

RETAIL FOR LEASE



AVAILABLE NOW! 1,980 SF Retail

I-84 and HWY 97 exit access- First Generation Space
380 Lone Pine Blvd, Ste. C
The Dalles, OR



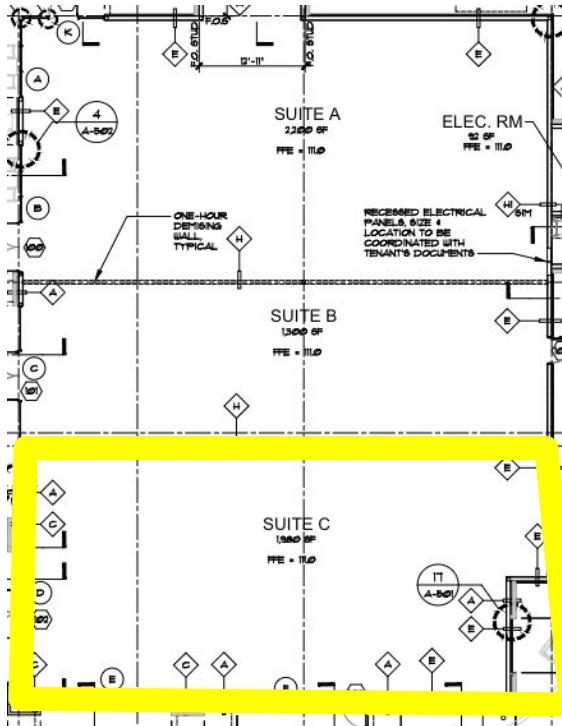
Anne Medenbach, CCIM, Commercial Broker OR/WA
541-645-0646
annem@copperwest.com

Overview

Suite C	1,980 sf
Lease Rate	\$40
Lease Type	NNN
Lease Term	3-5 years
Offered TI	Negotiable.
NNN expense	\$5.50

Features:

- Starbucks is anchor tenant
- On site parking
- Easy access to I-84/Hwy 97
- Warm Vanilla shell with restroom provided
- Mid- long term lease
- Corner location, Exterior patio space, high visibility in growing residential/commercial neighborhood.



