



think COMMERCIAL
REAL ESTATE

FOR LEASE

RESTAURANT BUILD-TO-SUIT

28242 Historic Columbia River Hwy. Troutdale, OR 97060

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EXECUTIVE SUMMARY

Rare build-to-suit opportunity at historic Tippy Canoe site along the Sandy River, fully entitled with county and government approval. Stunning architectural plans by award-winning firm Waechter Architecture. One of few commercial/restaurant opportunities between Troutdale and Hood River. Located at the gateway of Oregon's Columbia River Gorge, just 20 minutes from Portland's Eastside and parts of Vancouver/Camas. A perfect destination for your vision!

PROPERTY OVERVIEW

Address	28242 Historic Columbia River Hwy, Troutdale, OR 97060
Lease Rate	\$28-38/SqFt
NNN Use	Restaurant General
Useable Lot Size	1.47 AC
Building Size	up to 4,200 SF

DEMOGRAPHICS

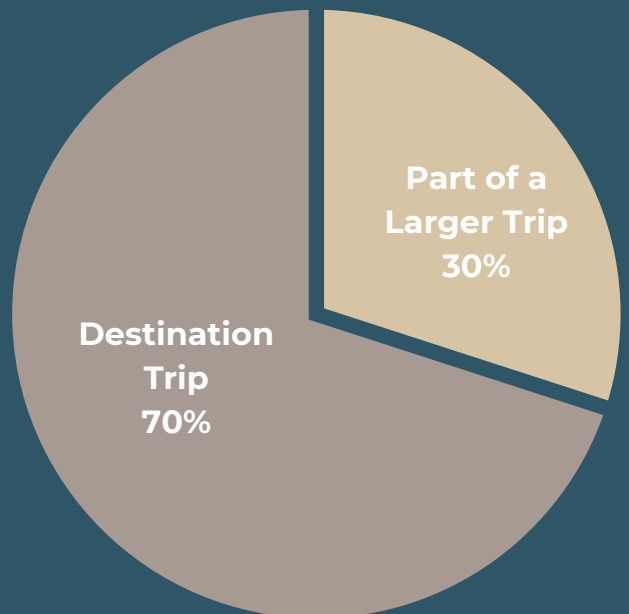
	1 MILE	3 MILES
2022 Population	3,946	63,402
Median Age	39.3	34.9
2022 Household Size	2.83	2.75
Average Household Income	\$197,381	\$73,770

FEATURES

- Riverfront
- 30 Parking Spots
- Build to Suit
- Existing Septic
- Restaurant General

