

# — FREESTANDING BUILDING —

## AVAILABLE

SUBLEASE ► PILOT ROCK, OR

### LOCATION

389 SW Birch Street  
Pilot Rock, OR 97868

### AVAILABLE SPACE

10,520 SF  
Sublease opportunity through 5/31/32

### SUBLEASE RATE

\$14/SF/year NNN

### HIGHLIGHTS

- Sublease available through 5/31/32
- 2022 construction
- Former Family Dollar / Dollar Tree
- Great visibility and access



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Sam LeFeber

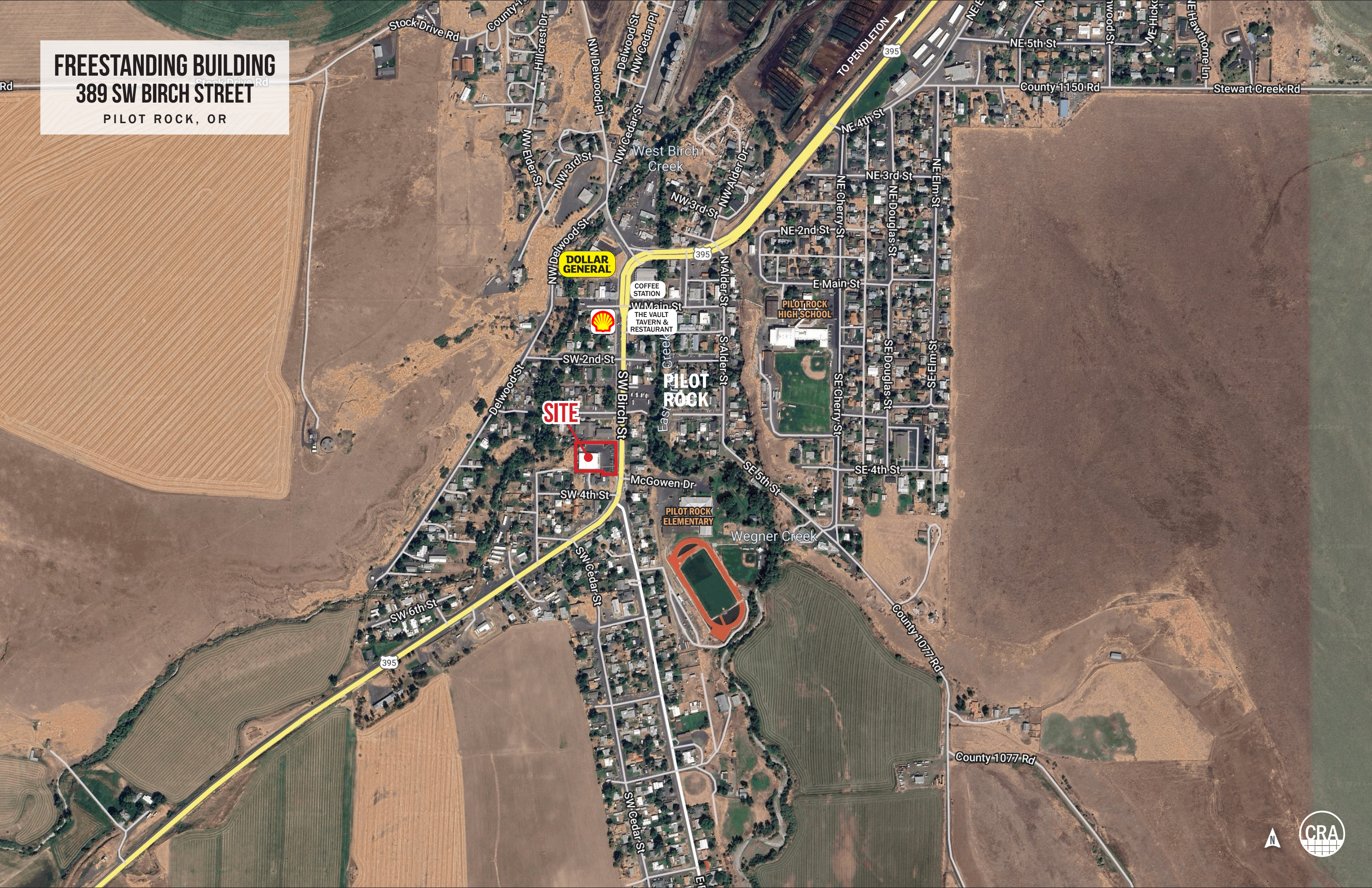
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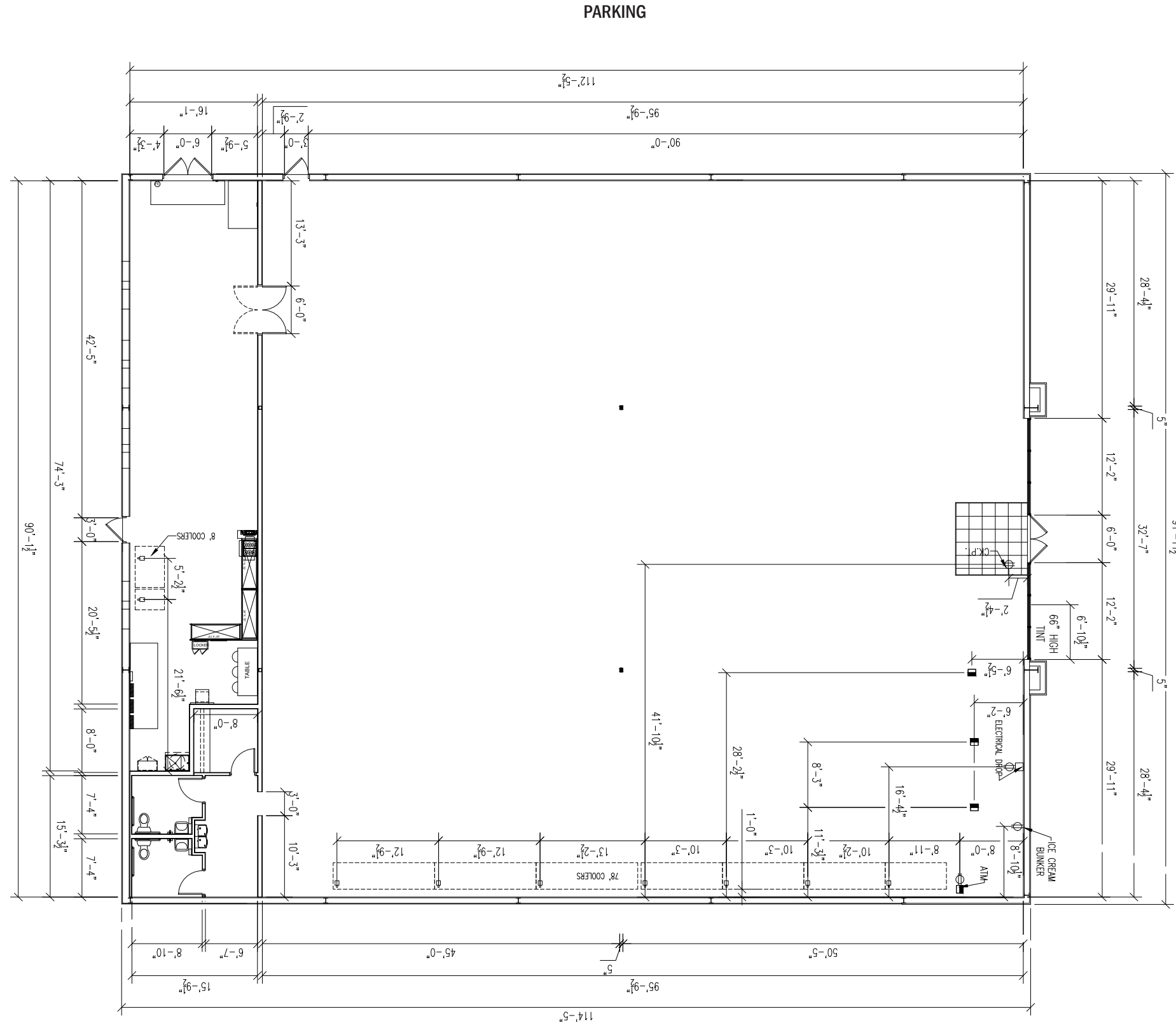
**FREESTANDING BUILDING**  
**389 SW BIRCH STREET**  
PILOT ROCK, OR





