



# 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:** 265,000 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:** Lad Bird, Anthony's, Greg's Grill, Pastini, Sisters Coffee, Mill Works Pub, Rapa Nui Tiki Bar, Red Robin, M's Bakery and more.

**Major Retailers:** REI, Banana Republic, Gap | Gap Kids, Anthropologie, Athleta, lululemon, FP Movement, American Eagle, Victoria's Secret, J.Jill, Vanilla, Buckle, Budd + Finn, Wild Child, Hello Sunshine, 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:** 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

Anthropologie  
Sephora  
Lush  
lululemon  
American Eagle  
Banana Republic

Hello Sunshine  
Athleta  
J.Jill  
Francesca's  
Vanilla Urban Threads  
Victoria's Secret

Buckle  
Zumiez  
REI  
Gap | Gap Kids  
FP Movement

## Specialty Retailers

Saxon's Fine Jewelers  
Sunglass Hut  
Bath & Body Works  
GameStop  
Claire's  
Savory Spice  
City Home

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  
Wild Child





# Dining & Drinks

Anthony's at the Old Mill District  
Hola! Nouveau Mexican & Peruvian Cuisine  
Rapa Nui Tiki Bar  
Sisters Coffee  
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  
Mill Works Pub  
Café Yumm!  
M's Bakery



# Art in the Old Mill District

## Studios & Galleries

The Old Mill District is home to three working studios - **Lubbesmeyer Studio & Gallery**, **The Stacks Art Studios & Gallery** and **Amejko Artistry** - as well as the artist-owned gallery **Tumalo Art. Co.** The four 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

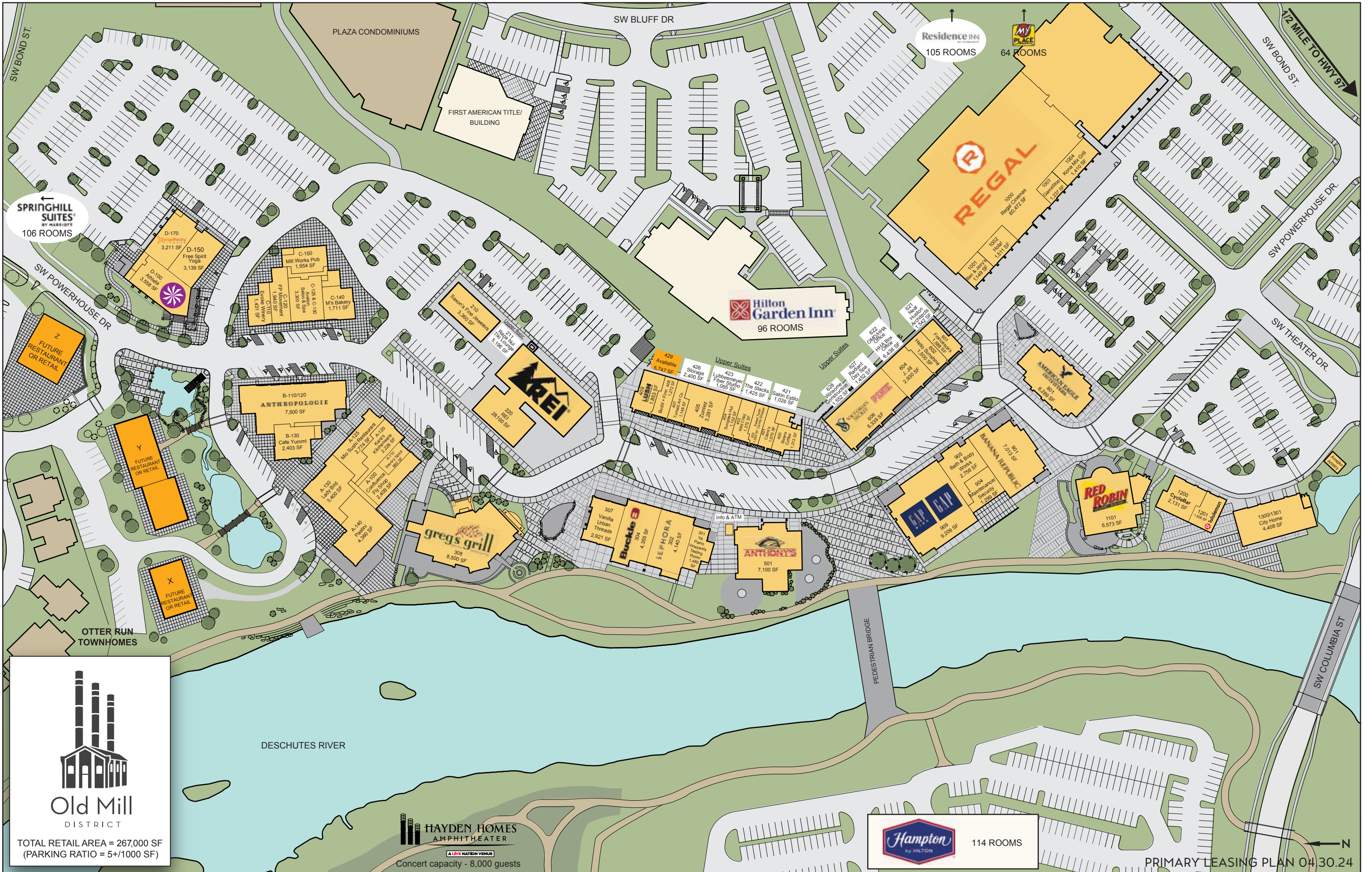
Large scale art installations, including more than 20 murals from artists across the globe can be found throughout the Old Mill District. Murals can be found on stairs, in tunnels, and along various pathways.

