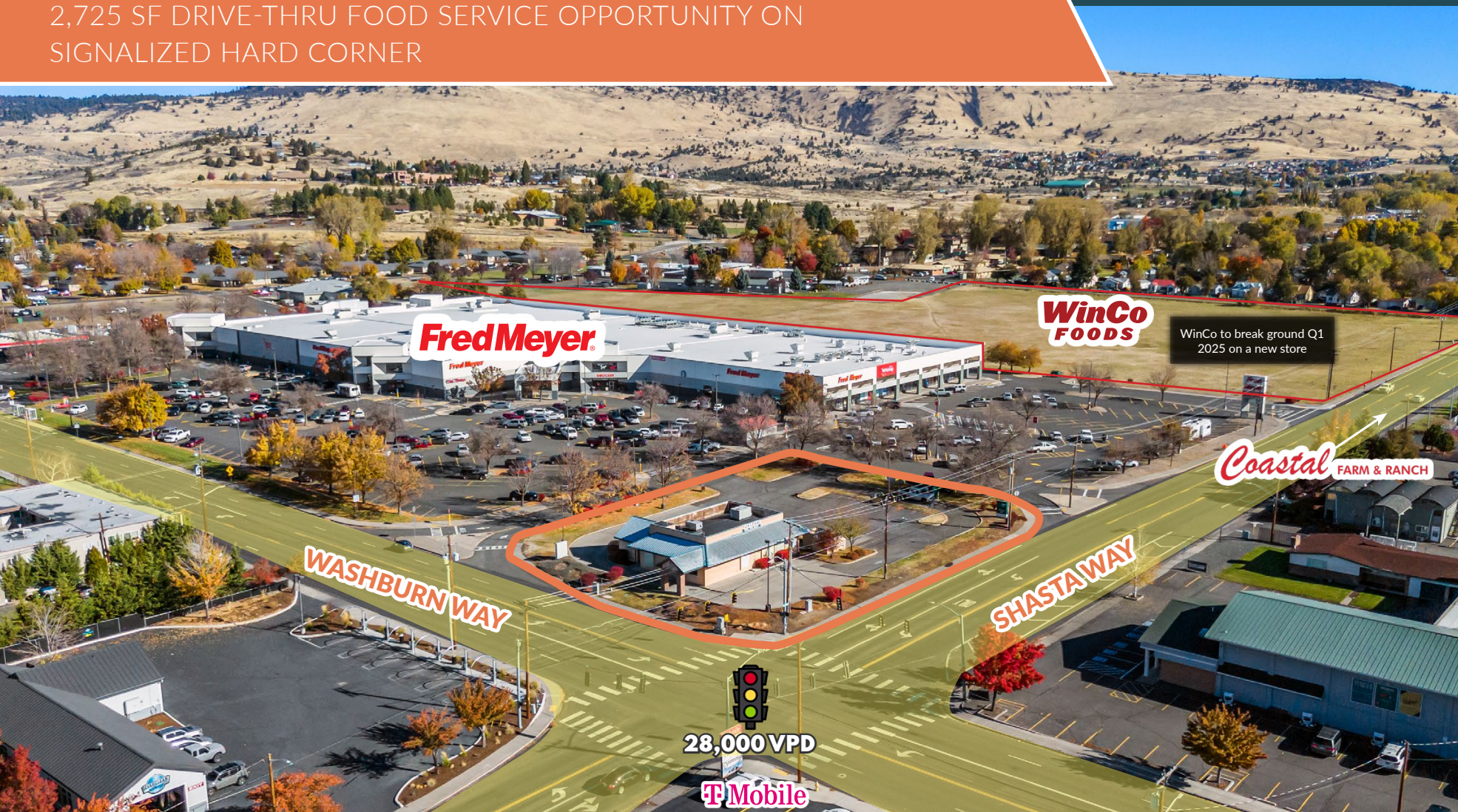


FOR LEASE - FRED MEYER OUTPARCEL WITH DRIVE-THRU

2,725 SF DRIVE-THRU FOOD SERVICE OPPORTUNITY ON
SIGNALIZED HARD CORNER

1613 WASHBURN WAY
KLAMATH FALLS, OR



The
Carrington
Company

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PROPERTY SUMMARY

The Carrington Company is pleased to present for lease the freestanding outparcel with drive-thru to Fred Meyers in Klamath Falls. This site is strategically located at the signalized intersection of Shasta Way and Washburn Way and is anchored by Fred Meyer the dominant retailer in Klamath Falls. With daily traffic county of +28,000 and over 340' of frontage this property offers prominence not found elsewhere in the Klamath Falls market. Beyond retail synergy surrounding this opportunity 1613 Washburn Way is conveniently located just a short drive from all amenities Klamath Falls has to offer.

AVAILABILITY

- 2,725 Square Feet w/ Drive-Thru

LOCATION FEATURES

- Prominent hard corner positioning on the signalized intersection of Shasta Way and Washburn Way with daily traffic counts in excess of 28,000 VPD
- Free Standing Fred Meyer Outparcel with existing Drive-Thru