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**FLOOR PLAN**



PARKING

SW BIRCH STREET



# FREESTANDING BUILDING 389 SW BIRCH STREET

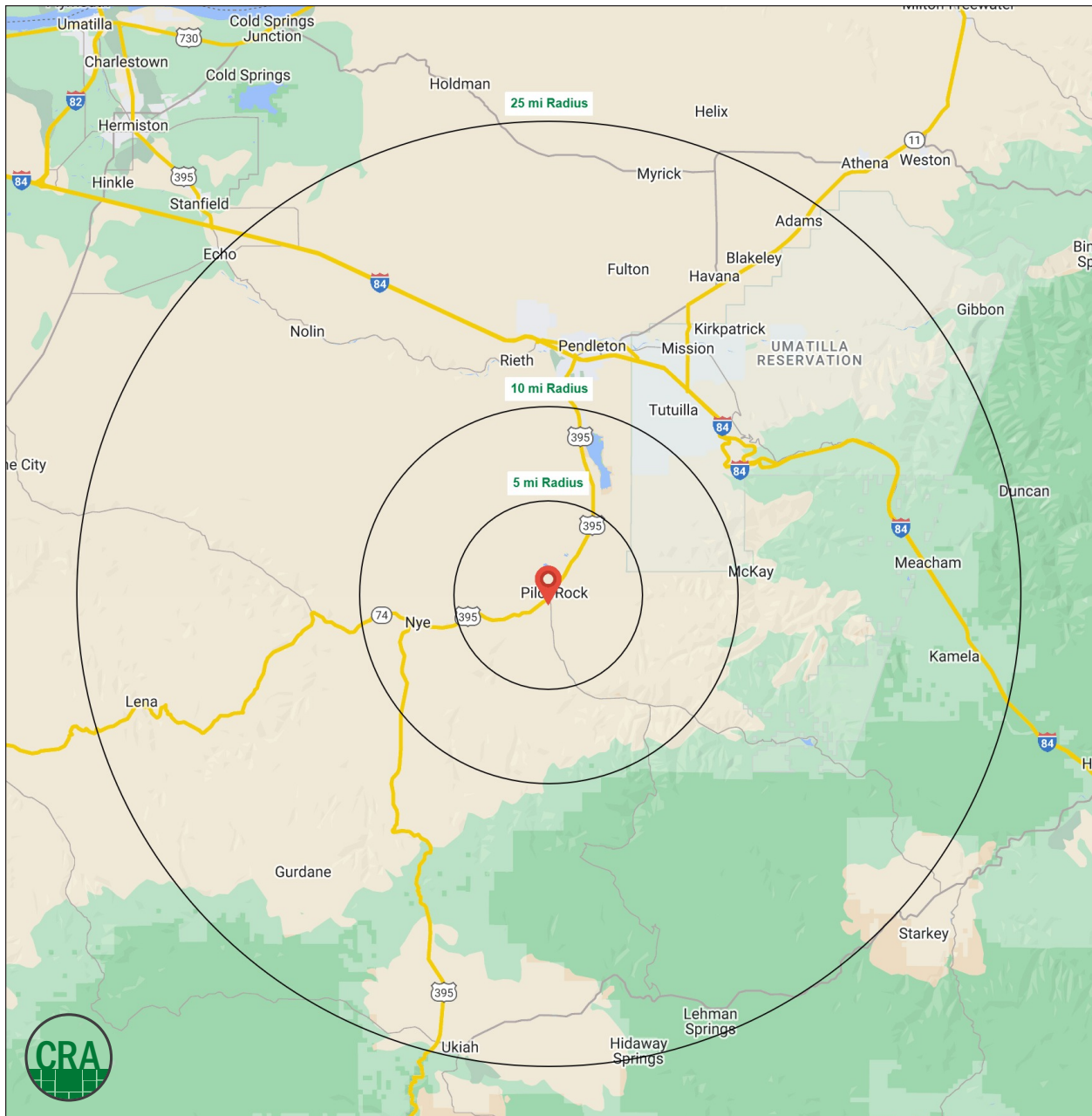
PILOT ROCK, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	5 MILE	10 MILE	25 MILE
Estimated Population 2024	1,660	2,911	25,163
Estimated Households	730	1,231	9,837
Average HH Income	\$103,821	\$102,263	\$92,521
Some College or Higher	62.1%	62.2%	57.4%

# 43.6

Median Age  
10 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4801/-118.8345

389 SW Birch St Pilot Rock, OR 97868	5 mi radius	10 mi radius	25 mi radius
<b>Population</b>			
2024 Estimated Population	1,660	2,911	25,163
2029 Projected Population	1,583	2,814	24,995
2020 Census Population	1,668	3,002	25,181
2010 Census Population	1,766	2,962	24,774
Projected Annual Growth 2024 to 2029	-0.9%	-0.7%	-0.1%
Historical Annual Growth 2010 to 2024	-0.4%	-0.1%	0.1%
2024 Median Age	46.4	43.6	38.8
<b>Households</b>			
2024 Estimated Households	730	1,231	9,837
2029 Projected Households	690	1,179	9,670
2020 Census Households	723	1,236	9,616
2010 Census Households	712	1,169	9,332
Projected Annual Growth 2024 to 2029	-1.1%	-0.8%	-0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.4%	0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	85.4%	83.3%	77.7%
2024 Estimated Black or African American	1.0%	1.1%	1.5%
2024 Estimated Asian or Pacific Islander	0.9%	1.1%	1.5%
2024 Estimated American Indian or Native Alaskan	2.5%	2.8%	3.9%
2024 Estimated Other Races	10.1%	11.7%	15.4%
2024 Estimated Hispanic	15.3%	18.1%	23.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$103,821	\$102,263	\$92,521
2024 Estimated Median Household Income	\$84,331	\$83,417	\$76,609
2024 Estimated Per Capita Income	\$45,666	\$43,283	\$36,335
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	3.1%	3.2%
2024 Estimated Some High School (Grade Level 9 to 11)	6.1%	5.4%	6.6%
2024 Estimated High School Graduate	30.5%	29.3%	32.9%
2024 Estimated Some College	27.9%	23.8%	23.7%
2024 Estimated Associates Degree Only	10.0%	12.2%	10.4%
2024 Estimated Bachelors Degree Only	15.0%	16.6%	14.8%
2024 Estimated Graduate Degree	9.2%	9.6%	8.5%
<b>Business</b>			
2024 Estimated Total Businesses	16	35	997
2024 Estimated Total Employees	76	243	10,188
2024 Estimated Employee Population per Business	4.6	6.8	10.2
2024 Estimated Residential Population per Business	101.4	82.1	25.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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