF
904 Maintenance/ Security 1,299 SF
909 GAP 9,209 SF
1101 RED ROBIN 6,573 SF
1200 CycleBar 2,131 SF
1201 lululemon
1300 Vanilla Urban Threads 3,256 SF
1301 GLO Kitchen 1,152 SF
X FUTURE RESTAURANT OR RETAIL
OTTER RUN TOWNHOMES
DESCHUTES RIVER
PEDESTRIAN BRIDGE
SW COLUMBIA ST
Old Mill DISTRICT
TOTAL RETAIL AREA = 267,000 SF
(PARKING RATIO = 5+/1000 SF)
HAYDEN HOMES AMPHITHEATER
Concert capacity - 8,000 guests
WRECK TANGLE
Hampton by HILTON
114 ROOMS
N
MASTER LEASING PLAN 03.2022

Bend and Central Oregon in the News

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

Business Insider as one of the best under-the-radar travel destinations in America

Kiplinger as #2 on the list of up-and-coming satellite cities where the job market is hot

Bend-Redmond named "Best Performing Small City" by the Milken Institute in 2020

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

Outdoor Life as the country's #1 town for sportsmen

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 as among the "Top-10 Destinations for Family Golf Trips" and Pronghorn, Crosswater, and Tetherow were ranked in the "100 Greatest Public Courses" and Brasada and Sunriver Meadows were ranked in "America's Top 50 Courses for Women" and 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)

Gadling.com as one of "Ten Outdoor Destinations with Everything" among worldwide destinations

Equitrekking as one of the nation's top 5 equestrian communities

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."

OregonLive.com

20 reasons to love Bend, Oregon's outdooors

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.

photo: Tim Zimmerman

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.

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.

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!

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...

Events

The Old Mill District holds more than 130 events a year, including world-class concerts, various runs and community events, and the second-largest brew festival in the Pacific Northwest.

Bend Brewfest The three-day Bend Brewfest, now held in May, features 80-plus breweries and more than 200 different beers, ciders, and wine. The Brewest annually draws more than 40,000 to Bend and the Old Mill District.

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.

The Pole Pedal Paddle is the largest multi-sport event in Central Oregon. The race, which started in 1977 and has grown to include nearly 3,000 particpants, is made up of six legs that include alpine skiing/snowboarding, cross-country skiing, biking, running, canoeing/standup/paddleboarding, and sprinting to the finish!

Oregon WinterFest Traditionally held over Presidents' Day Weekend, WinterFest includes three days of food, music, ice sculpting, fire cauldronss, wine walks, and more!

WOODWARD WRECK TANGLE

The Woodward WreckTangle is an outdoor ninja obstacle challenge built for kids and adults and designed with an edge only Woodward can create. Serving up ten unique and fun-filled obstacles, that require your skill, strength, creativity and determination to complete the entire challenge. Progressive course options allow participants to choose their own route to match their ability level and improve with each run. Unleash your inner ninja and visit the Woodward WreckTangle in Bend, Oregon from May - October

Lifestyle

As for work-life balance, Bend serves up big city amenities with small town advantages.

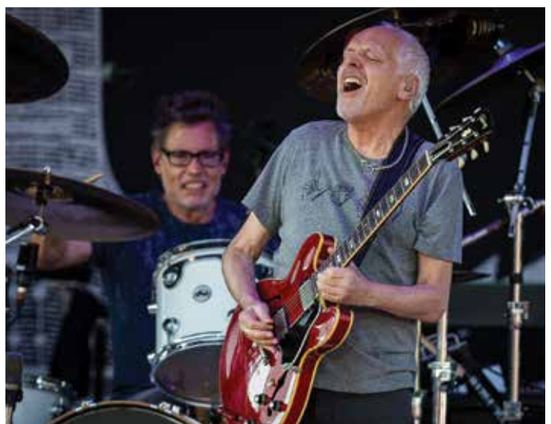
Almost 300 days of sunshine each year make cycling, running, hiking, mountain & rock climbing and golf year-round sports. Summers bring river rafting, stand up paddle boarding and kayaking to the forefront. Mt. Bachelor's slopes offer world-class skiing in the winter. Entertainment is year-round too, with film and music festivals, food and wine events, sports competitions and outdoor markets.

Bend has all the cultural opportunities and medical facilities of a a large metropolitan area, but with lower costs of living and short commutes. Bend is a place where you can happily raise families and get to know your neighbors. And, Bend is famous for its easy access to rivers, mountains, trails and lakes.

The Simpson Pavilion, located adjacent to the Old Mill District, is a covered, open-air recreation facility with a full-size ice rink in winter and multi-purpose recreation and sports courts in summer. Winter activities include skate, hockey, curling, figure skating and "learn to" classes.

Hayden Homes Amphitheater Hosting some of the biggest names in the music industry, the Hayden Homes Amphitheater has an 8,000-person capacity and will serve well over 120,000 on its grassy slopes each season, which runs from May to October.

