

COPPER
WEST
REAL ESTATE

COMMERCIAL

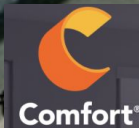
FOR SALE

.38 CR

.32 CR

.38 CR

3.36 ac Shovel ready
Multi Family Lot



CCIM

Anne Medenbach, CCIM, Commercial Broker OR/WA
Bill Irving, Principal Broker OR, Managing Broker WA

OVERVIEW

3.36 ac lot **\$2,050,000** \$14/PPSF
Approved for 60 apartments and
18 townhomes.

.38 ac lots(2) **\$297,950** \$18/PPSF
CR zoned

.32 ac lot **\$251,000** \$18/PPSF
CR zoned

Zoning CR (Commercial Recreation)

Utilities All utilities in street.
Water, sewer, fiber, power
Curbs, gutters and road

Access Lone Pine Blvd

SOLD OUT residential development, full
build out completing 2025. Great traffic
counts off of I-84.



78 Units Multi- Family and Commercial project in the Dalles!



**Approved and shovel ready for
78 Multi- family units.**

+3 small Commercial Lots

- Water and electricity are to the site. Sewer is in the street. Sidewalks, curbs and gutters are in.
- Last commercial lots in this mostly built-out neighborhood.
- Easy access and visibility from Hwy 84.
- Adjacent to Rivers Edge Medical, Starbucks, McDonalds and Comfort Inn.
- Phase 1, traffic analysis, permit approvals and utility base map available.

Housing Needs Analysis completed for The Dalles in 2024

Check out these links to:
[Housing Needs Analysis](#)
[Growth Article 2024](#)

