



Cascade Square 1400 W 6th St, The Dalles, OR 97058

Property Details

Available Units: 5
Total Units: 20
Gross Leasable Area: 116,774 SF
Parking Spaces: 507

Contact

Leasing Agent: Timothy Dougherty, CLS
Office: 503-212-4617
Email: tdougherty@mercurydev.com

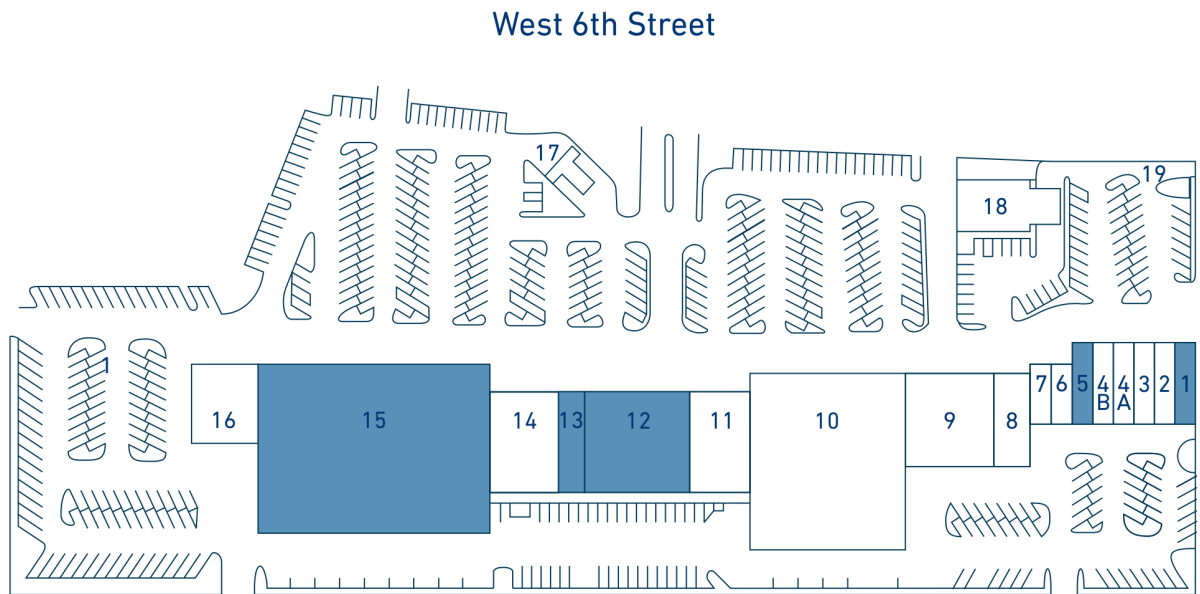
Features

Cascade Square Shopping Center sits prominently on West 6th Street in The Dalles' primary retail corridor. Drawing 70% of visitors from within a 50-mile radius, it benefits from a robust regional trade area and consistent consumer traffic. More than 22,000 residents and nearly 11,000 employees live and work within five miles, with average household incomes nearing \$95K. Supported by major adjacent retailers and located at the city's busiest intersection, Cascade Square offers exceptional visibility, access, and foot traffic for tenants.

Demographics

DEMOGRAPHICS	1 mile	3 mile	5 miles
Population	4,159	18,563	22,276
Households	1,599	7,221	8,701
Average Household Income	\$79,256.09	\$91,784.87	\$94,586.68
Total Employees	1,911	8,828	10,747
College Educated (Pop Age 25+)	622 (21.4%)	2,886 (21.9%)	3,325 (21%)

