

FOR LEASE - HIGH PROFILE CHIPOTLE ANCHORED STRIP CENTER

2,572 SF AVAILABLE

2506 S SIXTH ST
KLAMATH FALLS, OR

Proposed Site Rendering



The
Carrington
Company

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PROPERTY SUMMARY

The Carrington Company is pleased to present for lease this Chipotle anchored strip center located at 2506 S Sixth St in Klamath Falls, OR. This property is a high profile redevelopment of a strategic site located on the highest energy intersection in the county. The site is anchored by Bi-Mart, as well as over 237 hotel rooms and is located within the densest retail pocket in Southeastern Oregon. With a Q3 2024 anticipated opening for Chipotle, this strip center is rife with opportunity.

AVAILABILITY

- Suite A (End-Cap): 2,572 SF

LOCATION FEATURES

- Site located near high-energy intersection of Sixth and Washburn with premium exposure to over 36,000 VPD
- As the County Seat, Klamath Falls serves a captive trade area population of over 80,000
- Major retailers in trade area: Fred Meyer, Walmart, Bi-Mart, Home Depot, Big Lots, Ross, TJ Maxx, Ulta

RETAIL SYNERGY

- 2,572 SF available anchored by Chipotle's Chipotlane concept
- Positioned along Washburn Way & 6th Street intersection with +36,000 daily traffic counts and 37,970 daytime population within 3-Miles
- Captive audience of 237 hotel rooms on this intersection with average occupancies over 90%



PROPERTY AERIAL



WASHBURN WAY 16,000 VPD



SIXTH ST 20,000 VPD



IMMEDIATE VICINITY AERIAL

H Holiday Inn Express
85 Rooms

RITE AID

SIXTH ST-20,000 VPD

WASHBURN WAY 16,000 VPD

BR
BASKIN-ROBBINS

BW Best Western
Hotels & Resorts
92 Rooms

RETAIL
2,572 SF

JERSEY Mike's
SUBS

CHIPOTLE
MEXICAN BOWL

2,657 SF

Comfort INN
60 Rooms

PRIME SITE

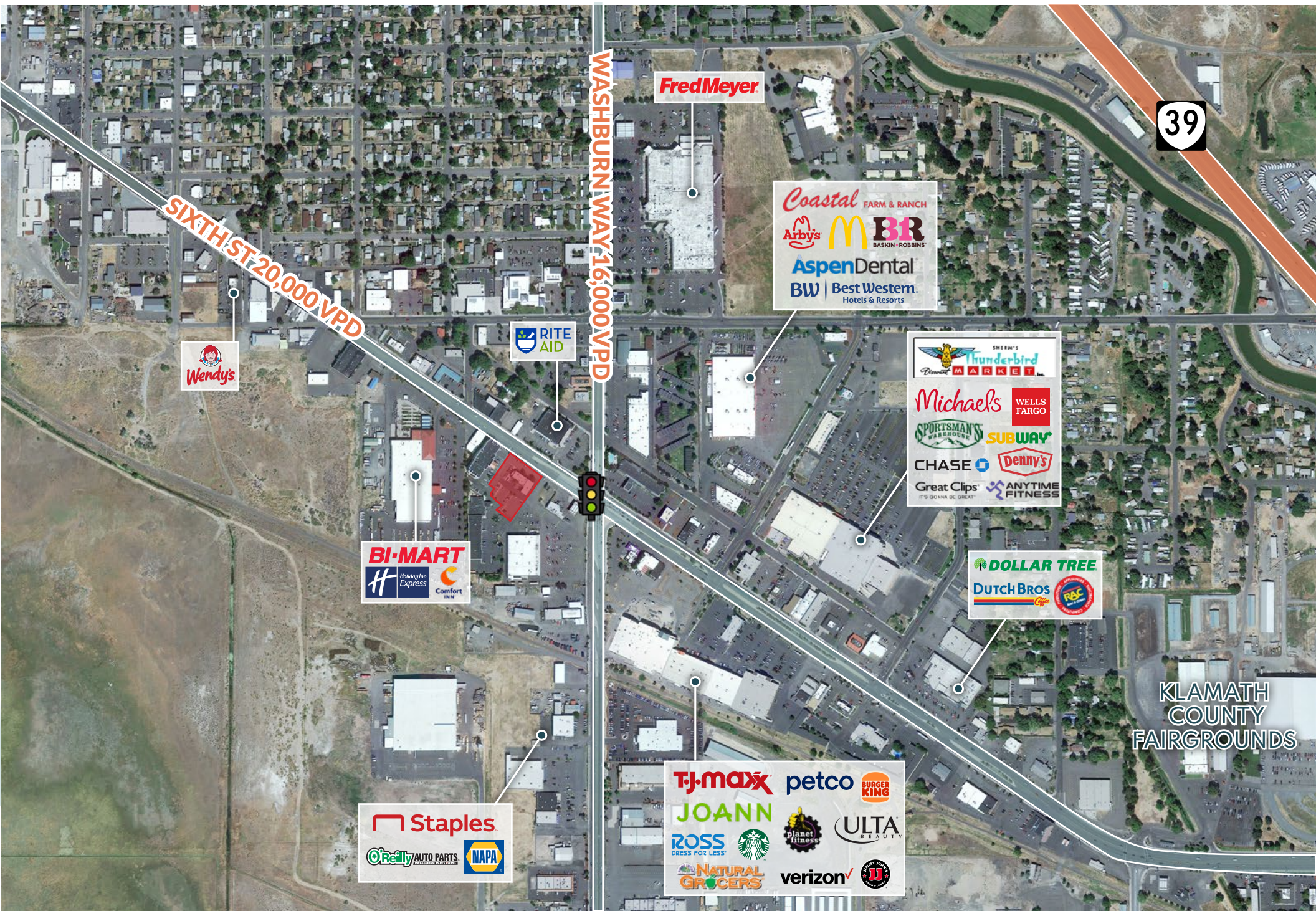
- 2,572 SF endcap available
- 1.08 acre site with 10 stalls per 1,000 SF parking ratio
- Well-positioned in primary retail corridor between Walmart Supercenter and Fred Meyer