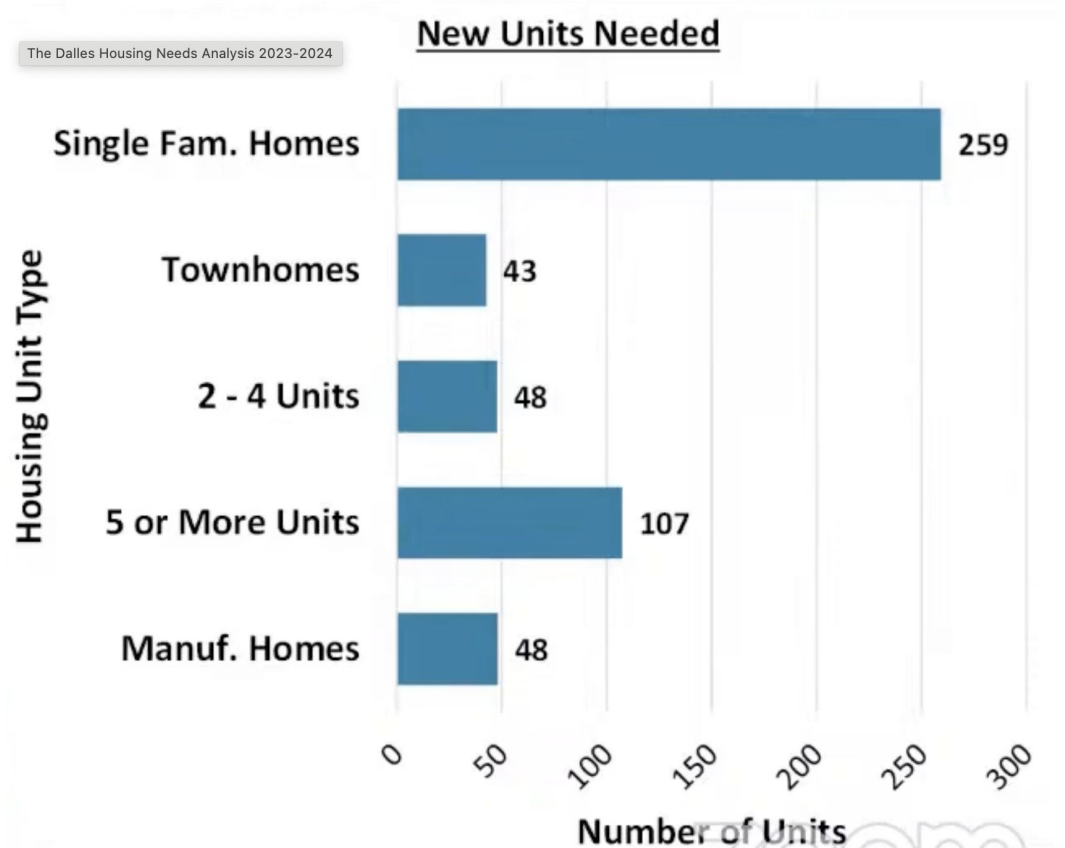
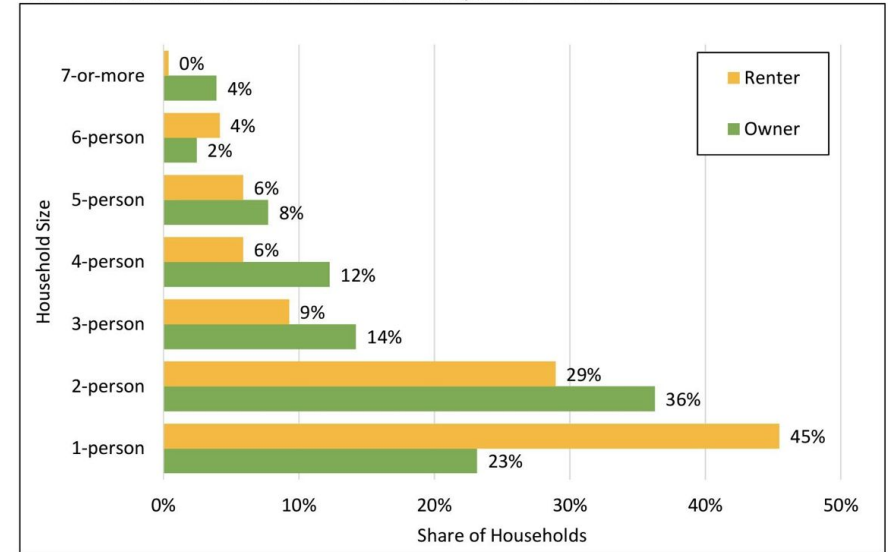
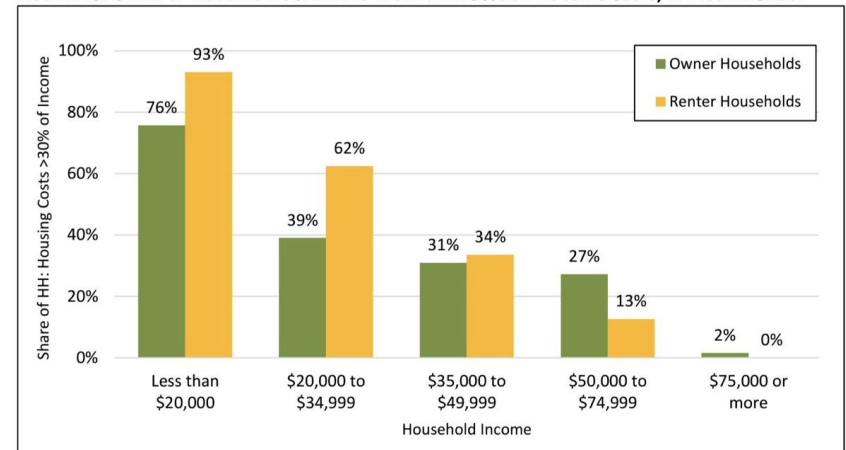


FIGURE 1.2: NUMBER OF PEOPLE PER HOUSEHOLD BY TENURE, CITY OF THE DALLES



SOURCE: US Census, JOHNSON ECONOMICS LLC
 Census Tables: B25009 (2021 ACS 5-yr Estimates)

FIGURE 2.6: SHARE OF HOUSEHOLDS SPENDING MORE THAN 30% ON HOUSING COSTS, BY INCOME GROUP



Sources: US Census, JOHNSON ECONOMICS
 Census Table: B25106 (2021 ACS 5-yr Estimates)

CR - RECREATIONAL COMMERCIAL**See Article 5.080 CR - Commercial Recreational District**

Provide areas for mixed business, commercial, service, recreational, and light industrial uses. Site planning for permitted uses shall ensure protection and enhancement of the significant environmental areas located along the Columbia River and related streams and creeks. Streets, sidewalks, bikeways, and water, sewer, and storm drainage systems shall be constructed or improved as needed. (Ord. 23-1400) § 10.5.080.020.