Site Map



West 8th Street

For Illustration Purposes Only



1 Unit Available (1,520 SF)	7 Smoke 4 Less	14 Mattress World NW
2 Sally Beauty	8 Wash N' Shop	15 Unit Available (34,992 SF)
3 AT&T	9 Dollar Tree	16 China Buffet
4A Kobe Hibachi Sushi	10 Grocery Outlet	17 Dutch Bros. Coffee
4B OneMain Financial	11 Maurices	18 Rivermark Credit Union
5 Unit Available (1,520 SF)	12 Unit Available (12,000 SF)	19 Wells Fargo ATM
6 C.T. Nails	13 Unit Available (2,000 SF)	

Trade Map




 Photos



Cascade Square - Unit 15



Unit 15  1400 W 6th St, The Dalles, OR 97058

Unit Details

Square Footage:	34,992 SF
Dimensions:	216' Wide x 162' Deep
Rate:	Call For Details
Date of Availability:	Currently Available

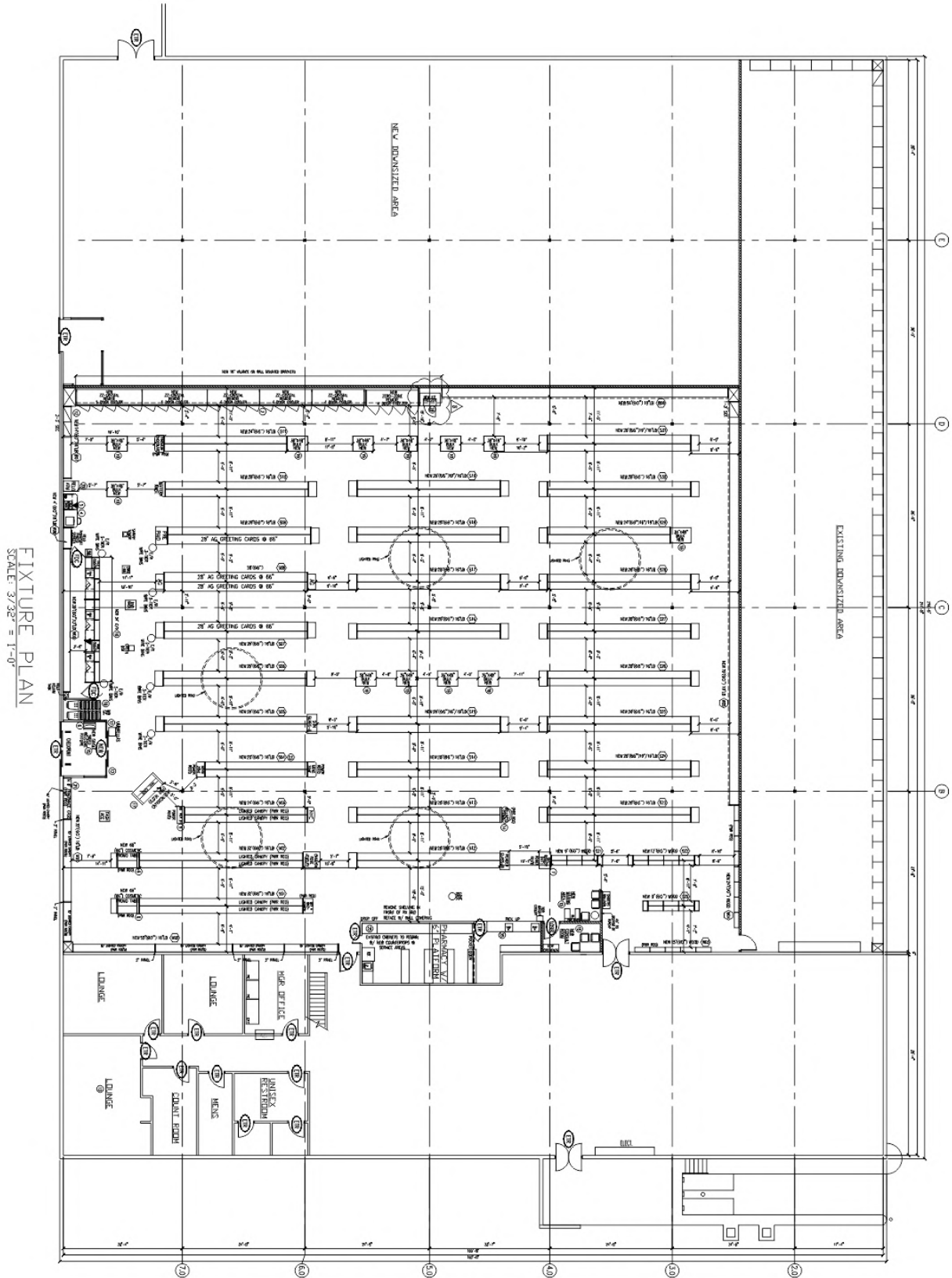
Contact

Leasing Agent:	Timothy Dougherty, CLS
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Features

- 2nd generation retail anchor opportunity.