36,000 VPD

BI-MART

BURGER KING

RETAIL / AMENITIES MAP



SIXTH ST 20,000 VPD

WASHBURN WAY 16,000 VPD

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Fred Meyer

Coastal FARM & RANCH
Arby's McDonald's BASKIN-ROBBINS
Aspen Dental
BW Best Western Hotels & Resorts

RITE AID

Wendy's

SHERM'S Thunderbird MARKET
Michael's WELLS FARGO
SPORTSMAN'S WAREHOUSE SUBWAY
CHASE Denny's
Great Clips ANYTIME FITNESS

BI-MART
Holiday Inn Express
Comfort INN

DOLLAR TREE
DUTCH BROS
REBEL

KLAMATH COUNTY FAIRGROUNDS

Staples
O'Reilly AUTO PARTS
NAPA

T.J. MAXX petco BURGER KING
JOANN
ROSS DRESS FOR LESS Starbucks planet fitness ULTA BEAUTY
NATURAL GROCERS verizon J&J



CITY PROFILE

Located in the south central region of Oregon and bordering northern California, **Klamath Falls** sits on the southern shore of the Upper Klamath Lake, nestled in the Klamath Basin on the eastern slopes of the Cascade Mountains. Klamath Falls enjoys nearly 300 days of sunshine each year. The City of Klamath Falls has an urban population of approximately 42,000.

NATURE & CULTURE

Steeped in history, the area offers an outstanding array of natural and cultural wonders. Just sixty miles south of Crater Lake, and seventy miles north of Mt. Shasta, south central Oregon is unsurpassed for beauty and diversity of activities. Klamath Falls offers a variety of outdoor recreation such as cross country skiing, golfing, fishing, hunting and canoeing. It is known for its splendid bird watching and is the home of the highest concentrations of bald eagles in the Pacific Northwest.

It also offers a plethora of arts and culture with numerous antique shops and museums along with plays and musicals. Visitors can ride the downtown Trolley or follow the Old Town Historic Walking Tour.

