

FOR LEASE

WESTSIDE YARD

Restaurant/Retail Spaces

2,280-5,947 SF | \$30-\$32/SF/YR. NNN

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

ADDITIONAL CUSTOMER PARKING
COMING AUGUST 2026



SUITE B



SUITE C

HIGHLIGHTS

- New 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

Russell Huntamer, CCIM | Peter May, CCIM
Eli Harrison, Broker | Emilio Tiscareno, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES

FOR LEASE

\$30-\$32/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

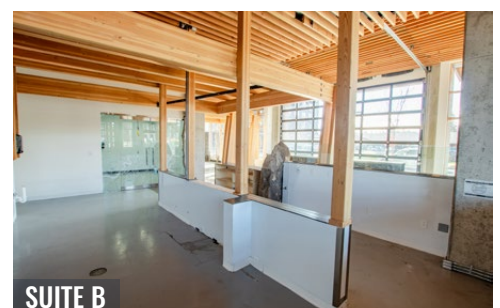
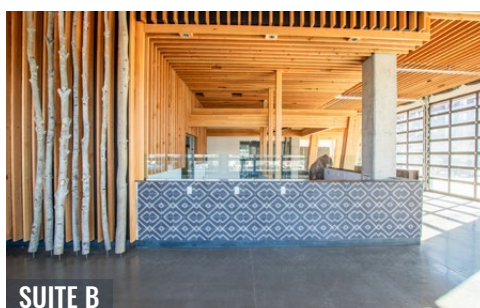
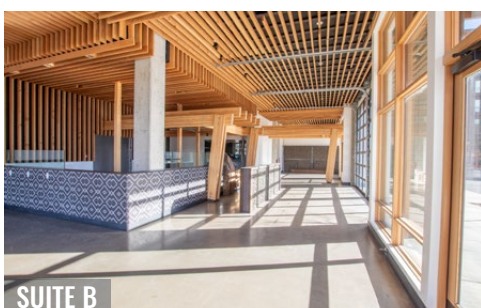
Approx. Size: 3,498 SF
Lease Rate: \$30/SF/Yr. NNN
TI Allowance: Negotiable
Space Details:

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

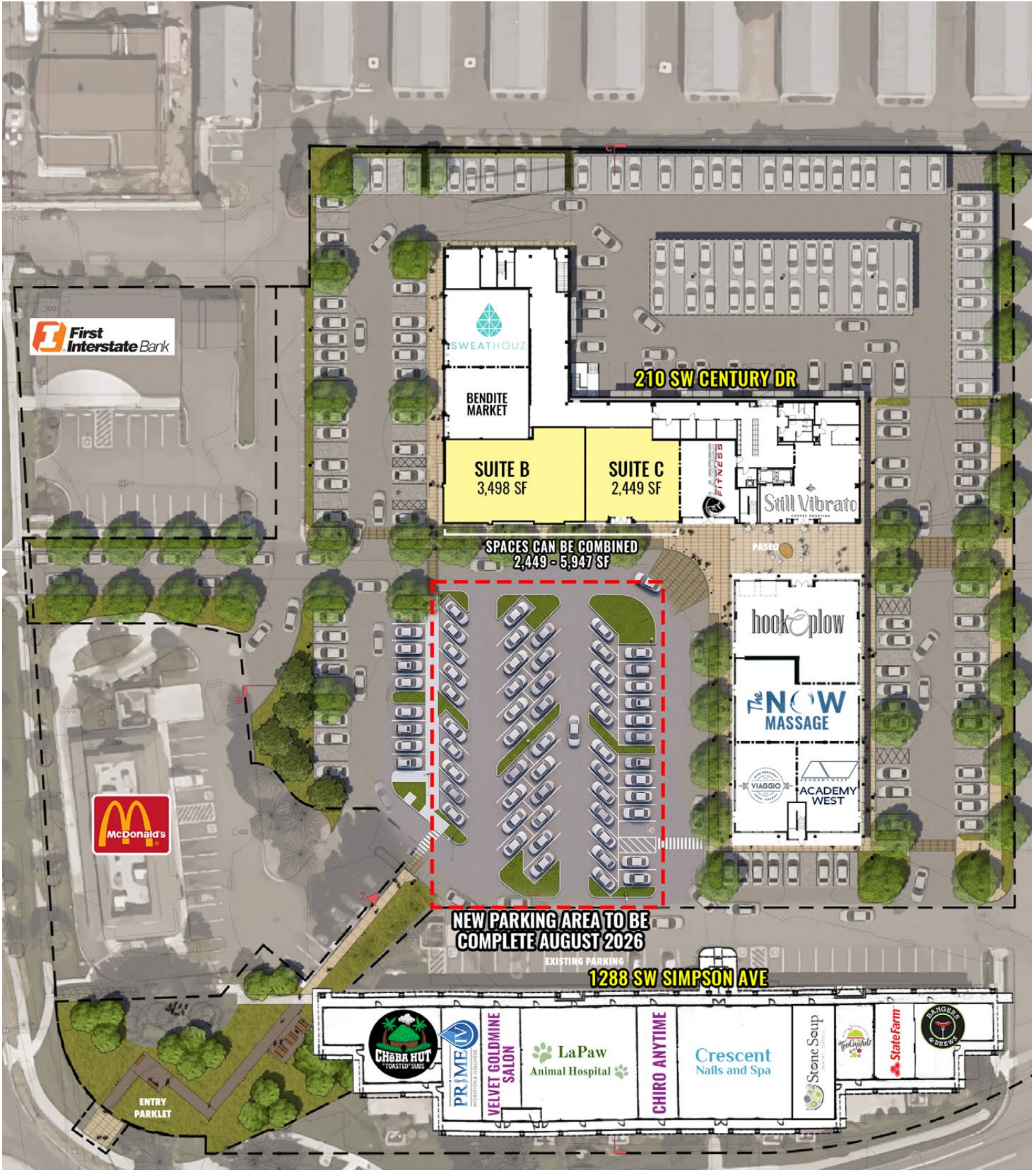
210 SW CENTURY DRIVE SUITE C: IN-LINE RETAIL

