



MERCURY
DEVELOPMENT

FOR LEASE
RETAIL SPACE



Cascade Square  1400 W 6th St, The Dalles, OR 97058

Property Details

Available Units:	4
Total Units:	20
Gross Leasable Area:	116,774 SF
Parking Spaces:	507

Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-212-4617
Email:	tdougherty@mercurydev.com

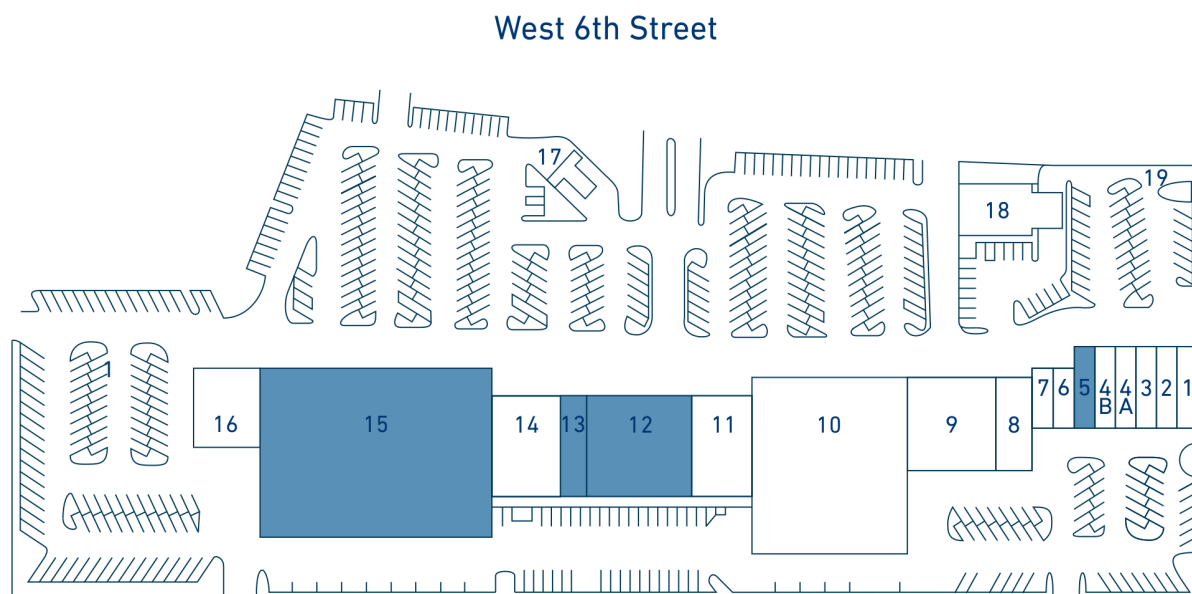
Features

Cascade Square Shopping Center sits prominently on West 6th Street in The Dalles' primary retail corridor. Drawing 70% of visitors from within a 50-mile radius, it benefits from a robust regional trade area and consistent consumer traffic. More than 22,000 residents and nearly 11,000 employees live and work within five miles, with average household incomes nearing \$95K. Supported by major adjacent retailers and located at the city's busiest intersection, Cascade Square offers exceptional visibility, access, and foot traffic for tenants.

Demographics

DEMOGRAPHICS	1 mile	3 mile	5 miles
Population	4,159	18,563	22,276
Households	1,599	7,221	8,701
Average Household Income	\$79,256.09	\$91,784.87	\$94,586.68
Total Employees	1,911	8,828	10,747
College Educated (Pop Age 25+)	622 (21.4%)	2,886 (21.9%)	3,325 (21%)

Site Map



West 8th Street



For Illustration Purposes Only

1 Pizza Hut	7 Smoke 4 Less	14 Mattress World NW
2 Sally Beauty	8 Wash N' Shop	15 Unit Available (34,992 SF)
3 AT&T	9 Dollar Tree	16 China Buffet
4A Kobe Hibachi Sushi	10 Grocery Outlet	17 Dutch Bros. Coffee
4B OneMain Financial	11 Maurices	18 Rivermark Credit Union
5 Unit Available (1,520 SF)	12 Unit Available (12,000 SF)	19 Wells Fargo ATM
6 C.T. Nails	13 Unit Available (2,000 SF)	