- Architecturally demarcated anchor unit with great glass frontage, high sign band, and superior visibility to West 6th St.
- Flexible configuration — offered as a single-user space, with demising options considered for qualified tenants.
- Space Attributes: Open sales floor, rear and side partitions for inventory/storage, ADA restrooms, and loading dock — see floor plan.
- Pylon signage available.

Unit 15 - Floor Plan



Unit 15 - Photos



Cascade Square - Unit 12



Unit 12  1324 W 6th St, The Dalles, OR 97058

Unit Details

Square Footage:	12,000 SF
Dimensions:	120' Wide x 100' Deep
Rate:	Call For Details
Date of Availability:	Currently Available

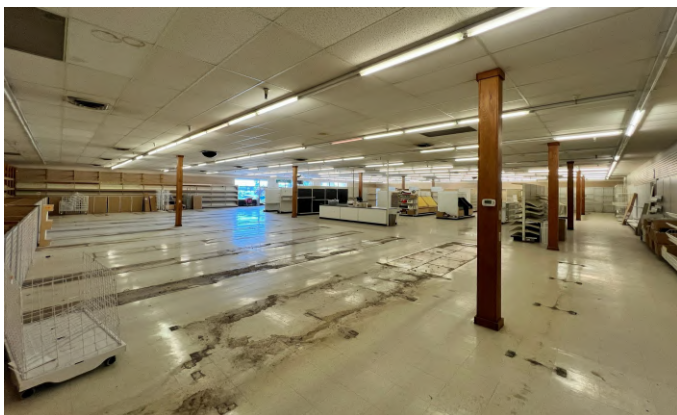
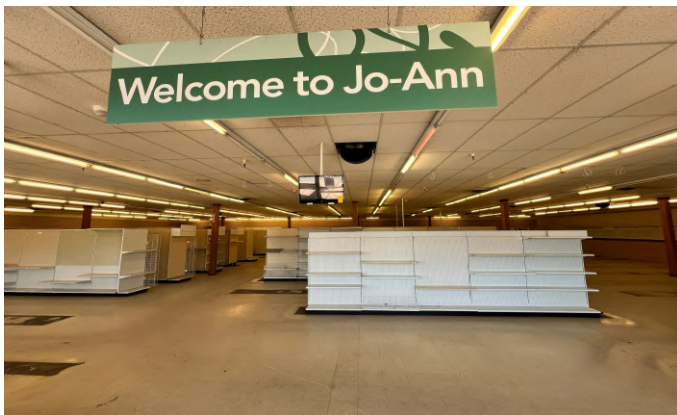
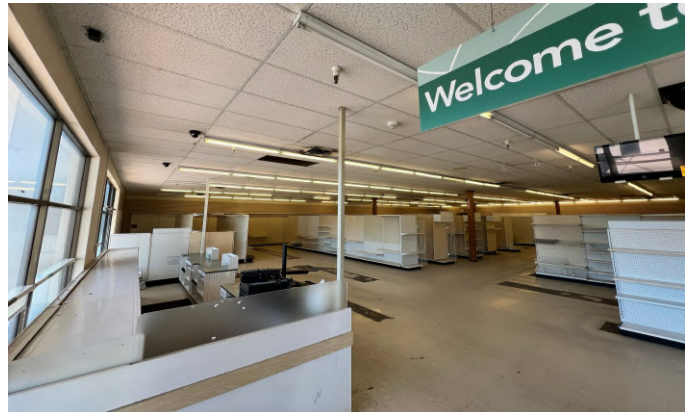
Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-212-4617
Email:	tdougherty@mercurydev.com