- WinCo Foods broke ground March 17th on their new +80,000 square foot store neighboring Fred Meyer
- 0.73 Acres with a combined frontage of +/- 340 feet
- Dedicated monument signage
- Originally a build-to-suit for a nationally branded food service operator. All utilities and infrastructure are in place to again support a drive-thru food service use.

RETAIL SYNERGY

- 1613 Washburn Way is surrounded by a vibrant mix of national retailers such as Fred Meyer, Costal Farm & Ranch, Chipotle, Starbucks, Ross, T.J.Maxx, Sportsman's Warehouse, Bi-Mart, Rite-Aid, a soon-to-be-build WinCo Foods among many more.
- Klamath Falls is the retail hub of Klamath County and beyond offering the only retail/shopping for over an hour an a half drive time and serving a captive audience of +90,000 people.



PROPERTY AERIAL

The Carrington Company



IMMEDIATE VICINITY AERIAL



WASHBURN WAY 16,000 VPD

PRIME SITE

- 0.73 Acres
- Freestanding hardcorner outparcel with Drive-Thru
- Anchored by Fred Meyer (Kroger brand) and soon-to-be-built WinCo Foods

Fred Meyer®

WinCo
FOODS

Winco broke ground March 17th on a +80,000 square foot store which is expected to open Q4 of 2025.