Trade Map





Cascade Square - Unit 15



Unit 15  1400 W 6th St, The Dalles, OR 97058

Unit Details

Square Footage:	34,992 SF
Dimensions:	216' Wide x 162' Deep
Rate:	Call For Details
Date of Availability:	Currently Available

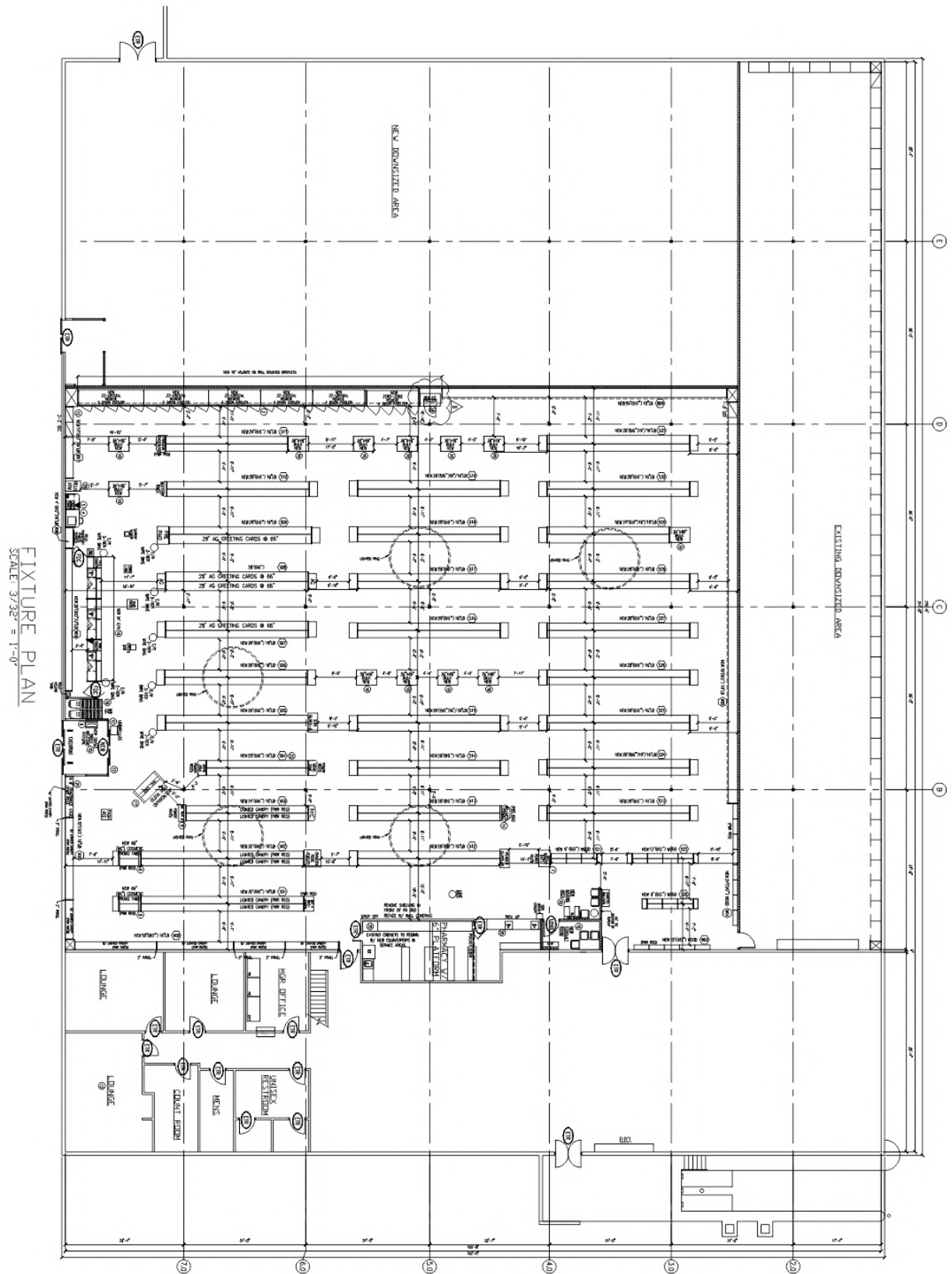
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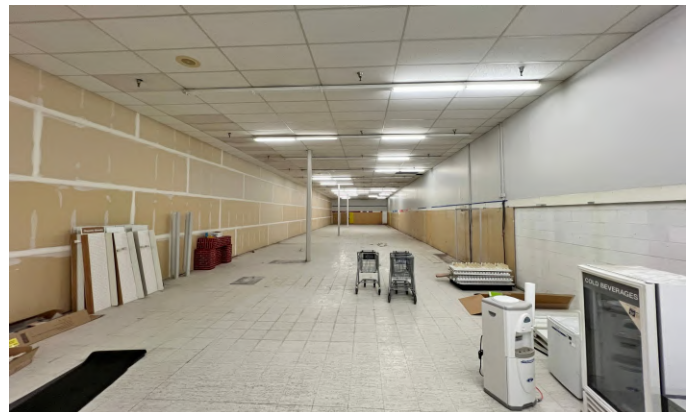
Features