Features


- 2nd generation junior anchor retail space available for lease.
- Architecturally demarcated storefront facing the center's main entrance with great glass frontage and superior visibility to West 6th St.
- Space Attributes: Open sales floor, rear partition for inventory/storage, two ADA restrooms, break room, private office, storage room, and two rear exits for loading/unloading.
- Pylon signage available.

 Unit 12 - Photos



Cascade Square - Unit 13



Unit 13  1328 W 6th St, The Dalles, OR 97058

Unit Details

Square Footage:	2,000 SF
Dimensions:	20' x 100'
Rate:	Call For Details
Date of Availability:	Currently Available

Features

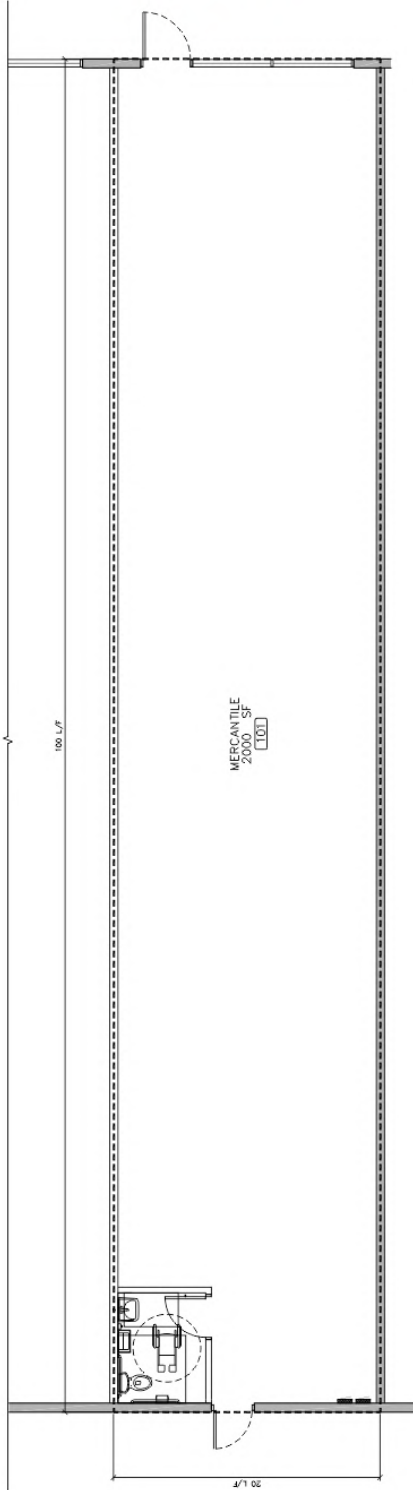
- New 2,000 SF "Class A" storefront being demised.
- Highly visible sign band facing the busy W. 6th Street.
- Rear door for loading.
- GLA flexibility available per tenant's use/preference.
- Delivery: vanilla shell with one ADA restroom.

