



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 and more.

Entertainment: Regal Cinemas 16 with 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

Lululemon
American Eagle
Banana Republic
Gap | Gap Kids
Victoria's Secret
Chico's
White House | Black Market

J.Jill
Francesca's
REI
desperado boutique
Vanilla Urban Threads
Buckle
PacSun

Zumiez
Hello Sunshine
Flip Flop Shops
Athleta

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
Bend Day Spa
CycleBar
Wheel Fun Rentals

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



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, Dewilde Art Glass 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.





SpringHill Suites
106 ROOMS

Residence Inn
105 ROOMS

My Place Hotel
64 ROOMS

Hilton
Garden Inn
96 ROOMS

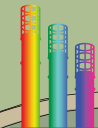
REGAL
ENTERTAINMENT
GROUP
1000
Regal Cinemas
60,172 SF

Hampton
by Hilton
114 ROOMS



Old Mill
DISTRICT

TOTAL RETAIL AREA = 267,000 SF
(PARKING RATIO = 5+1/1000 SF)



LES SCHWAB
AMPHITHEATER
BEND, OREGON

Concert capacity - 8,000 guests

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 85+ breweries and 200+ beers, ciders and wine.



Regal Cinema 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 43rd 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 reptiles and owls, creating spooky arts and crafts with Art Station and exploring whooping it up on hay rides throughout the district.

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



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.

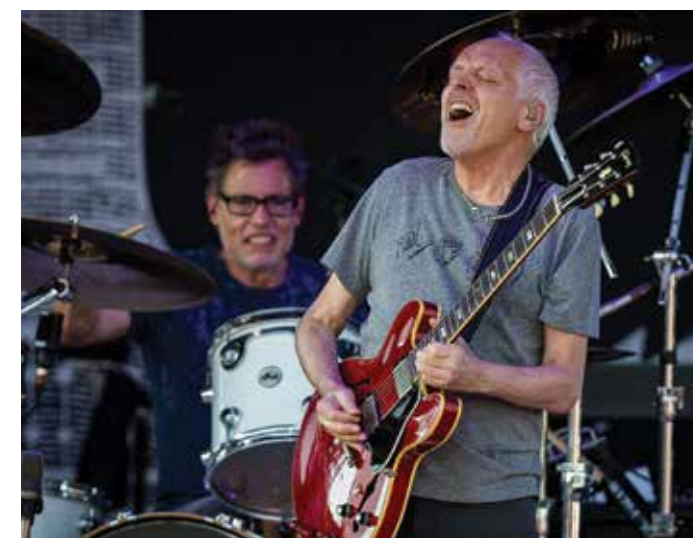
Bend has all the cultural opportunities and medical facilities of a large metropolitan area, but with lower costs of living and short commutes. Bend is a place where you can happily raise families and get to know your neighbors. And, Bend is famous for its easy access to rivers, mountains, trails and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





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.*”

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%



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



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.

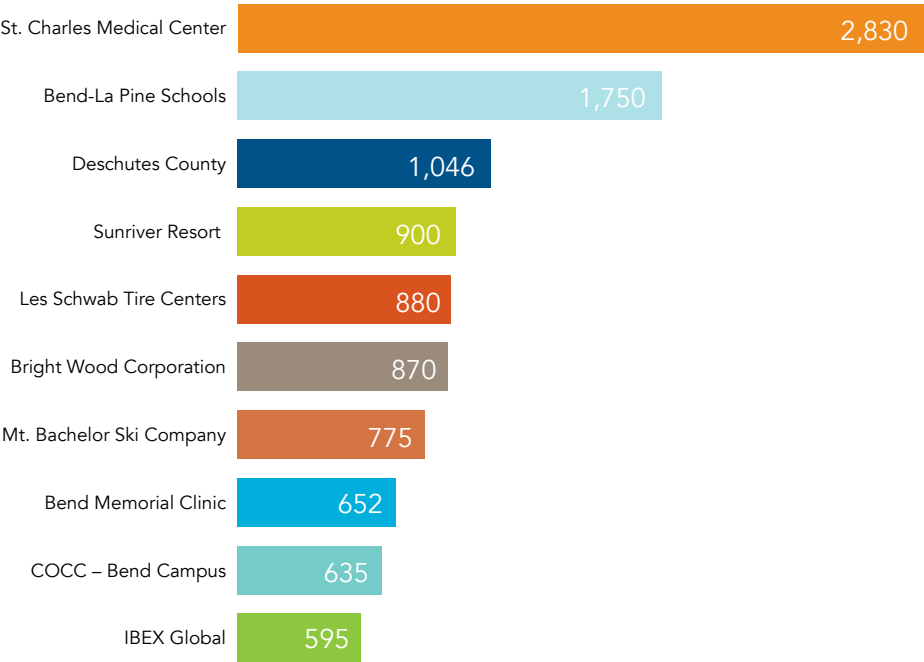
Cascade Culinary Institute (CCI) Accredited by the American Culinary Federation Foundation and offers degree programs in the Culinary Arts, Baking and Pastry Arts. The Jungers Culinary Center on campus is a cutting-edge facility featuring multiple kitchens, a demonstration theater and a student-operated 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.

Top 10

Major Public and Private Employers in Central Oregon (2015)





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



For Leasing Information
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