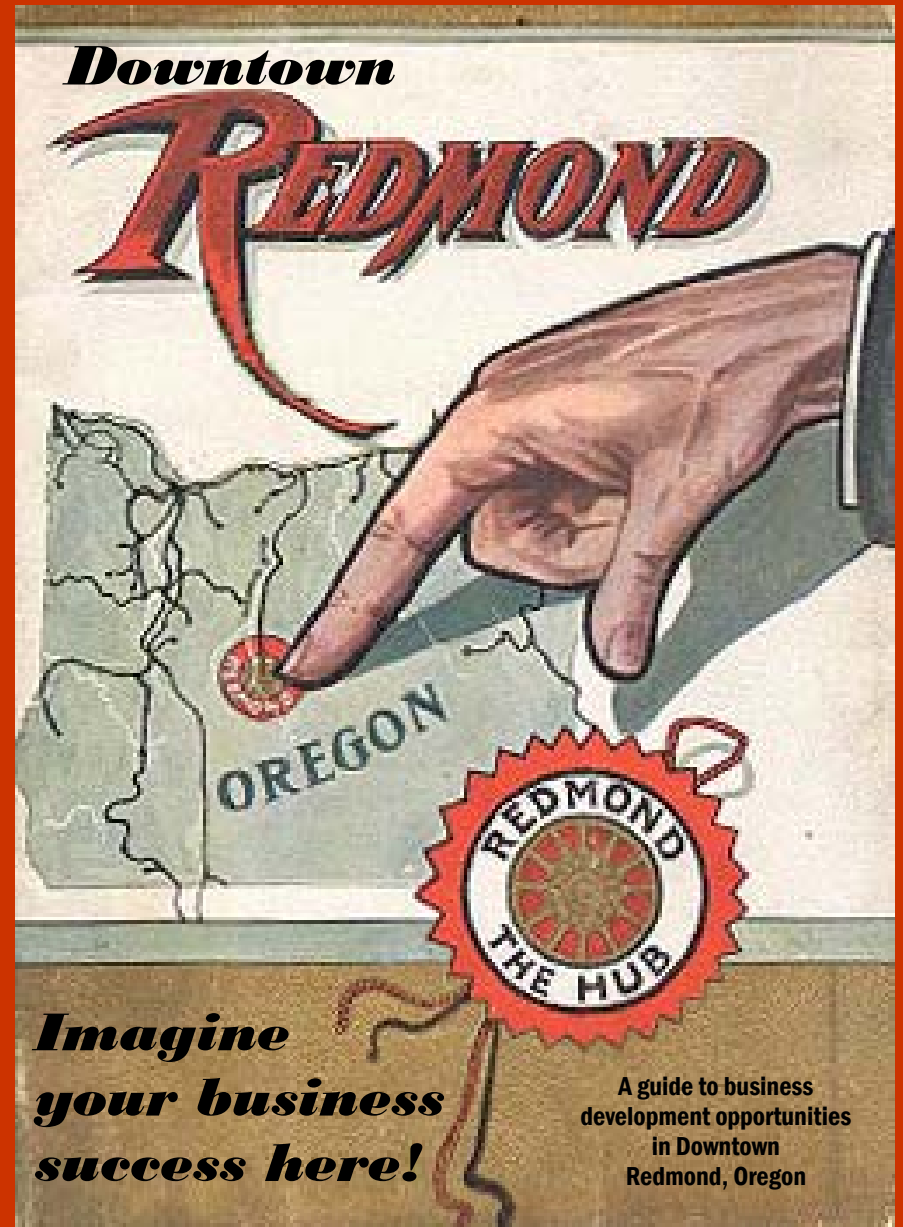




Downtown
REDMOND
A guide to business
development opportunities
in Downtown
Redmond, Oregon



***Imagine
your business
success here!***

A guide to business
development opportunities
in Downtown
Redmond, Oregon

Inside:

- Redmond's Market Vision
- Target Markets
- Business Targets
- A Look at Redmond's
Downtown District