Contact

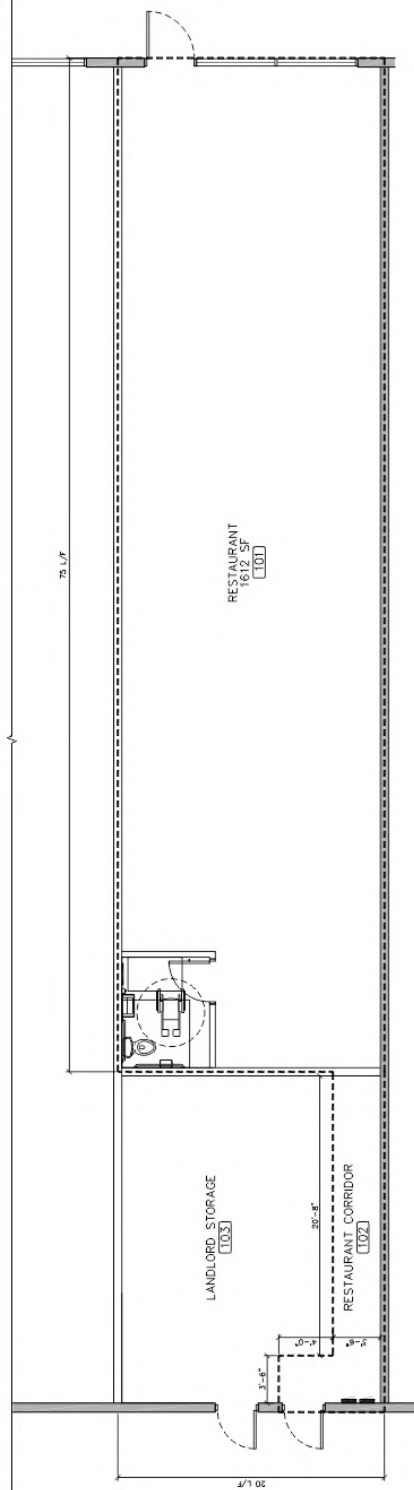
Leasing Agent:	Timothy Dougherty, CLS
Office:	503-212-4617
Email:	tdougherty@mercurydev.com

Unit 13 - Floor Plan

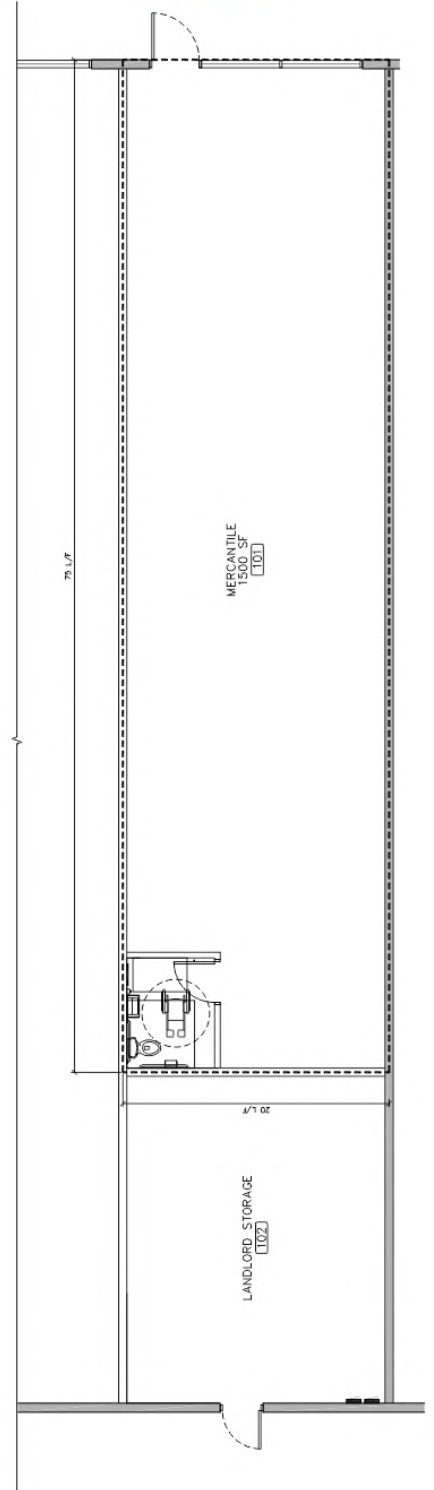
Vanilla Shell
(2,000 SF)