- 2nd generation retail anchor opportunity.
- Architecturally demarcated anchor unit with great glass frontage, high sign band, and superior visibility to West 6th St.
- Flexible configuration — offered as a single-user space, with demising options considered for qualified tenants.
- Space Attributes: Open sales floor, rear and side partitions for inventory/storage, ADA restrooms, and loading dock — see floor plan.
- Pylon signage available.

Unit 15 - Floor Plan



Unit 15 - Photos



Cascade Square - Unit 12



Unit 12  1324 W 6th St, The Dalles, OR 97058

Unit Details

Square Footage:	12,000 SF
Dimensions:	120' Wide x 100' Deep
Rate:	Call For Details
Date of Availability:	Currently Available

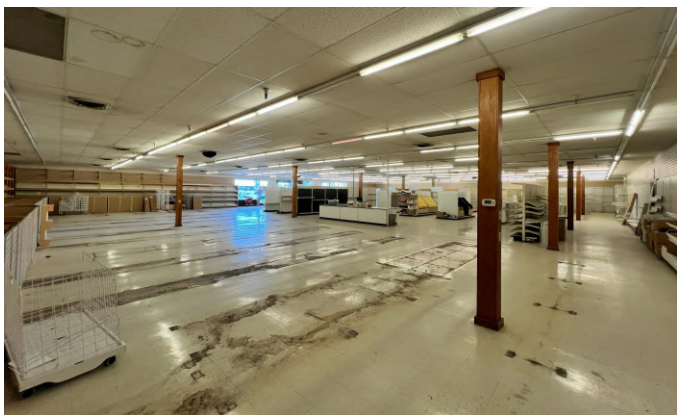
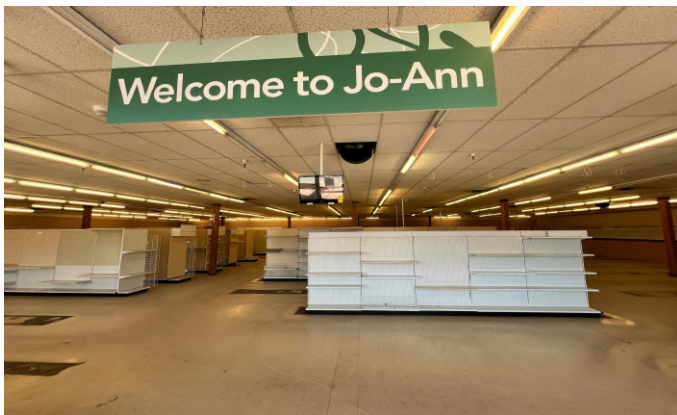
Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-212-4617
Email:	tdougherty@mercurydev.com

Features

- 2nd generation junior anchor retail space available for lease.
- Architecturally demarcated storefront facing the center's main entrance with great glass frontage and superior visibility to West 6th St.
- Space Attributes: Open sales floor, rear partition for inventory/storage, two ADA restrooms, break room, private office, storage room, and two rear exits for loading/unloading.
- Pylon signage available.