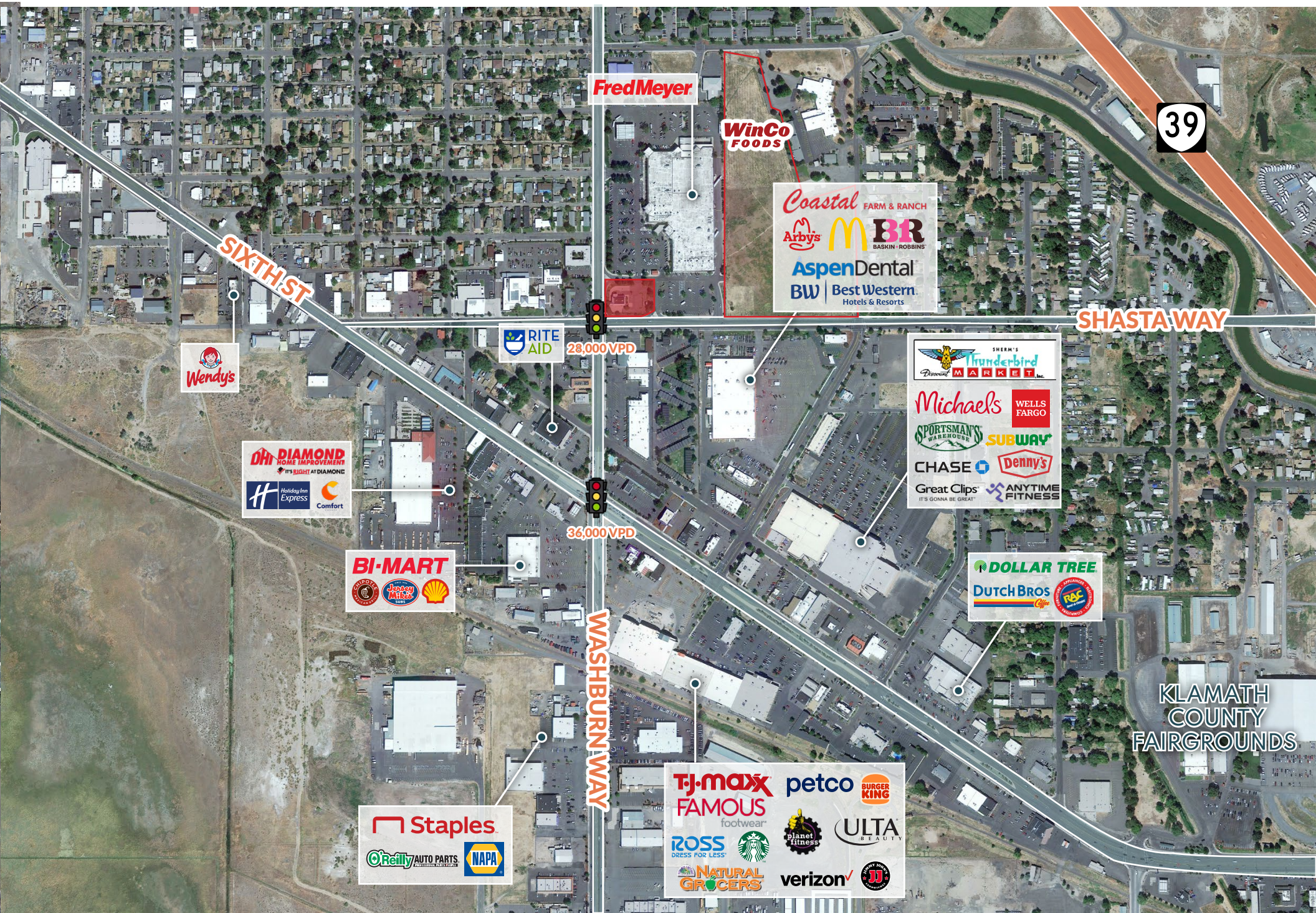
SHASTA WAY

T-Mobile 28,000 VPD

jiffy lube

Coastal FARM & RANCH

RETAIL / AMENITIES MAP





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.