## 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.









# 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



**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 You 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

**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





## 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 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.*



## 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...*

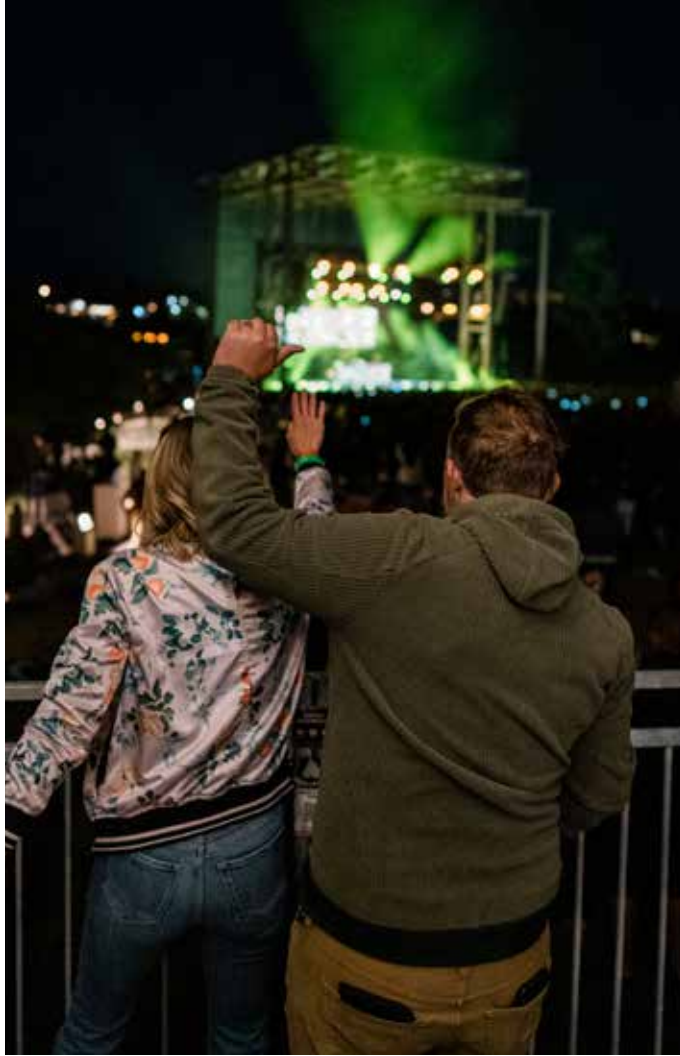


# Events

The Old Mill District holds more than 130 events a year, including 50-plus shows a year 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 sold approximately 450,000 tickets over the 2022 and 2023 concert seasons.



