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# Six Bend breweries reorganize under pressure from leases, property values and operating costs.

The shifts include $6.70 million in property listings, a pub closure and moves toward centralized brewing in lower-cost space.

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A cluster of moves by six craft breweries in Bend, Oregon, is reshaping brewing space, taprooms and real estate in one of the state’s best-known beer markets, as companies sell buildings, lease out unused space, close a restaurant or move production to lower-

cost or larger facilities.

According to property listings, company statements and reporting published Sept. 14 by trade publication New School Beer + Cider, the changes involve Spider City Brewing, Boneyard Beer, Crux Fermentation Project, Silver Moon Brewing, The Ale Apothecary and Bridge 99 Brewing. The situations are not the same, and they do not amount to six full business closures. But taken together, they show how lease terms, property values and the cost of operating both production and hospitality businesses are pushing breweries to reorganize.

Two of the biggest real estate listings are tied to Spider City and Silver Moon. Their combined asking prices total $6.70 million. Together, the two properties account for 14,870 square feet.

Spider City Brewing, at 1177 SE 9th St. in Bend, is preparing to leave its current site when its lease ends on Sept. 30. The 10,500-square-foot industrial building where it operates has been listed for sale at $2.95 million. The listing says the site may include infrastructure suitable for brewing and food production, along with industrial power, warehouse-style features and access to U.S. 97.

Spider City owner Melanie Betti told New School Beer + Cider that the brewery is relocating, not shutting down, and that some brewing equipment is also being sold. The company has been in Bend since 2018 and is one of the few breweries in Oregon identified as female-owned and female-brewed.

A separate downtown property tied to Silver Moon Brewing has been listed for sale at $3.75 million. The site at 20 NW Greenwood Ave. totals 4,370 square feet, which works out to $858.12 per square foot. The listing describes the property as a four-parcel assemblage in central Bend and says Silver Moon would remain as a tenant under a triple-net lease. It also says that, as some brewery functions are consolidated, part of the facility could become available to another tenant or owner-user.

Silver Moon is now part of the Oregon Beverage Collective, a group that also includes Crux, Cascade Lakes and GoodLife. That consolidation is central to another major change in Bend. Crux Fermentation Project has moved production away from the

brewery system that once served as the centerpiece of its brewpub at 50 SW Division St. New School Beer + Cider reported that the larger Crux production brewery in northeast Bend is now the main brewing site for Crux, Cascade Lakes, GoodLife and Silver Moon.

As a result, about half of the former brewing and packaging area at the Crux pub has been separated from the taproom and is being offered for lease. The available space totals 3,265 square feet. Paul Evers, a Crux co-founder who is now working as a commercial real estate broker, told the publication that the tasting room and beer garden will stay in place, while brewing has shifted to the larger facility. The move reflects a model that more breweries have adopted in recent years: centralize production where scale is possible and keep retail spaces focused on taproom traffic, events and food.

Boneyard Beer is making a different kind of cutback. Its full-service Boneyard Pub at 1955 NE Division St. will close after service on Oct. 11. The company said it is leaving the restaurant business but keeping the brewery brand and other operations in place. The original Boneyard taproom and brewery at 37 NW Lake Place will remain open.

Boneyard founder Tony Lawrence said in a statement that “running a restaurant these days has had its challenges.” The brewery, founded in 2010, became one of Oregon’s most widely recognized beer brands and was sold to Deschutes Brewery in 2021. New School Beer + Cider reported that production of Boneyard beer through Deschutes has increased even as the pub prepares to close.

The Ale Apothecary has already moved its brewing operation out of Bend. The farmhouse and mixed-culture brewery shifted production to Redmond after its lease in Bend’s Century Center expired in May and could not be renewed. It is now brewing in the former Kobold Brewing space at 675 NE Hemlock Ave., Suite 111, in Redmond.

That move follows a 2024 ownership change, when The Ale Apothecary was sold to the owners of Wolf Tree Brewery. Brewer Connor Currie told New School Beer + Cider that the brewery plans to keep its original brewing system and core methods, even as the new site brings practical changes, including harder water and different malt supply. The new Redmond space is not considered well suited for a taproom, so the business is

expected to focus more on beer club sales and special events.

Bridge 99 Brewing is also on the market. The Bend brewery, which has operated since 2013 on the north side of town, is being offered as a turnkey sale, according to the trade publication. No additional details on price or terms were included in the report.

The concentration of moves in September and October has drawn attention because Bend has long been one of the Northwest’s strongest craft beer centers, with breweries serving as manufacturers, bars, restaurants and tourist destinations at the same time. What is happening now suggests a sharper split between those roles. Larger or shared production sites are taking on more volume, while some hospitality spaces are being reduced, sold, leased back or closed.

In several cases, the real estate itself appears to be as important as the beer business. Silver Moon’s downtown site is being marketed partly as an investment property. Crux has turned former brewing space into commercial lease inventory. Spider City is leaving a building whose lease terms did not give it a renewal option. The Ale Apothecary had to move after a lease expiration with no extension available. Boneyard, for its part, is pulling back from restaurant service while keeping beer production and its original tasting room.

None of the breweries has reported sales figures, production volumes, job cuts or expected savings tied to the changes. What is public so far is a set of transactions and operating decisions that show how real estate costs, lease structures and the economics of running a brewery and a restaurant at once are changing the shape of Bend’s beer business.