HOUSEHOLD INCOME

\$61,316
MEDIAN HOUSEHOLD INCOME
± \$4,317

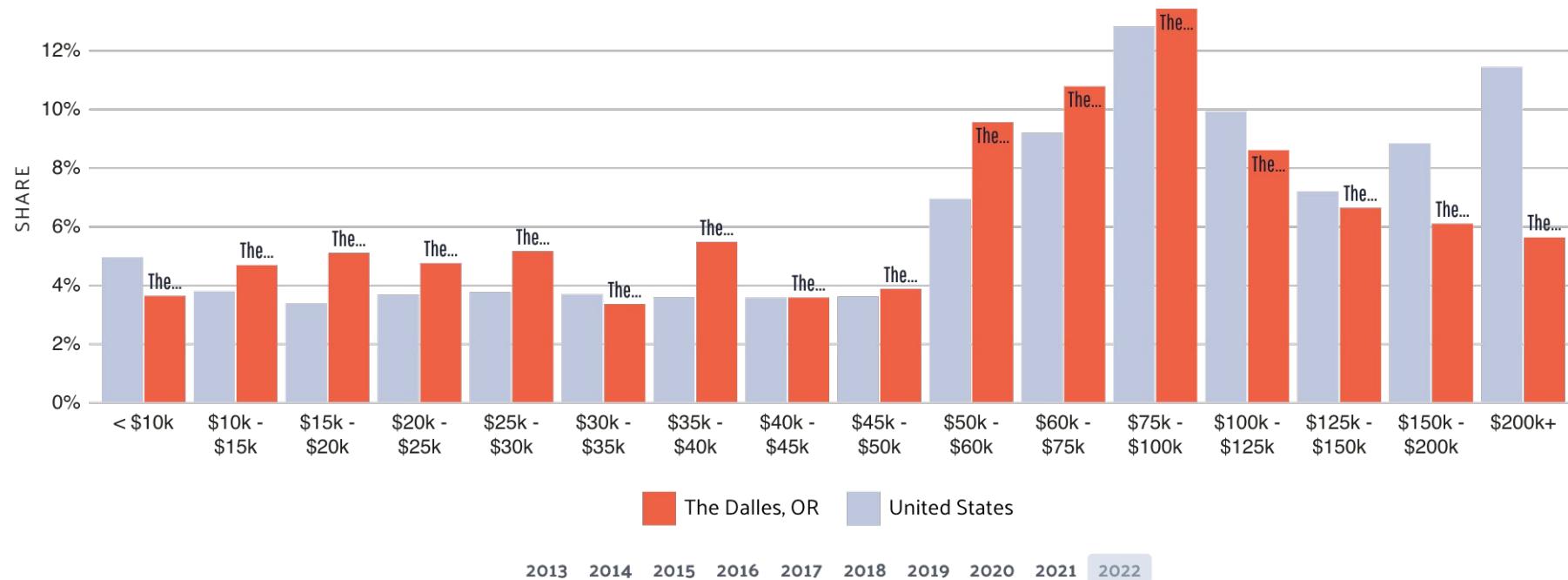
10.5K
NUMBER OF HOUSEHOLDS
± 620

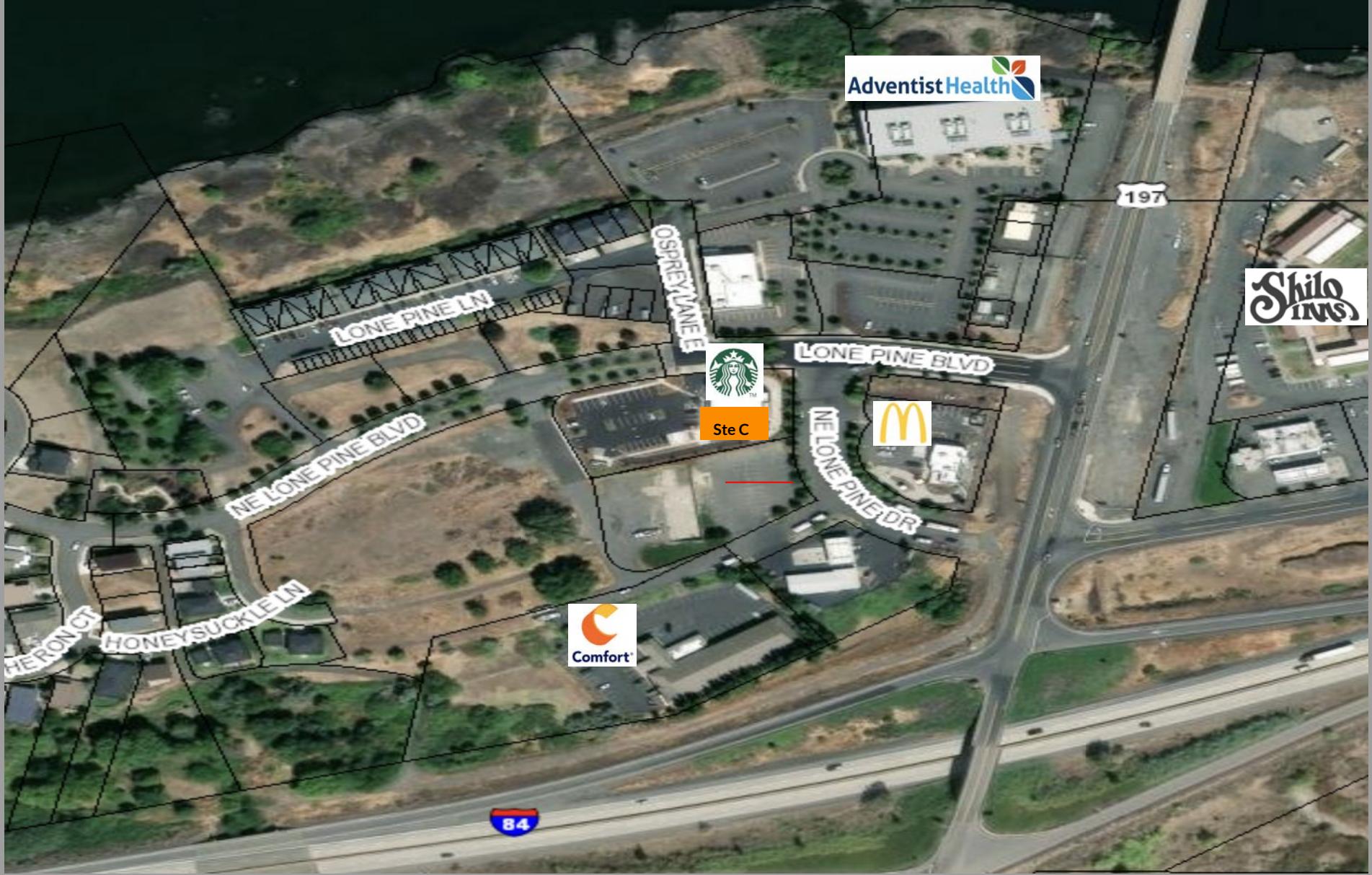
In 2022, the median household income of the 10.5k households in The Dalles, OR grew to \$61,316 from the previous year's value of \$57,853.

The following chart displays the households in The Dalles, OR distributed between a series of income buckets compared to the national averages for each bucket.

The largest share of households have an income in the \$75k - \$100k range.

Data from [the Census Bureau ACS 5-year Estimate](#).





Your Commercial Broker in The Gorge.

COPPER
WEST
REAL ESTATE
COMMERCIAL



BUY • SELL • LEASE • INVEST

Anne Medenbach
CCIM, Commercial Broker OR/WA
541-645-0646
annem@copperwest.com

CCIM