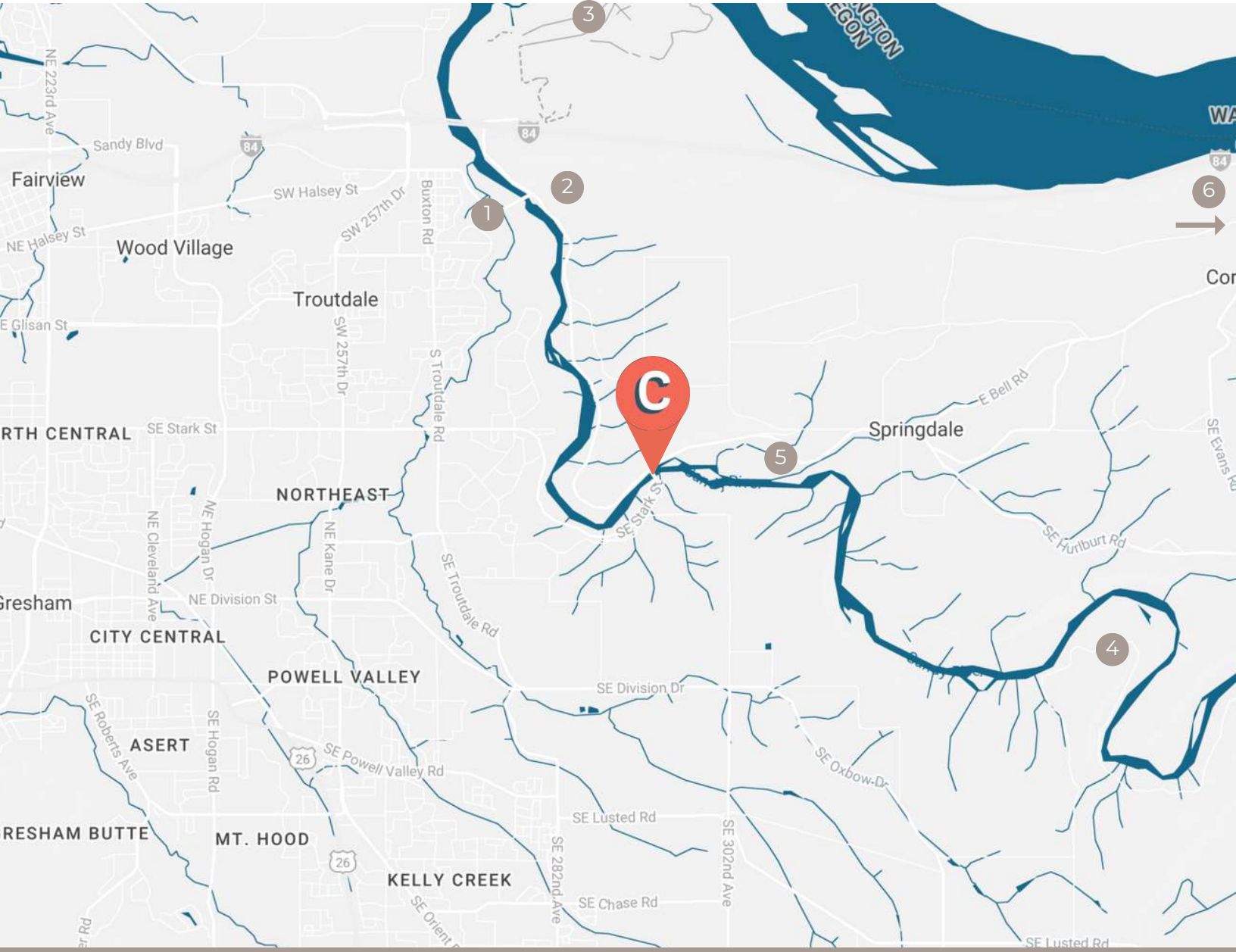


TYPE OF TRIP TO THE AREA



BIRD'S EYE VIEW





RECREATION IN THE AREA

PARKS

1. Glenn Otto
2. Lewis & Clark
3. 1000 Acres
4. Oxbow
5. Dabney Rec Area
6. Vista House Crown Point

RECREATION

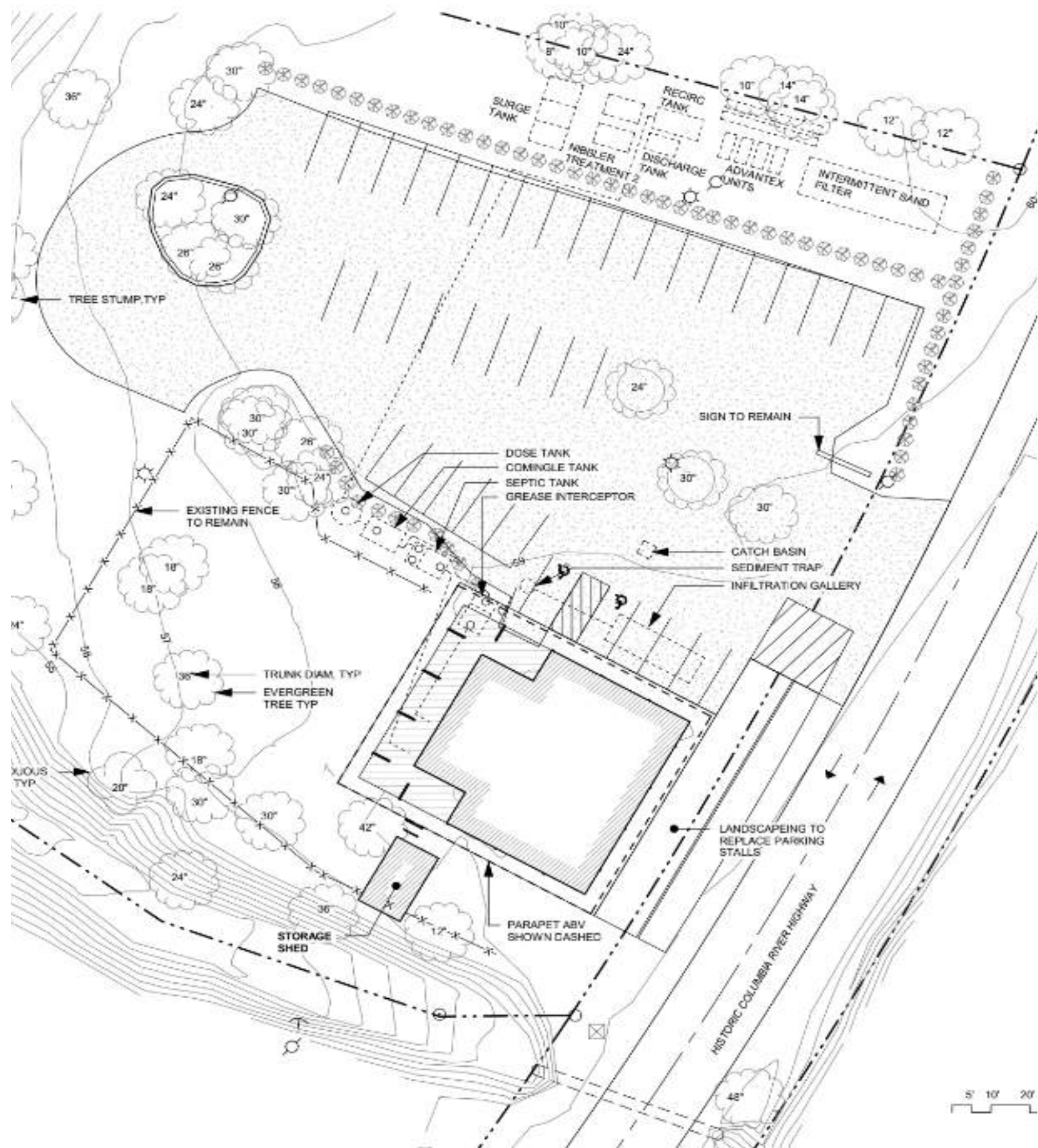
- Swimming
- Disc Golf
- Hiking
- Dog Park
- Picnic
- Camping
- Equestrian
- Fishing
- Edgefield Concerts

ExploreTroutdale.com

HISTORIC TROUTDALE

Nestled in the Columbia River Gorge, Troutdale, Oregon, seamlessly blends history with modernity. Close to Portland, it's an ideal hub for businesses, offering strategic location advantages with major transportation routes and a supportive community. The town's unique charm, combined with its proximity to the city, makes Troutdale a compelling choice for businesses seeking both a thriving environment and easy access to metropolitan opportunities.

SITE PLAN



RENDERINGS





VIDEO TOUR

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CLIENT FOCUSED.

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