

FOR LEASE

2,449-5,947 SF | \$36-\$40/SF/YR. NNN

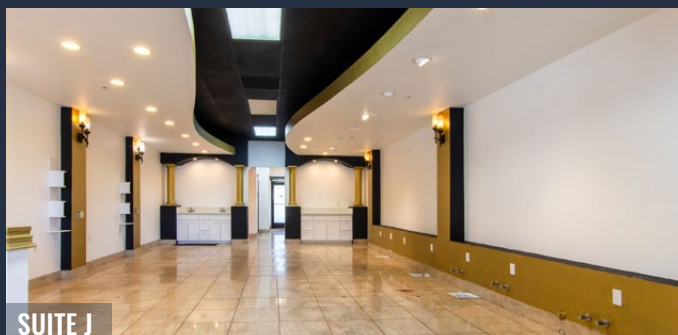
WESTSIDE YARD Restaurant/Retail Spaces

210 SW Century Dr. & 1288 SW Simpson Ave., Bend, OR 97702

ADDITIONAL CUSTOMER PARKING
RECENTLY COMPLETED!



SUITE B



SUITE J

HIGHLIGHTS

- Mixed-use development in the heart of Bend's west side
- The Hixon, 203 high-end apartments, directly above the commercial spaces offers built-in clientele
- 340 total parking stalls with 41 newly added spaces
- Close proximity to OSU-Cascades campus, Downtown Bend and the Old Mill District
- On the main thoroughfare to Mt. Bachelor and the Cascade Lakes Highway
- Shadow-anchored by Safeway at Century Park

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\$36-\$40/SF/YR. NNN

WESTSIDE YARD

PROPERTY DESCRIPTION

Westside Yard is a 43,692 SF mixed-use development located on Bend's premier west side. Built in 2019, the project has quickly become an established destination, featuring a modern Class A six-story building with 19,631 SF of ground-floor commercial space beneath The Hixon, a luxury 203-unit apartment community.

Designed to create an active and walkable environment, Westside Yard offers businesses exceptional visibility, strong residential density, and a vibrant street presence. The commercial spaces support a dynamic mix of retailers, restaurants, offices, wellness concepts, and service-oriented businesses, while the apartment component provides a built-in customer base and consistent daily activity.

Located at the northeast corner of SW Century Drive (14,860 AADT) and SW Simpson Avenue (9,400 AADT), Westside Yard benefits from outstanding accessibility and exposure. Traffic flow comes from the Old Mill District, Shevlin Corporate Park, NorthWest Crossing, Downtown Bend, and several high-income residential neighborhoods, making Westside Yard one of Bend's premier westside business locations.

210 SW CENTURY DRIVE SUITE B: CORNER RETAIL

Approx. Size: 3,498 SF

Lease Rate: \$40/SF/Yr. NNN

TI Allowance: Negotiable

Space Details:

- Ideal for restaurant user
- Turnkey buildout
- 2nd generation space

210 SW CENTURY DRIVE SUITE C: IN-LINE RETAIL

Approx. Size: 2,449 SF

Lease Rate: \$38/SF/Yr. NNN

TI Allowance: Negotiable

Space Details:

- Ideal for retail, restaurant or service-retail users
- 1st generation space

1288 SW SIMPSON AVE. SUITE J: IN-LINE RETAIL

Approx. Size: 1,151 SF

Lease Rate: \$36/SF/Yr. NNN

TI Allowance: Negotiable

Space Details:

- Infrastructure in place for salon
- Other ideal uses include retail or service-retail