Unit 12 - Photos



Cascade Square - Unit 13



Unit 13  1328 W 6th St, The Dalles, OR 97058

Unit Details

Square Footage:	2,000 SF
Dimensions:	20' x 100'
Rate:	Call For Details
Date of Availability:	Currently Available

Features

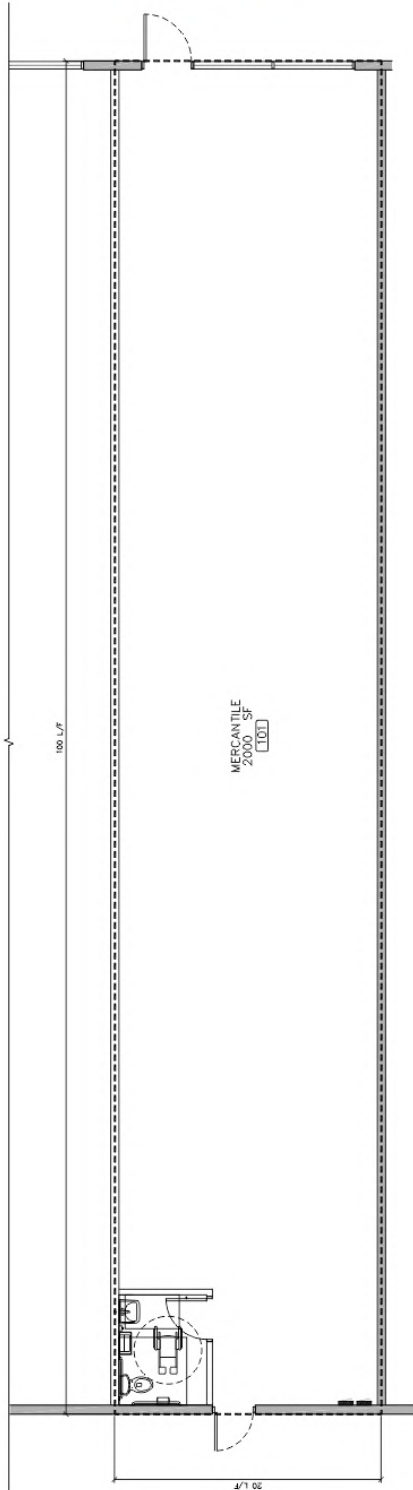
- New 2,000 SF "Class A" storefront being demised.
- Highly visible sign band facing the busy W. 6th Street.
- Rear door for loading.
- GLA flexibility available per tenant's use/preference.
- Delivery: vanilla shell with one ADA restroom.

Contact

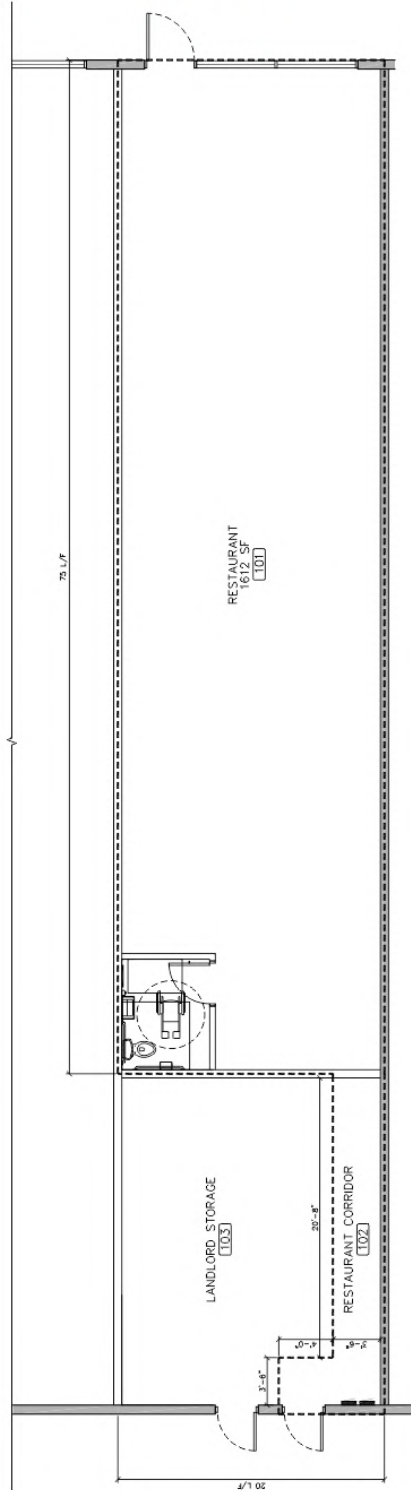
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Unit 13 - Floor Plan