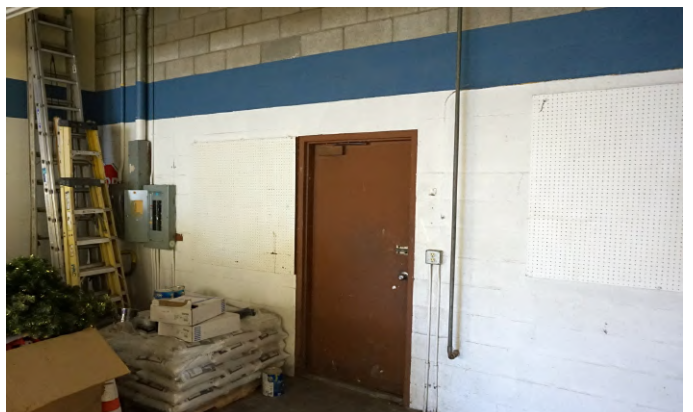
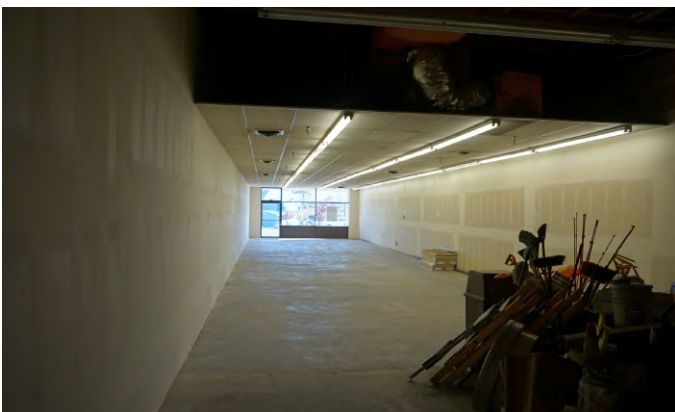
Restaurant Concept
(1,612 SF)



Retail Concept
(1,500 SF)




 Unit 13 - Photos



Cascade Square - Unit 1



Unit 1  1242 W 6th St, The Dalles, OR 97058

Unit Details

Square Footage:	1,520 SF
Dimensions:	20' Wide x 76' Deep
Rate:	Call For Details
Date of Availability:	Currently Available