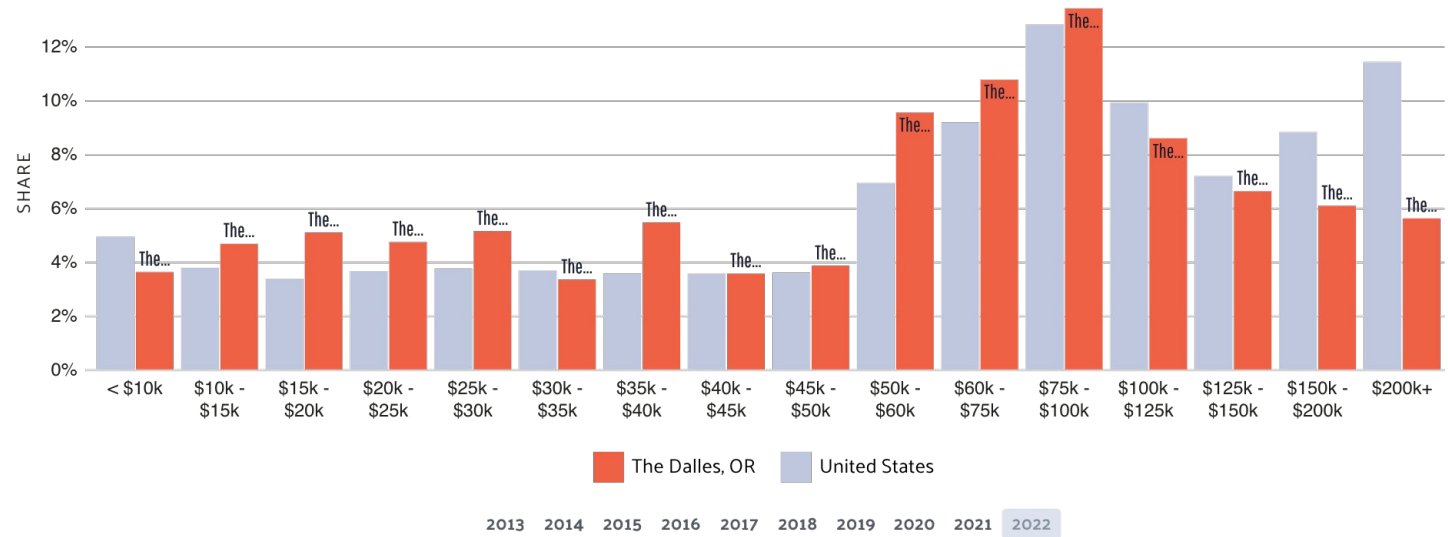
PERMITTED USES

1. Retail uses, excluding shopping centers. If over 15,000 square feet must get a conditional use permit.
2. Conference, visitors, and convention centers.
3. Hotels, motels, and campgrounds.
4. Light industrial (campus setting or compatible with commercial and recreational uses).
5. Recreational facilities.
6. All dwellings, as defined by this Title, so long as the ground floor is a permitted commercial use.
7. Restaurants.
8. Service and administrative offices.
9. Public and private parking lots and structures, in accordance with Chapter 10.7 - Parking Standards.
10. Public parks and open space (excluding spectator and participant sports facilities, which shall be processed as community facilities sites per the provisions of Section 10.5.080.030: Conditional Uses below).
11. Recreational vehicle parks, subject to the provisions of Chapter 10.12 - Recreational Vehicle Parks.
12. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.
13. Child care center, as defined in Chapter 10.2 - Definitions.
14. Other uses determined by the Director to be similar to the above uses.

HOUSEHOLD INCOME

\$61,316
 MEDIAN HOUSEHOLD INCOME
 \pm \$4,317

10.5K
 NUMBER OF HOUSEHOLDS
 \pm 620



DEMOGRAPHIC TRENDS

The Dalles Housing Needs Analysis 2023-2024	2010	2023	Change ('10-'23)	2043	Change ('23-'43)
Population	15,800	17,550	+1,750 (11%)	18,600	+1,050 (6%)
Households	6,350	6,800	+450 (7%)	7,200	+400 (6%)
Housing Units	6,800	7,200	+400 (6%)	7,700	+500 (7%)

- Avg. growth rate (2010 – 2023): 0.8%
- Avg. future growth rate: 0.3%
- Avg. household size (2.5 people)

In 2022, the median household income of the 10.5k households in The Dalles, OR grew to \$61,316 from the previous year's value of \$57,853.

The following chart displays the households in The Dalles, OR distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.

Data from the Census Bureau ACS 5-year Estimate.

THE DALLES

The Dalles, Oregon is strategically located on the waterfront of the Columbia River, the nation's second largest river, and is bordered by the Cascade Mountains to the West. It is the largest city in Wasco County with a current population of ~15,700.

Historically, it has been a major economic hub of the Pacific Northwest, linking major transportation routes between Eastern and Southern Oregon and Washington State. It is also known as the town at the end of the Oregon Trail.