Approx. Size: 2,449 SF
Lease Rate: \$32/SF/Yr. NNN
TI Allowance: Negotiable
Space Details:

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

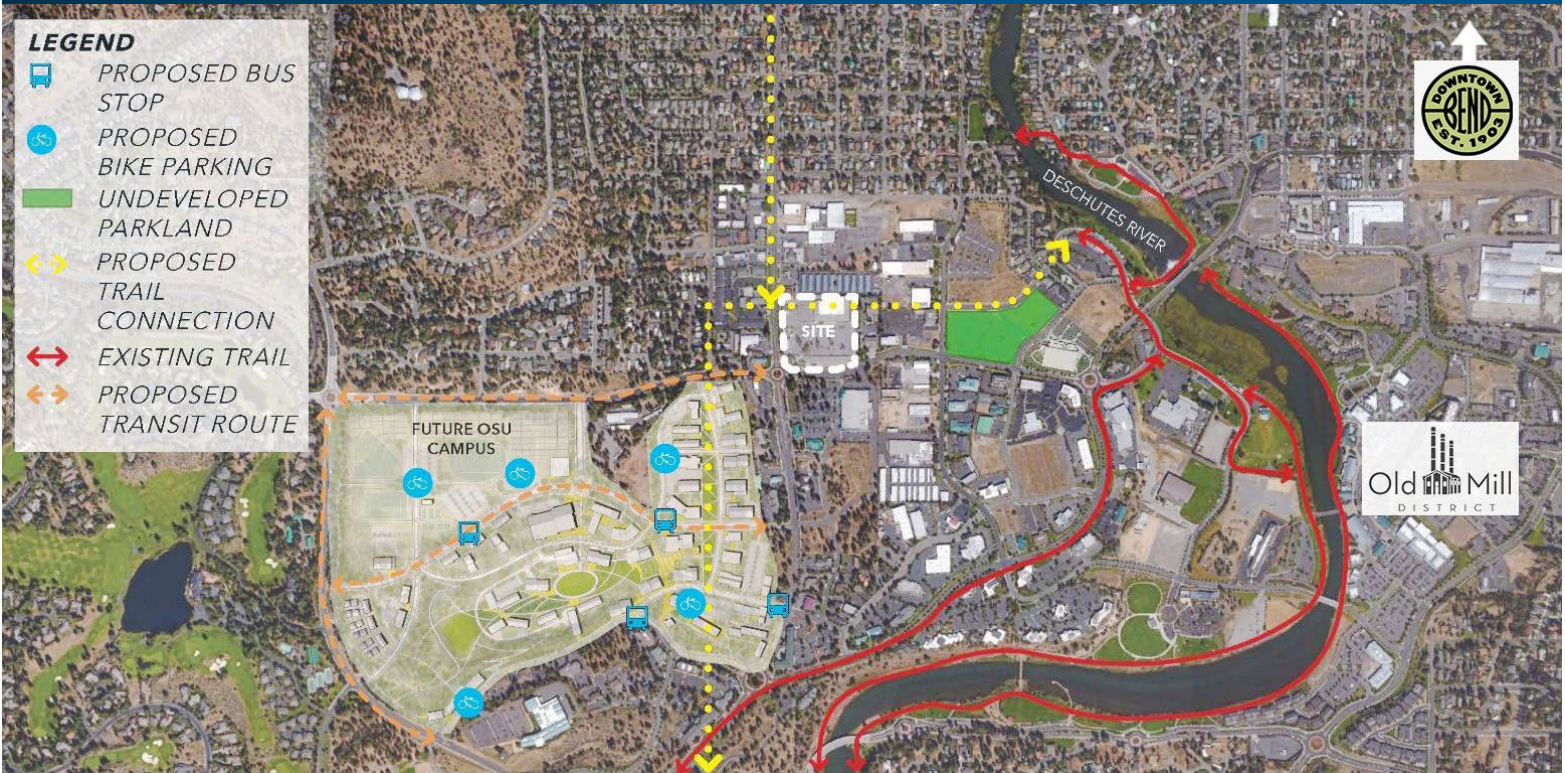


SITE PLAN



FOR LEASE

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



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.

Russell Huntamer, CCIM
Partner, Principal Broker
Cell 541.419.2634
rh@compasscommercial.com

Peter May, CCIM
Partner, Principal Broker
Cell 541.408.3888
pmay@compasscommercial.com

Eli Harrison
Broker
Cell 541.977.2890
eharrison@compasscommercial.com

Emilio Tiscareno
Broker
Cell 541.213.9640
etiscareno@compasscommercial.com

COMPASS COMMERCIAL
REAL ESTATE SERVICES