

FOR LEASE - HIGH PROFILE ENDCAP AT CHIPOTLE ANCHORED STRIP CENTER

2,572 SF AVAILABLE

2506 S SIXTH ST
KLAMATH FALLS, OR



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 \pm 46,000 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



IMMEDIATE VICINITY AERIAL



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



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.

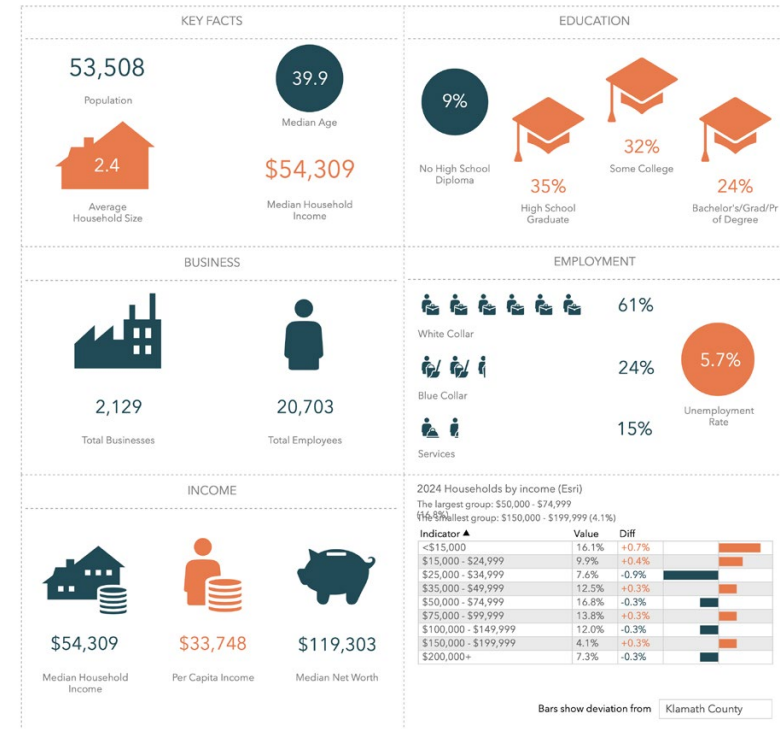
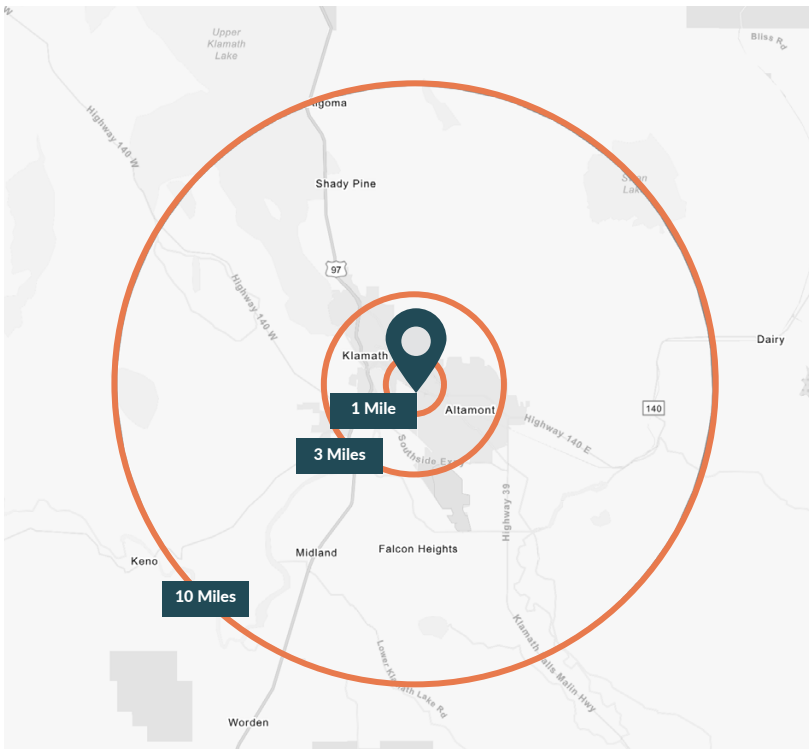
ECONOMIC BOOM

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

2024 SUMMARY	1 Mile	3 Miles	10 Miles
Population	5,364	38,062	53,508
Households	2,415	15,988	22,005
Families	1,153	9,104	13,196
Average Household Size	2.21	2.34	2.39
Owner Occupied Housing Units	892	9,128	13,953
Renter Occupied Housing Units	1,523	6,860	8,052
Median Age	35.8	38.0	39.9
Median Household Income	\$25,185	\$47,181	\$54,309
Average Household Income	\$37,908	\$68,136	\$82,060



2029 SUMMARY	1 Mile	3 Miles	10 Miles
Population	5,385	38,396	54,080
Households	2,445	16,274	22,424
Families	1,152	9,173	13,323
Average Household Size	2.19	2.32	2.37
Owner Occupied Housing Units	938	9,519	14,509
Renter Occupied Housing Units	1,507	6,755	7,914
Median Age	37.2	39.1	40.9
Median Household Income	\$27,541	\$54,276	\$63,463
Average Household Income	\$42,914	\$80,084	\$96,448



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