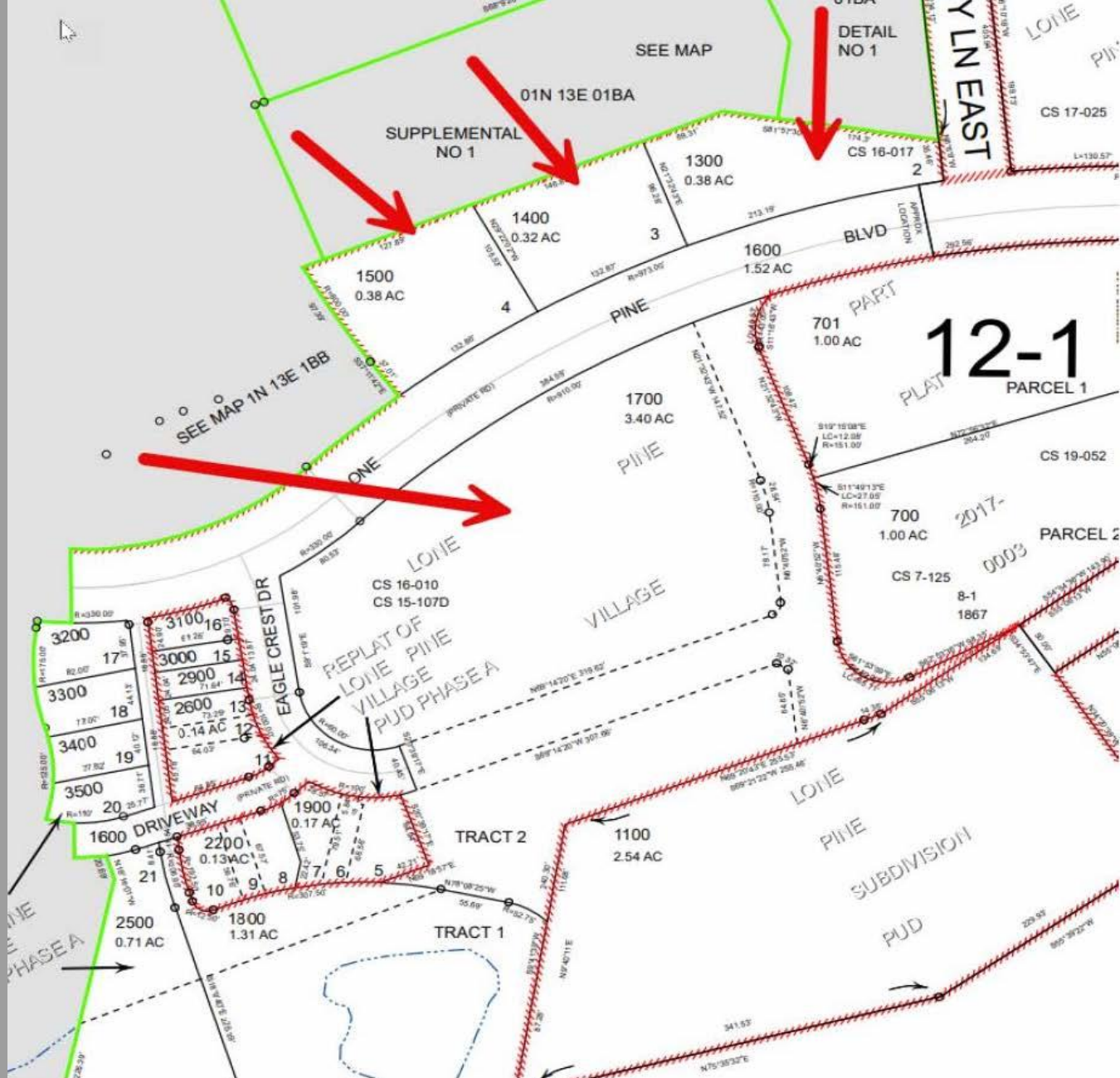
Today, it offers residents a vibrant blend of old and new with its historic small-town charm, growing brewery and winery scene and unparalleled access to outdoor activities such as kiteboarding, windsurfing, hiking, biking, fishing and skiing available at nearby Mount Hood and the Columbia River Gorge National Scenic Area. Residents also enjoy easy access to metropolitan amenities in Portland, only 80 miles to the west.

The property is located in an Opportunity Zone and benefits from a robust Urban Renewal Agency, which assisted in the renovations. The property is on a historical registry and is the gem of the neighborhood.



Your Commercial Broker in The Gorge.

BUY • SELL • LEASE • INVEST



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