SUITE B



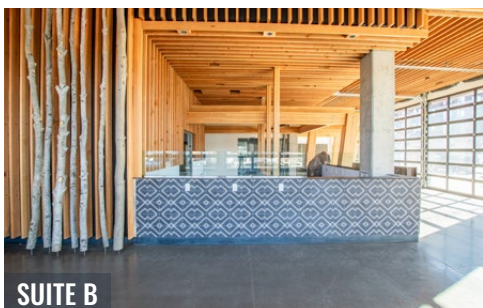
SUITE C



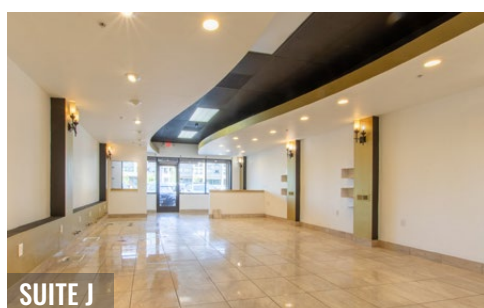
SUITE J



SUITE B

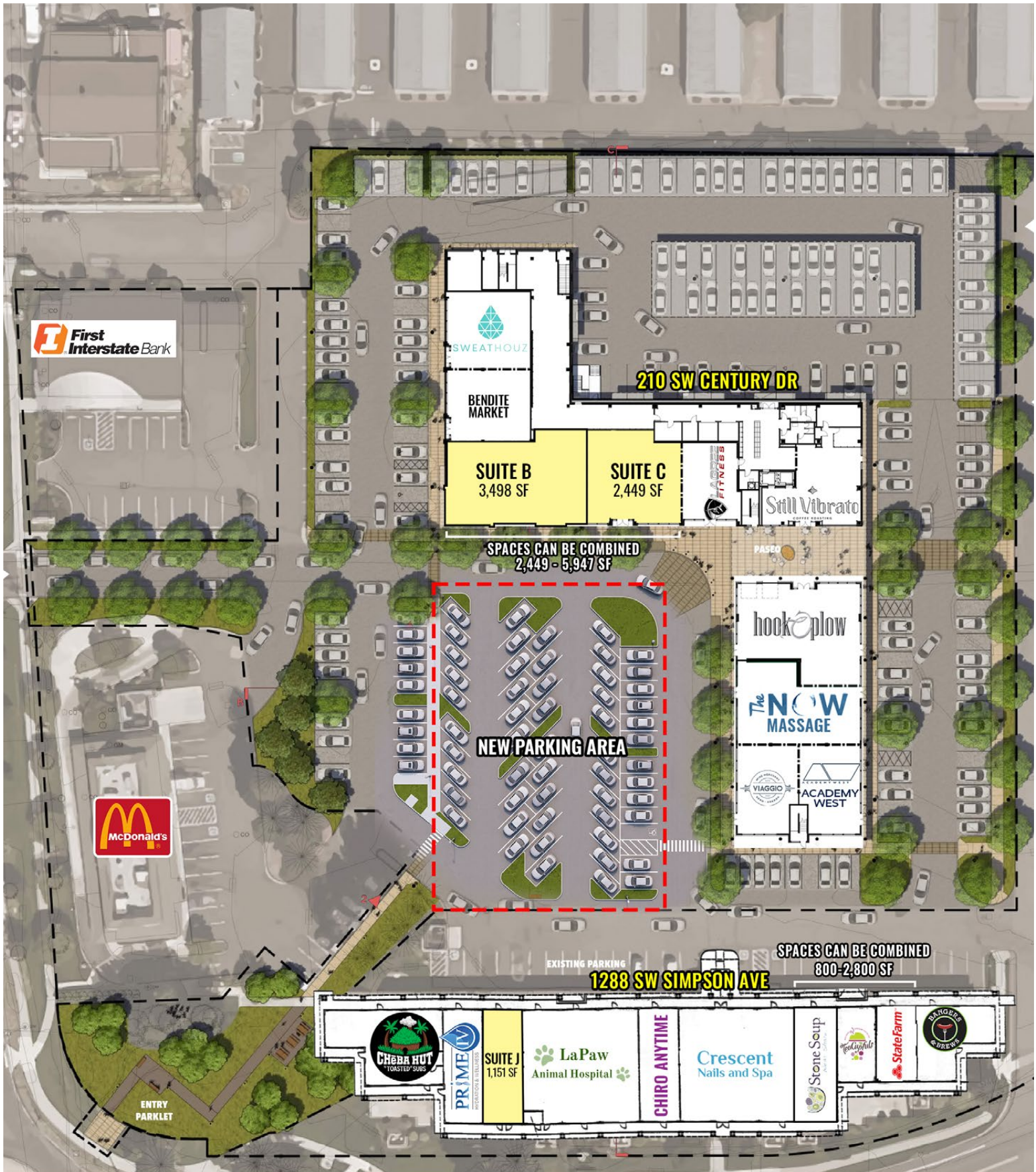