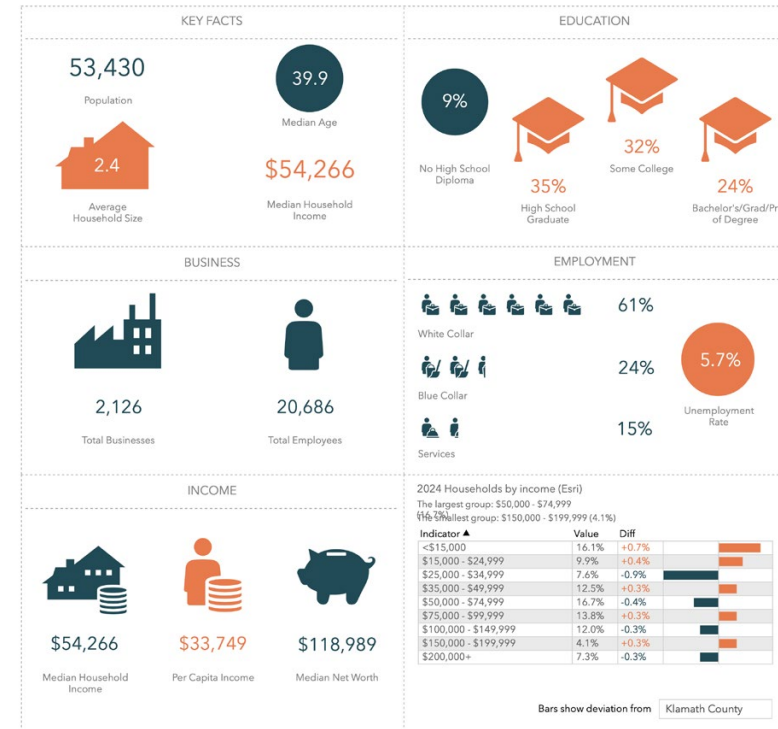
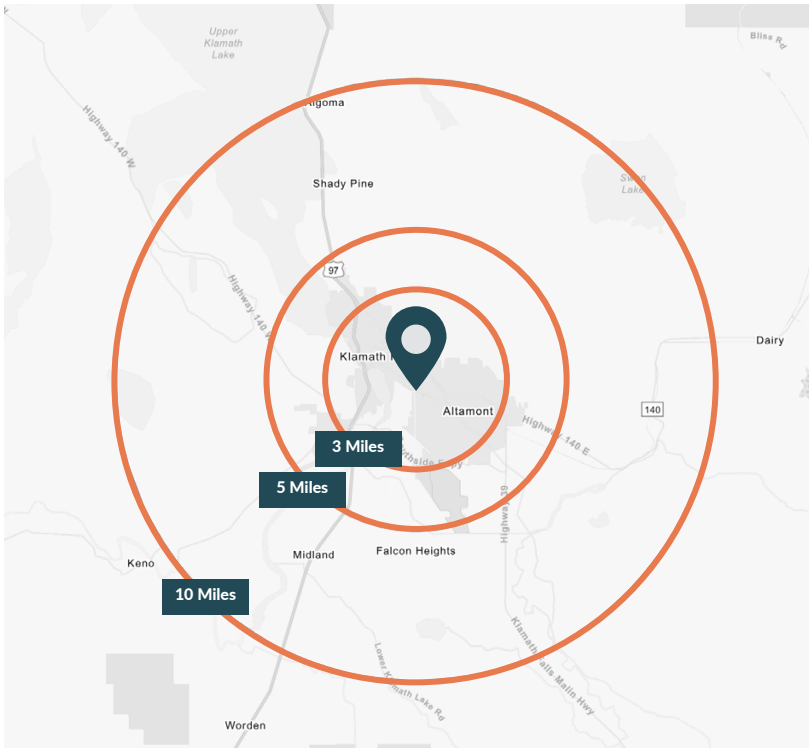
ECONOMIC (AND SONIC) BOOM

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 - 5,020 Students, 350 Faculty
- Sky Lakes Medical Center - 176 beds
- Klamath County Schools District - 5,300 Students & 280 Faculty

DEMOGRAPHICS

2024 SUMMARY	3 Miles	5 Miles	10 Miles
Population	37,436	47,392	53,430
Households	15,797	19,431	21,972
Families	8,948	11,415	13,174
Average Household Size	2.33	2.39	2.39
Owner Occupied Housing Units	8,958	11,795	13,924
Renter Occupied Housing Units	6,839	7,636	8,048
Median Age	37.9	38.7	39.9
Median Household Income	\$46,913	\$52,143	\$54,266
Average Household Income	\$68,377	\$77,199	\$82,075



2029 SUMMARY	3 Mile	5 Miles	10 Miles
Population	37,766	47,886	54,004
Households	16,084	19,799	22,391
Families	9,018	11,520	13,302
Average Household Size	2.30	2.37	2.37
Owner Occupied Housing Units	9,346	12,287	14,480
Renter Occupied Housing Units	6,738	7,512	7,911
Median Age	39.0	39.7	40.8
Median Household Income	\$54,089	\$60,264	\$63,432
Average Household Income	\$80,369	\$90,829	\$96,472



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