



# 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 42,000 cars traveling daily.

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

**Restaurants:** Anthony's, Greg's Grill, Pastini, Flatbread Neapolitan Pizzeria, 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, Les Schwab Amphitheater (8,000-person capacity).

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

**Office Tenants:** Includes Wells Fargo Advisors, IBEX Global, Summit Medical Group/BMC, Washington Federal, and First American Title Company.





## Fashion Retailers

Sephora  
LUSH  
Lululemon  
American Eagle  
Banana Republic  
Gap | Gap Kids  
Victoria's Secret

Hello Sunshine  
Athleta  
J.Jill  
Francesca's  
desperado boutique  
Vanilla Urban Threads  
White House | Black Market

Buckle  
Zumiez  
Chico's  
REI

## Specialty Retailers

Saxon's Fine Jewelers  
Nashelle Jewelry  
Sunglass Hut  
Bath & Body Works  
Simply Mac  
Gamestop  
Claire's

Savory Spice  
Ginger's Kitchenware  
Salon Estilo  
Radiant Day Spa  
CycleBar  
Wheel Fun Rentals

Avalon Salon an Aveda Lifestyle Salon  
Confluence Fly Shop  
Deep Canyon Outfitters  
Orangetheory Fitness  
Sweet Tooth Candy Shoppe  
Ticket Mill





# Dining & Drinks

Anthony's at the  
Old Mill District

Hola! Nouveu Mexican &  
Peruvian Cuisine

Flatbread Neapolitan Pizzeria

Level 2 Global Food & Lounge

Strictly Organic Coffee Co.

Pastini

Jimmy John's

Kona Mix Plate

Mio Sushi

Naked Winery

Red Robin

Greg's Grill on the Deschutes

Ben & Jerry's

Va Piano Vineyards

Boxwood Kitchen



# Art & Studio Galleries

**Working Studio Galleries** The galleries in the Old Mill District represent numerous artists and some are working artist studios.

Our galleries; Tumalo Art Co, and the Lubbesmeyer Studio & Gallery showcase a variety of mediums from traditional paintings, sculpture and photography to print making, fiber and mixed media. Stop by anytime to meet these working artists and experience their beautiful works.

**First Friday Art Walk** New exhibitions open each month and are on view for the entire month. Stop into each gallery in the Old Mill District during the First Friday Art Walk and enjoy wine and light snacks.

**Large scale art installations** and various murals have their home in the Old Mill District and the Les Schwab Amphitheater.

**The Art Station** is an art school run by the Bend Parks and Recreation District, reaching students of all ages, skill levels and economic means every year. Children and adults can explore their creative sides with age-appropriate art instruction in year-round classes and workshops.



**The Roundabout Art Route** is a public art collection of over twenty sculptures installed throughout the city in Bend's roundabouts. Come experience five of these pieces in and around the Old Mill District.







## 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."*

August 29, 2017



## 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.*

October 12, 2017



## 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.*

August 17, 2017

## Business Insider

18 of the best under-the-radar travel destinations in America

*The US is vast: 3.797 million square miles to be exact. Yet when it comes to choosing a vacation, we often limit ourselves to a tiny fraction of the country...*

August 07, 2017



## 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!*

October 13, 2017



## 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...*

December 14, 2017



# Bend and Central Oregon in the News



**Outside Magazine** as the best multi-sport town in the US (featured on the July 2017 cover)

**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

**Milken Institute** as the best small city; top performing small metro area for 2016 and 2017



**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"

**Smart Meetings** editorial team and readers as a 2015 Platinum Choice Award Winner (Sunriver Resort)

**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

**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 and runner-up for best desert trip for the 2014 Travel Awards: Best Desert Trip category

**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





# Events

The Old Mill District holds over 130 events a year, including top-name concerts, running and multi-sports events and the Bend Brewfest.



**Bend Brewfest** The Annual Bend Brewfest is the second largest Brewfest in the Pacific Northwest. This three day festival sees 40,000 people and features 75+ breweries and 200+ beers, ciders and wine.



## 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. A top destination of BendFilm Festival.



**The Pole Pedal Paddle** is the largest multi-sport event in Central Oregon and is in its 43<sup>rd</sup> year. This relay race has close to 3,000 participants and is comprised of six legs that include alpine skiing/snowboarding, cross-country skiing, biking, running, canoeing/kayaking/stand up paddle boarding, and sprinting to the finish!

**Halloween** Thousands join in the fun by trick-or-treating from store to store, visiting a creepy crawly reptile petting zoo, and creating spooky arts and crafts with Art Station.

**SantaLand** The holidays come alive with roving carolers and visits with the biggest celebrity of the season...Santa.



## 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

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# 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 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.

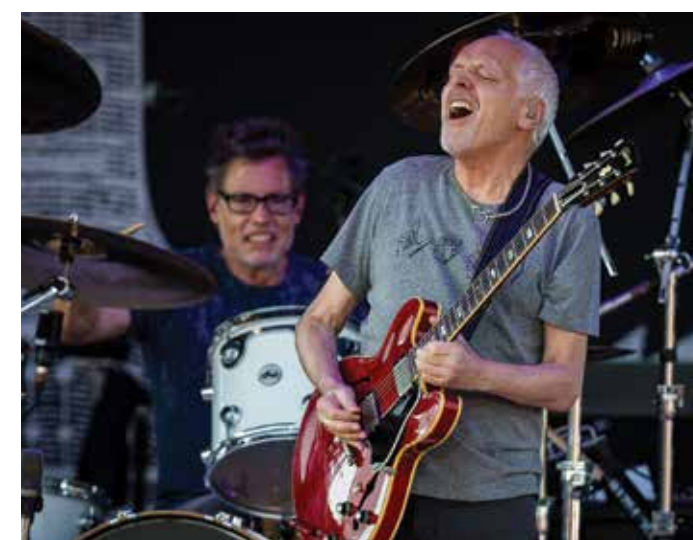
The Simpson Pavilion, located adjacent to the Old Mill District, is a covered, open-air recreation facility with a full-size ice rink in winter and multi-purpose recreation and sports courts in summer. Winter activities include skate, hockey, curling, figure skating and "learn to" classes.