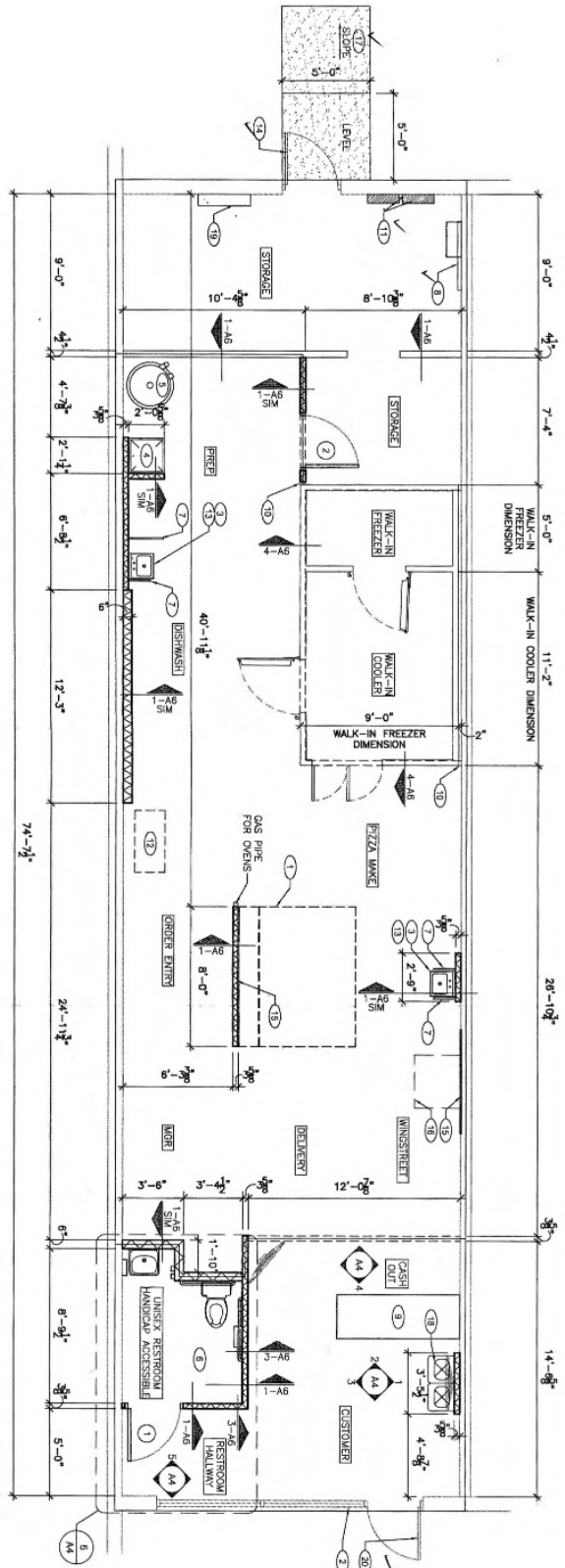
Contact

Leasing Agent:	Timothy Dougherty, CLS
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Email:	tdougherty@mercurydev.com

Features

- 2nd generation restaurant availability - former take-out pizza business.
- Architecturally demarcated end-cap located off one of the center's main entrances with great glass frontage, high sign band, and superior visibility to W 6th St.
- Partitions include: customer entry/reception, kitchen, storage room, one ADA restroom, and rear partition for inventory/storage, break, office, and loading/unloading via back door.
- Restaurant FFE: 8' class-1 hood, 3' fryer hood, recessed semi automatic grease interceptor (35 GPM / 70 lb. capacity), 2-chamber walk-in cooler/freezer, 60-gallon water heater, etc. (see plans).
- Electrical/Mechanical: 400 amp 3-phase service via two electrical panels, one 5-ton RTU.
- Pylon signage available.

