

FOR SALE

# 212 E 2ND ST

THE DALLES, OR

KIDDER.COM

EXCLUSIVELY LISTED BY

  
Windermere  
REAL ESTATE

 **Kidder  
Mathews**

*One of the few large-scale buildings in the downtown core with its own dedicated parking lot.*



*Offering over 22,000 SF of versatile indoor space, ideal for retail, mixed-use, restaurant, or creative commercial uses.*

ADDRESS	212 E 2nd St, The Dalles, OR
BUILDING TYPE	Commerical (2-story)
BUILDING SIZE	±22,653 SF
LAND SIZE	0.54 AC (23,522 SF)
YEAR BUILT	1952
ZONING	CBC
PARKING	32 spaces
LOCATION	Positioned at a high-visibility corner in the heart of historic downtown The Dalles
SALE PRICE	\$1,499,00

**22K SF**  
AVAILABLE

**\$1.49M**  
SALE PRICE

## *Why to Invest in the Central Business District in The Dalles*

### **ROBUST PUBLIC INVESTMENT & URBAN RENEWAL PROGRAMS**

The City of The Dalles and the Columbia Gateway Urban Renewal Agency have made a significant, tangible commitment to downtown revitalization, which directly lowers the cost and risk for private investors.

#### **Financial Incentives**

The Urban Renewal Incentive Program provides substantial support, including grants (recently increasing up to \$300,000) and other financial assistance to property owners for commercial, residential, and mixed-use improvements. This program encourages the redevelopment of underutilized buildings.

#### **Infrastructure Projects**

Specific public works, such as the First Street Project and Federal Street Plaza, are actively underway to enhance the downtown environment, improve accessibility, and create welcoming public spaces.

#### **Focus on Housing**

The urban renewal strategy includes plans for significant downtown mixed-use apartment complexes (over 100 new units) to meet the community's housing needs, which, in turn, boosts foot traffic and consumer spending for ground floor businesses.

### **Environmental Remediation**

The Brownfield Revitalization Program offers financial assistance to assess and clean up contaminated properties, transforming previously unusable land into productive assets.

### **STRATEGIC TRANSPORTATION & ECONOMIC HUB STATUS**

The Dalles holds a key logistical position that supports commerce and long-term economic stability.

#### **Transportation Hub**

The city is a major trade center centrally located along the I-84 corridor and the Columbia River, making it a vital regional hub for road, rail, and river transportation. This connectivity facilitates efficient commerce and logistics, linking the area to major West Coast markets like Portland and Seattle.

#### **Technology Sector Anchor**

The Dalles is home to a growing technology cluster, highlighted by multiple Google data centers. This presence provides a stable, large-scale employer and anchor for the local economy. Google was attracted by the city's robust fiber optics, low energy costs, and reliable water supply, and has further invested millions into local infrastructure.

#### **Diverse Economy**

The local economy is diversified across key sectors, including technology, agriculture (e.g., wheat, cherries, pears), manufacturing, and healthcare.

### **HISTORIC APPEAL & HIGH QUALITY OF LIFE**

The CBD's inherent appeal and the surrounding environment make it an attractive place for residents and tourists, supporting a stable demand for commercial space and housing.

#### **Vibrant Community**

Downtown properties benefit from the area's rich history and well-preserved architecture. Ongoing revitalization efforts are focused on creating a pedestrian-friendly experience with wider sidewalks and historic lighting, fostering a lively cultural and business district.

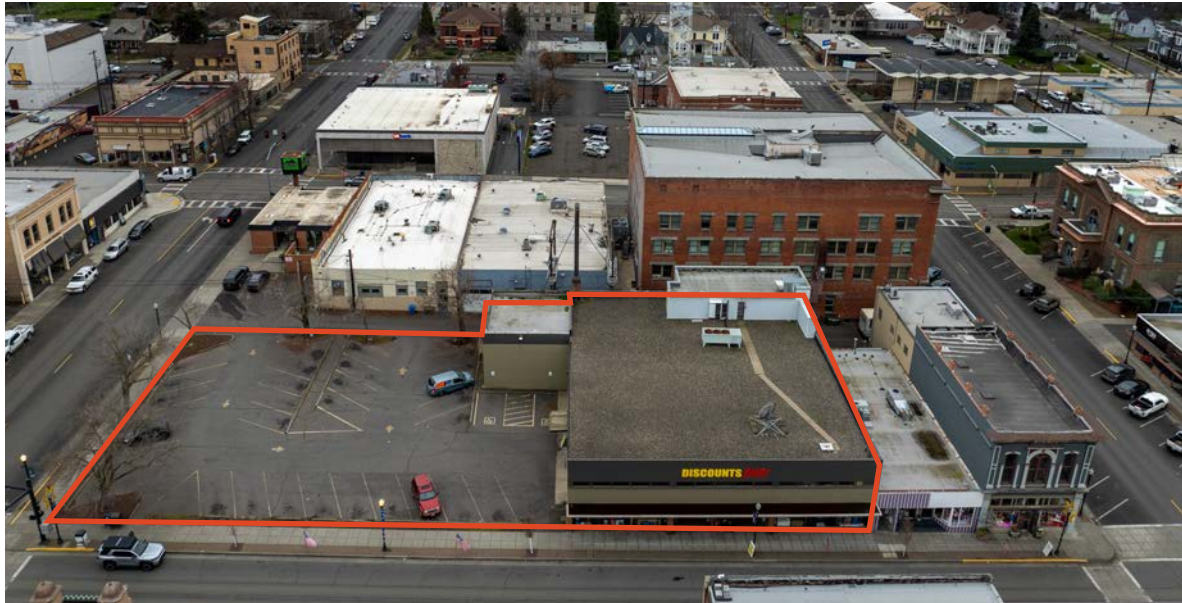
#### **Regional Center**

The Dalles serves as the most prominent hub for professional services, retail, and healthcare on the Oregon side of the Columbia River Gorge, ensuring a constant flow of consumers and workers from the surrounding Mid-Columbia region.

#### **Outdoor Recreation**

Located at the eastern edge of the Columbia River Gorge, the city offers abundant outdoor recreational opportunities. This factor significantly enhances the quality of life, aids in talent attraction for local businesses, and drives tourism, which benefits downtown businesses.

In short, the investment potential in The Dalles CBD is driven by a successful formula: **public funding and incentives de-risking private projects, a strategic location supporting major industry, and a high quality of life that ensures continued demand from residents and visitors.**





# LOCATION OVERVIEW



## SUPPORT FOR NEW AND EXPANDING BUSINESSES

The Dalles serves as a regional hub for retail, services, and government, fostering a community that champions local businesses.



## CONVENIENT ACCESS TO ESSENTIAL UTILITIES

Reliable and affordable access to utilities, including high-speed internet (via a fiber optic loop), electricity, and water.



## SMALL-TOWN CHARACTER WITH URBAN CONVENIENCES

Relatively affordable cost of living compared to nearby larger cities is a draw for attracting and retaining a local workforce.



## THE PICTURESQUE COLUMBIA RIVER GORGE

Growing tourism industry provides opportunities for businesses in food services, accommodations & outdoor recreation outfitters.





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