**Les Schwab Amphitheater** Hosting some of the biggest names in the music industry, the Les Schwab 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, Steely Dan, Michael Franti, Willie Nelson, Alison Krauss, Coldplay, Jack Johnson, Norah Jones and The Dave Matthews Band to name a few.







## Demographic Profiles

### Key Demographics

Population	10 miles	20 miles	50 miles
2018 Estimated Population	118,008	168,064	238,675
2023 Projected Population	137,920	196,953	278,921

### Households

2018 Estimated Households	47,838	67,566	95,180
2023 Projected Households	51,817	73,361	102,718

### Age

2018 Population Under 10 years	11.2%	11.2%	11.0%
2018 Population 10-19 years	11.5%	11.6%	11.5%
2018 Population 20-29 years	12.4%	11.8%	11.1%
2018 Population 30-44 years	20.5%	19.6%	18.3%
2018 Population 45-59 years	19.6%	19.4%	19.6%
2018 Population 60-74 years	17.6%	19.0%	20.6%
2018 Population 75 years+	7.1%	7.5%	7.9%

### Household Income

2018 HH Income \$200,000 or More	7.8%	6.5%	5.4%
2018 HH Income \$150,000 to \$199,999	6.4%	5.5%	4.9%
2018 HH Income \$100,000 to \$149,000	15.5%	15.1%	14.1%
2018 HH Income \$75,000 to \$99,999	13.4%	13.4%	13.2%
2018 HH Income \$50,000 to \$74,999	18.3%	13.4%	13.2%
2018 Average Household Income	\$87,251	\$81,934	\$77,152
2018 Median Household Income	\$70,434	\$66,370	\$62,068

### Education (Adults 25 years or Older)

4+ Years College	58.2%	62.0%	67.5%
< 4 Years College	41.8%	38.0%	32.5%

# 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 over **\$950 million** into the local economy.

Tourism is on track to set a record for a seventh year in a row, with transient room tax collections **up 6%** in the new fiscal year.



## Transportation

**By Air - Commerical** With non-stop commercial flights and air service from major markets, getting to Bend, Oregon is quick and convenient. Roberts Field Airport (RDM) is 20 minutes from downtown Bend. Flights are provided daily by Alaska, United, Delta, and American Airlines to and from *Denver, Los Angeles, Portland, Salt Lake City, San Francisco 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.

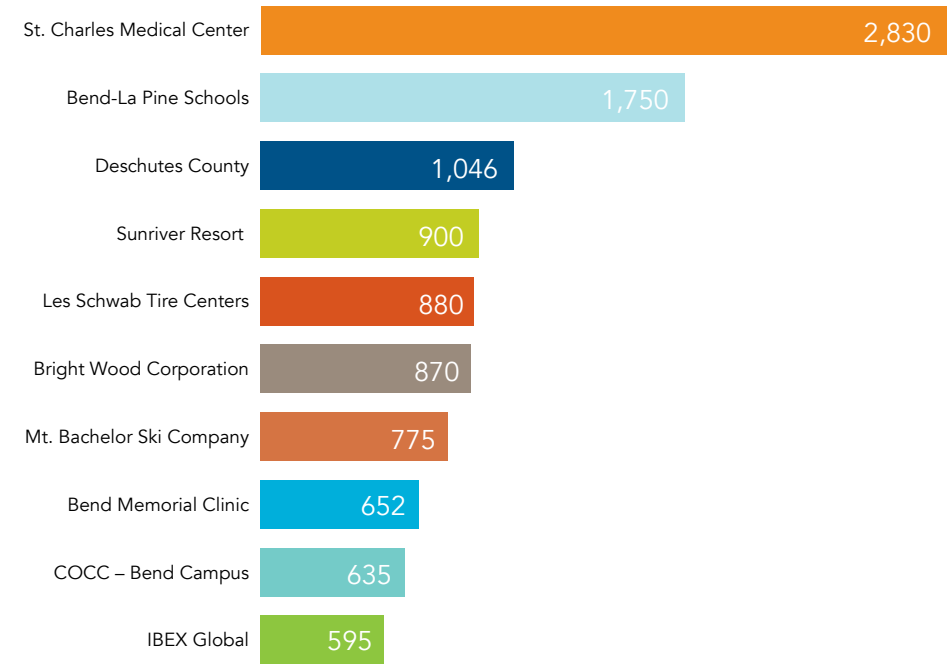
**Driving Distances to Bend**

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



# Top 10

Major Public and Private Employers in Central Oregon (2015)



# 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 28 elementary, K-8, charter, middle and high schools with over 17,000 students and growing. The school board passed a \$20 million bond last year that is improving classrooms, athletic facilities, teacher trainings and equipment for the district.





# History

The story of the Old Mill District began 100 years ago when two of the world's largest sawmills opened on the banks of central Oregon's 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.

Les Schwab Amphitheater, built on the former site of the Shevlin Hixon Mill, and is Bend's premier music venue, with a park-like setting that accommodates up to 8,000 patrons for top-name performances from artists like Norah Jones, 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



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