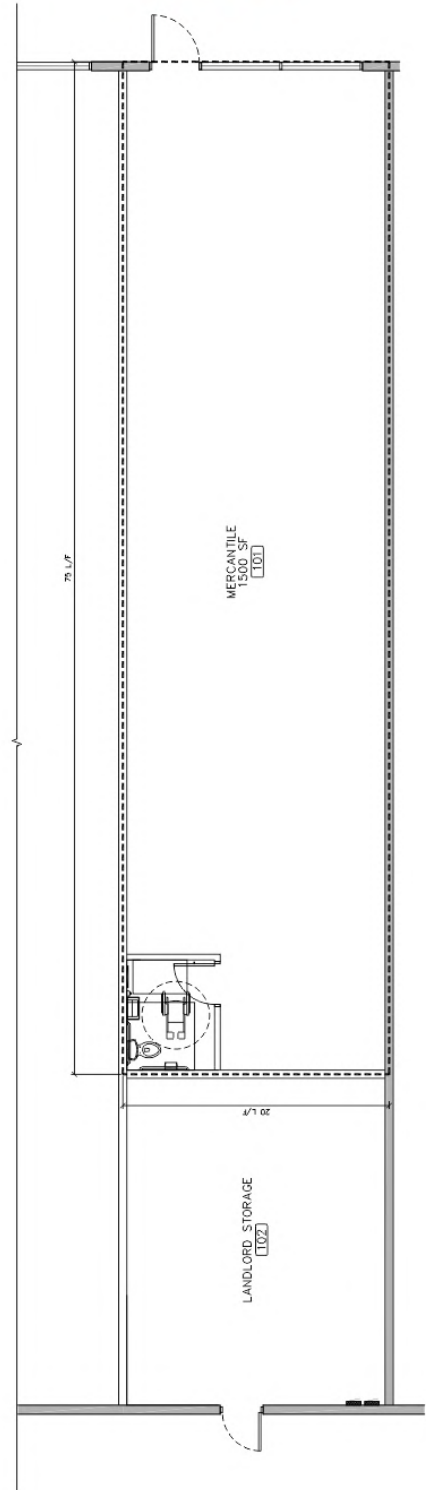
Vanilla Shell
(2,000 SF)



Restaurant Concept
(1,612 SF)



Retail Concept
(1,500 SF)



Unit 13 - Photos



Cascade Square - Unit 5



Unit 5  1250 W 6th St, The Dalles, OR 97058

Unit Details

Square Footage:	1,520 SF
Dimensions:	20' Wide x 76' Deep
Rate:	Call For Details
Date of Availability:	Currently Available

Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-212-4617
Email:	tdougherty@mercurydev.com

Features

- 2nd generation salon/barbershop availability.
- Partial interior end-cap shop space located in a high foot traffic area of the center with ample glass frontage and great site lines to West 6th St.
- Space Attributes: Reception area, seven stylist/barber stations, four shampoo stations, one ADA restroom, and rear partition for inventory, break area, laundry, and loading/unloading via rear exit.
- Pylon signage available.

Unit 5 - Photos