Past shows include Paul Simon, Phish, Ringo Starr, Avett Brothers, Robert Plant, Willie Nelson, Alison Krauss, Coldplay, Jack Johnson, Norah Jones and The Dave Matthews Band to name a few.



Demographic Profiles

Key Demographics*	City of Bend	Deschutes County	Tri-county area
Population	100,421	197,692	246,754
2025 Projected Population	109,338	220,708	270,775

Households*			
Number of Households	38,312	74,397	92,079

Age & Population*			
Under 13 years	16.80%	15.15%	15.51%
Age 14-19 years	5.50%	5.83%	5.89%
Age 20-29 years	13.50%	11.42%	11.32%
Age 30-44 years	17.50%	20.07%	19.45%
Age 45-59 years	19.50%	19.14%	18.91%
Age 60-74 years	20.00%	20.36%	20.59%
Age 75 years+	7.10%	7.48%	7.71%

Household Income (HHI)‡			
$200,000 or More	6.57%	5.66%	3.09%
$150,000 to $199,999	6.27%	5.74%	4.16%
$100,000 to $149,000	15.30%	14.97%	11.94%
$75,000 to $99,999	13.90%	12.40%	13.53%
$50,000 to $74,999	18.34%	19.33%	19.11%
Average HHI	$87,251	$81,934	$77,152
Median HHI (2020)	$63,468	$63,680	$50,339

Education (Adults 25 years+)*			
4+ Years College	44%	35.40%	24.90%
High School Grad or higher	95.50%	93.70%	90.20%

** 2019 data*
‡ 2018 data

Growth

Central Oregon has one of the fastest growing populations in the state, with most of that growth centered in Deschutes County around the City of Bend.

The entrepreneurial spirit is strong in Central Oregon, and "according to the Oregon Employment Department, **over 75% of Oregon firms have nine or fewer employees and the average firm employs 15 people**. To an even greater extent than the state, Central Oregon's business environment is typified by innovative, small companies, producing niche-market products and services."

Employment in the region is projected to grow by 16% between 2012 and 2022. In addition to Central Oregon being a hub for such high-tech data centers as Facebook and Apple, Entrepreneur magazine named Bend *"The 25 Best US Cities for Tech Startups."*

Tourism

Central Oregon attracts over **4.3 million visitors** annually who contribute more than **$1.1 billion*** into the local economy.

In 2019, 65 percent of visitors were from outside of Oregon. California and Washington are the largest out-of-state markets for Bend.

A notable 89 percent of visitors who live in Oregon said they had been Bend at least once, highlighting Bend's appeal as a repeat destination, particularly among in-state residents.

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. Daily non-stop flights are provided by Alaska, Allegiant, American, Avelo, Boutique Air, Delta, and United *to Burbank, Denver, Los Angeles, Las Vegas, Phoenix, Phoenix-Mesa, Portland, 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

* 2019 data
\+ 2017 data

Top 10

Major Public and Private Employers in Central Oregon (2021)

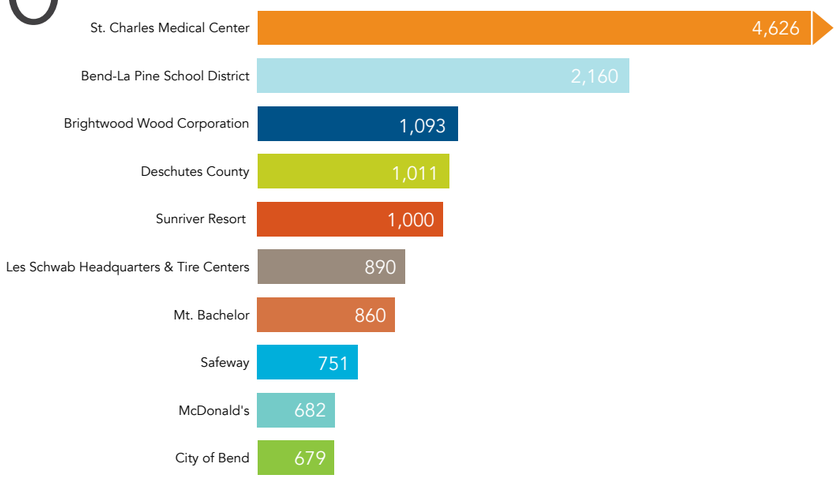


Image courtesy of Oregon State University – Cascades

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.

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 music venue, with a park-like setting that accommodates up to 8,000 patrons for top-name performances like Paul Simon, Tenacious D, Jack Johnson and the Dave Matthews Band.

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.

Old Mill DISTRICT

OldMillDistrict.com
Located in Bend, Oregon

ENVISION
REALTY ADVISORS WEST, LLC
COMMERCIAL REAL ESTATE SERVICES

For Leasing Information
Please Contact:
Candace Gray - Principal Broker
Office | 503-222-2525
Direct | 503-702-5441
Email | candace@envision-ra-west.com
www.envisionrealtyadvisorswest.com