SUITE B



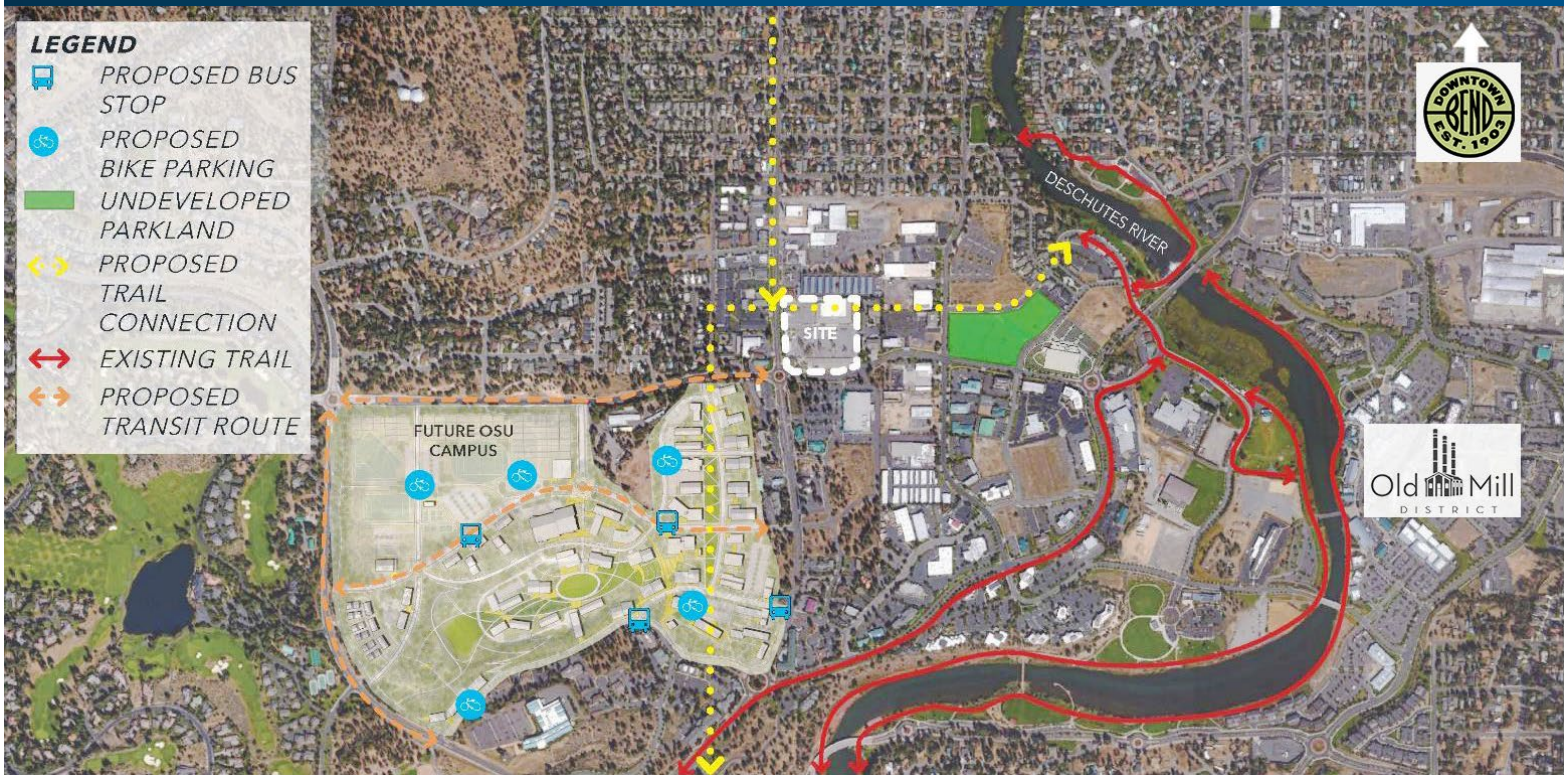
SUITE J

SITE PLAN



FOR LEASE

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