Unit 1 - Floor Plan



- ✓ 1 TYPE "I" HOOD WITH ANSUL SYSTEM
- ✓ 2 PROVIDE A SIGN STRIKING THIS DOOR TO REMAIN UNLOCKED DURING NORMAL BUSINESS HOURS* (1" HIGH MIN. LETTERING USING CONTRASTING COLORS).
- ✓ 3 NEW HAND SINK
- ✓ 4 NEW WOP SINK
- ✓ 5 NEW WATER HEATER
- ✓ 6 INSTALL NEW WATER CLOSET, LAVATORY, GRAB BARS, TOILET PAPER DISPENSER, SANITARY NAPKIN DISPOSAL, PAPER TOWEL DISPENSER AND MIRROR PER CODE REQUIREMENT. (SEE 6, 7, 8, 10-44) PROVIDE FIRE RETARDANT TREATED WOOD AT ALL BLOCKING IN WALL.
- ✓ 7 SPLASH GUARD (SEE DETAIL 8-46)
- ✓ 8 NEW TELEPHONE BOARD
- ✓ 9 FRONT COUNTER (2'-6" x 8'-0"), SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
- ✓ 10 INSTALL PROPER BLOCKING/BACKER ROD AND SEALANT VERMIN TIGHT BETWEEN WALK-IN COOLER/FREEZER AND ADJACENT WALL SURFACES.
- ✓ 11 NEW ELECTRICAL PANEL
- ✓ 12 NEW UNDERGROUND GREASE INTERCEPTOR (SHEET P1 AND P2)
- ✓ 13 3/4" PLYWOOD BLOCKING BEHIND WALL MOUNTED HAND SINKS.
- ✓ 14 EXISTING DOOR AND FRAME TO REMAIN. DOOR TO BE PREPARED AS NECESSARY TO RECEIVE PANIC HARDWARE TO BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ANY ADDITIONAL DOOR HARDWARE AND ACCESSORIES REQUIRED TO ENSURE PROPER OPERATION AND COMPLIANCE WITH LOCAL ACCESSIBILITY AND EGRESS REQUIREMENTS.
- ✓ 15 ALL EXISTING DOORS AND DOOR HARDWARE SHALL BE FIELD VERIFIED BY GENERAL CONTRACTOR AND NPC PROJECT MANAGER TO ENSURE COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS AND/OR REQUIREMENTS FOR FIRE EXTING.
- ✓ 16 INSTALL OWNER FURNISHED STAINLESS STEEL PANELS (18 GAUGE, #3 FINISH) OVER 5/8" TYPE "X" CEMENTIOUS BOARD. STAINLESS STEEL PANELS WILL EXTEND A MIN. OF 18" ABOVE TOP OF HOOD, 18" AT EACH SIDE OF EQUIPMENT, AND DOWN TO 1" BELOW TOP OF BASE TILE. NO EXPOSED SCREWS/ATTACHMENTS.
- ✓ 17 PROVIDE STAINLESS STEEL SKIRT FROM WALK-IN FREEZER HOOD TO CEILING. COORDINATE WITH NPC PROJECT MANAGER (VERIFY/APPROVE GRADE AND FINISH OF STAINLESS STEEL WITH NPC PROJECT MANAGER).
- ✓ 18 60" ASPHALT LEVEL AREA AND SLOPED SURFACE. G.C. TO VERIFY SOUNDNESS OF EXISTING SURFACE. FINISHED ELEVATION AT LEVEL AREA SHOULD BE FLUSH WITH FINISHED FLOOR ELEVATION AT DOOR. SLOPED AREA NOT TO EXCEED 1:20. G.C. SHALL INSTALL NEW PAVING PER LANDLORD'S PAVING SPECIFICATION AND IN COORDINATION WITH LANDLORD'S PREFERRED PAVING CONTRACTOR. G.C. TO CONFIRM SCOPE OF WORK WITH NPC CONSTRUCTION MANAGER PRIOR TO COMMENCING WORK.
- ✓ 19 NEW DRINKING FOUNTAIN. SEE SHEET P1.
- ✓ 20 EXISTING BACKFLOW PREVENTER. *EXISTING electrical Panel!*
- ✓ 21 EXISTING DOOR AND HARDWARE TO REMAIN. ALL EXISTING DOORS AND DOOR HARDWARE SHALL BE FIELD VERIFIED BY GENERAL CONTRACTOR AND NPC PROJECT MANAGER TO ENSURE COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS AND/OR REQUIREMENTS FOR FIRE EXTING. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ANY ADDITIONAL DOOR HARDWARE REQUIRED FOR COMPLIANCE WITH LOCAL ACCESSIBILITY AND EGRESS REQUIREMENTS.

PLYWOOD SHALL BE FIRE RETARDANT TREATED WOOD PER CODE REQUIREMENT

 Unit 1 - Photos



Cascade Square - Unit 5



Unit 5  1250 W 6th St, The Dalles, OR 97058

Unit Details

Square Footage:	1,520 SF
Dimensions:	20' Wide x 76' Deep
Rate:	Call For Details
Date of Availability:	Currently Available

Contact

Leasing Agent:	Timothy Dougherty, CLS
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Features

- 2nd generation salon/barbershop availability.
- Partial interior end-cap shop space located in a high foot traffic area of the center with ample glass frontage and great site lines to West 6th St.
- Space Attributes: Reception area, seven stylist/barber stations, four shampoo stations, one ADA restroom, and rear partition for inventory, break area, laundry, and loading/unloading via rear exit.
- Pylon signage available.

 Unit 5 - Photos