**Bend Brewfest** Held annually in October at the Hayden Homes Amphitheater, the Bend Brewfest is the largest craft beer festival in the Pacific Northwest. Each fall, the Brewfest welcomes more than 100 breweries that pour 200-plus beers at the festival.



**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.



# 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.





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, Dave Matthews Band, Coldplay, The Roots, to name a few.





**97** Highway 97 is also known as "The Parkway"

Designates exits off Bend Parkway (Hwy 97)

Map not drawn to scale

map courtesy: Visit Bend, visitbend.com





# Tourism

Central Oregon attracts over **4.3 million visitors** annually who contribute more than **\$1.7 billion\*** into the local economy.



In 2022, Central Oregon lodging tax revenues accounted for \$28.5 million. Of that total, Deschutes County, the home of Bend, was responsible for \$25.7 million.

More than 10,200 jobs were directly tied to travel spending in Central Oregon, an increase of 13.1 percent from 2021.

## Transportation

**By Air - Commercial** 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, Allegiant, American, Avelo, Delta, and United to *Burbank, Denver, Los Angeles, Las Vegas, Phoenix, Santa Rosa, 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.

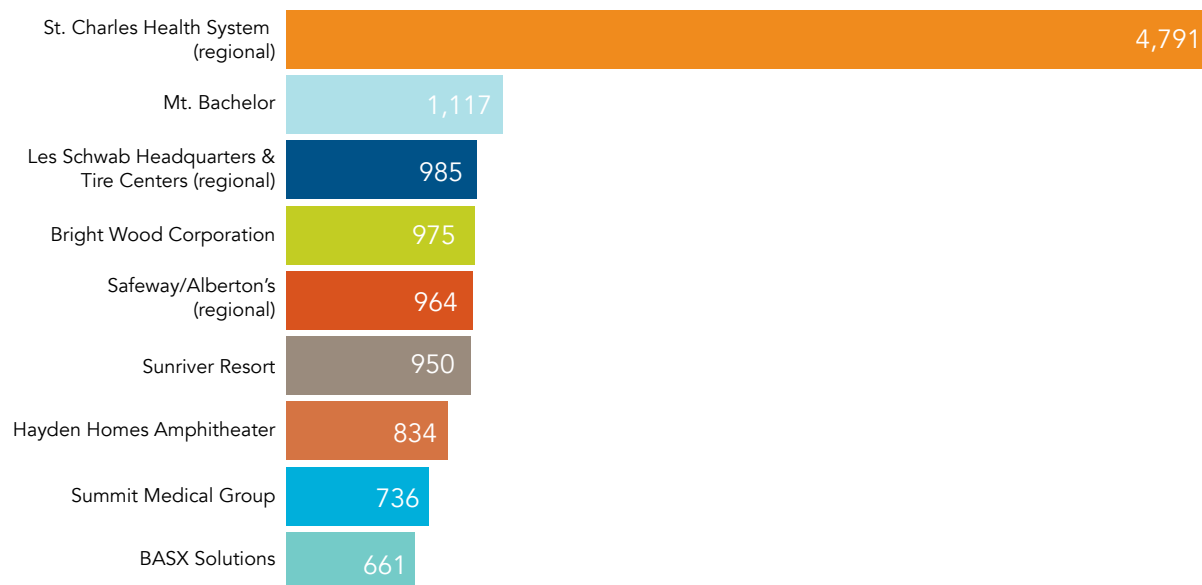
**Driving Distances to Bend**  
 175 miles SE of Portland  
 121 miles NE of Eugene  
 330 miles W of Boise  
 500 miles NE of San Francisco  
 343 miles SE of Seattle

\* 2022 data



Image courtesy of Oregon State University - Cascades

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





# 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



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