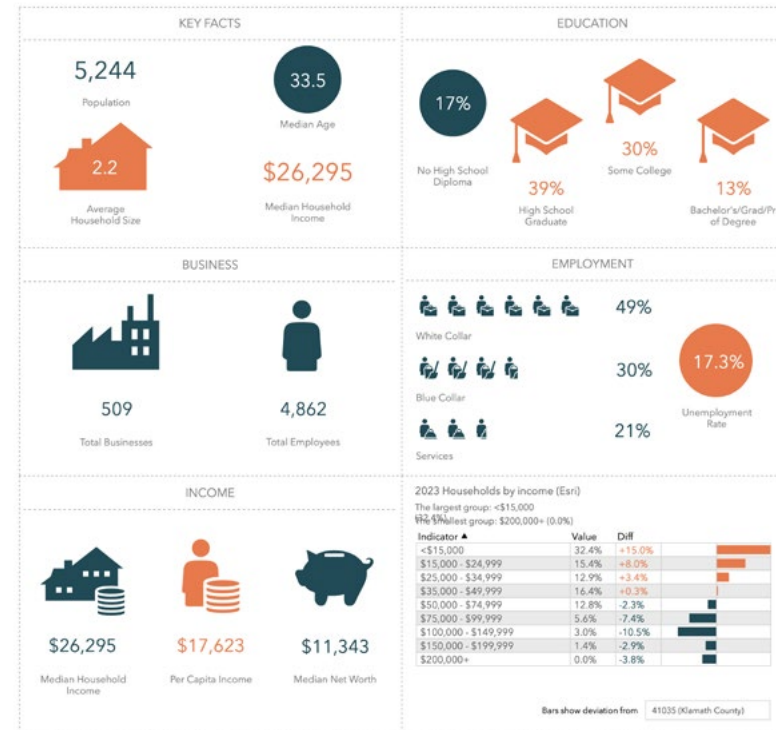
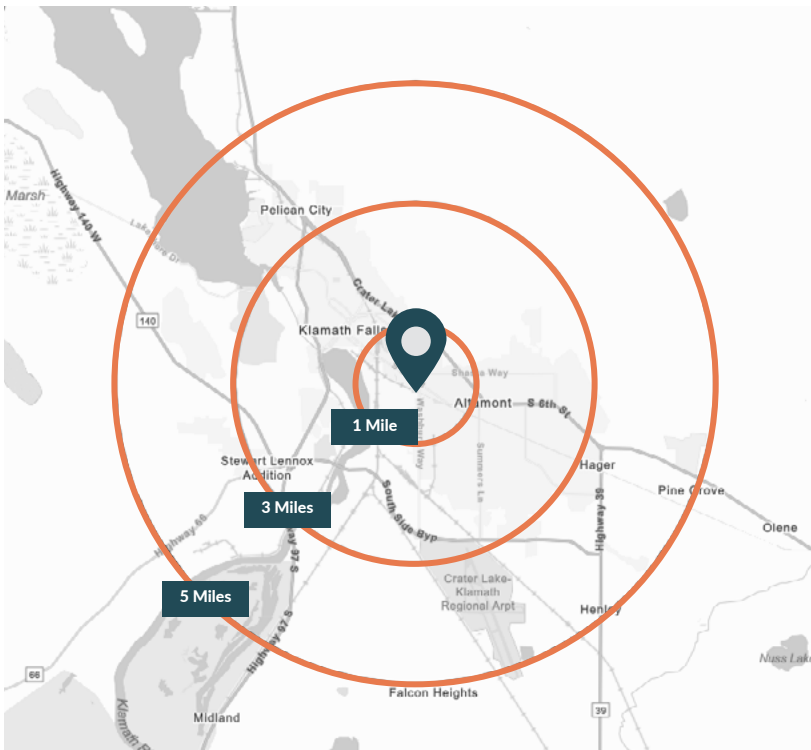
ECONOMIC BOOM

Klamath Falls has experienced a new boom in the past few years with several large housing developments being built and many new businesses locating in the area. Major local employers include:

- Air National Guard
- Collins Products
- Jeld Wen
- Oregon Institute of Technology
- Sky Lakes Medical Center

DEMOGRAPHICS

2023 SUMMARY	1 Mile	3 Miles	5 Miles
Population	5,244	37,258	47,056
Households	2,382	15,706	19,351
Families	1,260	9,219	11,759
Average Household Size	2.19	2.33	2.38
Owner Occupied Housing Units	817	8,566	11,394
Renter Occupied Housing Units	1,565	7,140	7,957
Median Age	33.5	38.3	39.6
Median Household Income	\$26,295	\$42,800	\$47,275
Average Household Income	\$37,355	\$61,142	\$68,311



2028 SUMMARY	1 Mile	3 Miles	5 Miles
Population	5,221	37,439	47,329
Households	2,396	15,958	19,667
Families	1,259	9,322	11,894
Average Household Size	2.17	2.30	2.36
Owner Occupied Housing Units	844	8,888	11,795
Renter Occupied Housing Units	1,552	7,069	7,872
Median Age	34.2	38.8	40.0
Median Household Income	\$28,608	\$47,733	\$53,057
Average Household Income	\$42,275	\$69,628	\$77,719



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