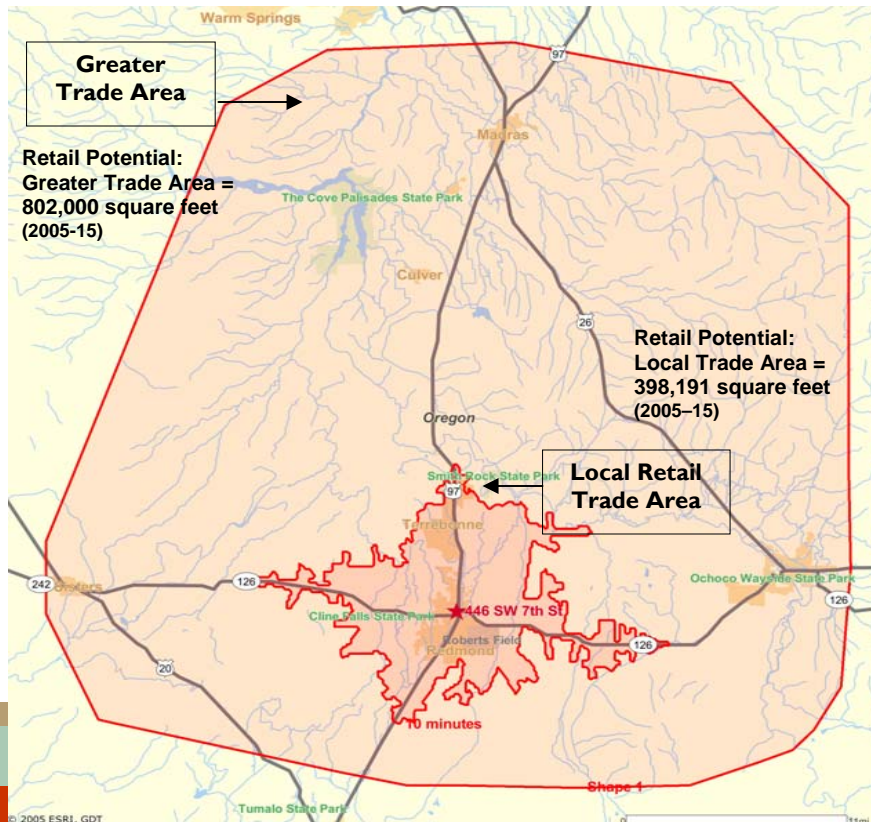
Redmond's Market Vision

Redmond's historic, mixed-use central business district offers specialty retail, unique dining, and a depth of services in a friendly, hometown atmosphere.

Redmond desires a vibrant downtown filled with unique businesses that complement existing and emerging business clusters, enhance the local economy, and improve the local quality of life.

"We have the energy, political will for change, and public and private investment to spur redevelopment. The time is now!"
-- Downtown Business Owner

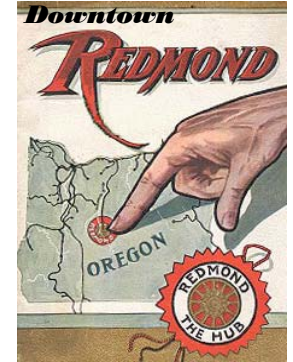
Redmond's Trade Area



To learn more, Contact us!



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You'll discover why
Downtown Redmond
is the place to be!

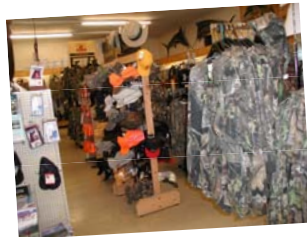
*It's easy to see why
Downtown Redmond is special*

*Redmond's
Market Forecast*



***Imagine
your business
success here!***

“Downtown Redmond is becoming the place to be, while retaining what makes its special.”



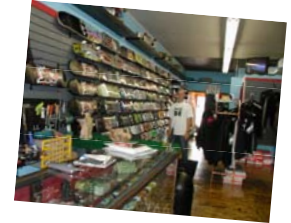
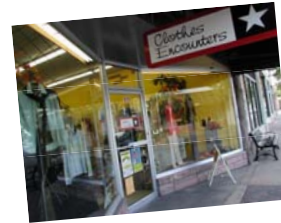
Accelerating population growth & spending within the local and greater trade areas.

- **Local Trade Area:** Over the next ten years, new demand for retail space within the Local Trade Area is expected to be over 398,191 square feet.
- **Greater Trade Area:** Redmond's 2005 Greater Trade Area population is estimated at 73,682. Over the next 5 years, population is projected to increase at an annual rate of 3.3% to 85,964—adding 4,734 households during that timeframe. Retail space potential will grow by over 800,000 square feet.
- **Local Workforce Population:** Almost 5,300 workers in 667 businesses are employed within a 1-mile radius of downtown. Roughly twice that number (10,380) are employed in 1,276 businesses within a 3-mile radius.
- **Additional Visitor Demand:** By 2015, Redmond may capture \$44 million of visitor spending, supporting 220,000 square feet of retail and related space.

***Redmond Area
Visitor Counts***

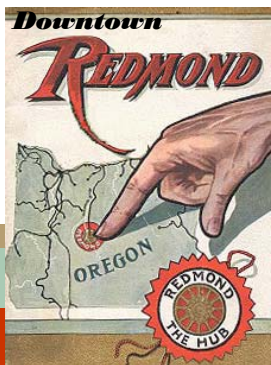
<u>Facility/Attraction</u>	<u>Visitor/User Counts</u>
Deschutes Co. Fair & Expo Center	430,000 (04-05)
Smith Rock	700,000 annually
Roberts Airfield	147,105 passenger enplanements (03)
Highway 97	13,500-14,000 ADT each direction, downtown

Downtown Redmond Capture New Supportable Retail Space (Sq. Ft) 2005-2015		
Selected Merchandise Categories	Local Market Area Square Feet	Greater Market Area Square Feet
Apparel	13,761	8,428
Home Furnishings	14,452	5,058
Specialty Retail	14,202	6,990
Grocery	12,090	6,299
Health/Personal Care	4,306	2,243
Restaurants	16,248	9,888
Entertainment	20,208	5,460
Other (Home improvement, personal services & related)	9,071	7,001
Total	104,338 S.F.	51,367 S.F.



What Redmond Business Owners Envision for Downtown

- Personal service oriented businesses
- Quality specialty shops with unique storefronts & signage
- Great restaurants with a range of offerings
- Quaint, peaceful, green & accessible
- Historic image
- Family-oriented
- Fun living and shopping environment
- Growing, but not too fast
- Beautiful, charming, diverse, affordable



"We have a great team from the Redmond Downtown Partnership, the Chamber and the City, committed to downtown's long term success."

-- Downtown Redmond Business Owner