

HIGH VISIBILITY RETAIL SPACE

West Sixth Street Retail

2632-2638 W SIXTH ST, THE DALLES, OR 97058



Flexible in-line retail or fitness space

AVAILABLE SPACE

- Bldg 2638, #200 - 2,323 SF

LEASE RATE

- Call for details

HIGHLIGHTS

- Adaptable retail space ideal for small fitness studios, wellness concepts, or other service-based businesses
- Excellent visibility from I-84, attracting attention from both local traffic and regional travelers
- Anchored by Coastal Farm & Ranch and U-Haul, generating consistent foot traffic and destination-driven visits

CONTACT

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High visibility in the Dalles



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Adaptable Floorplan



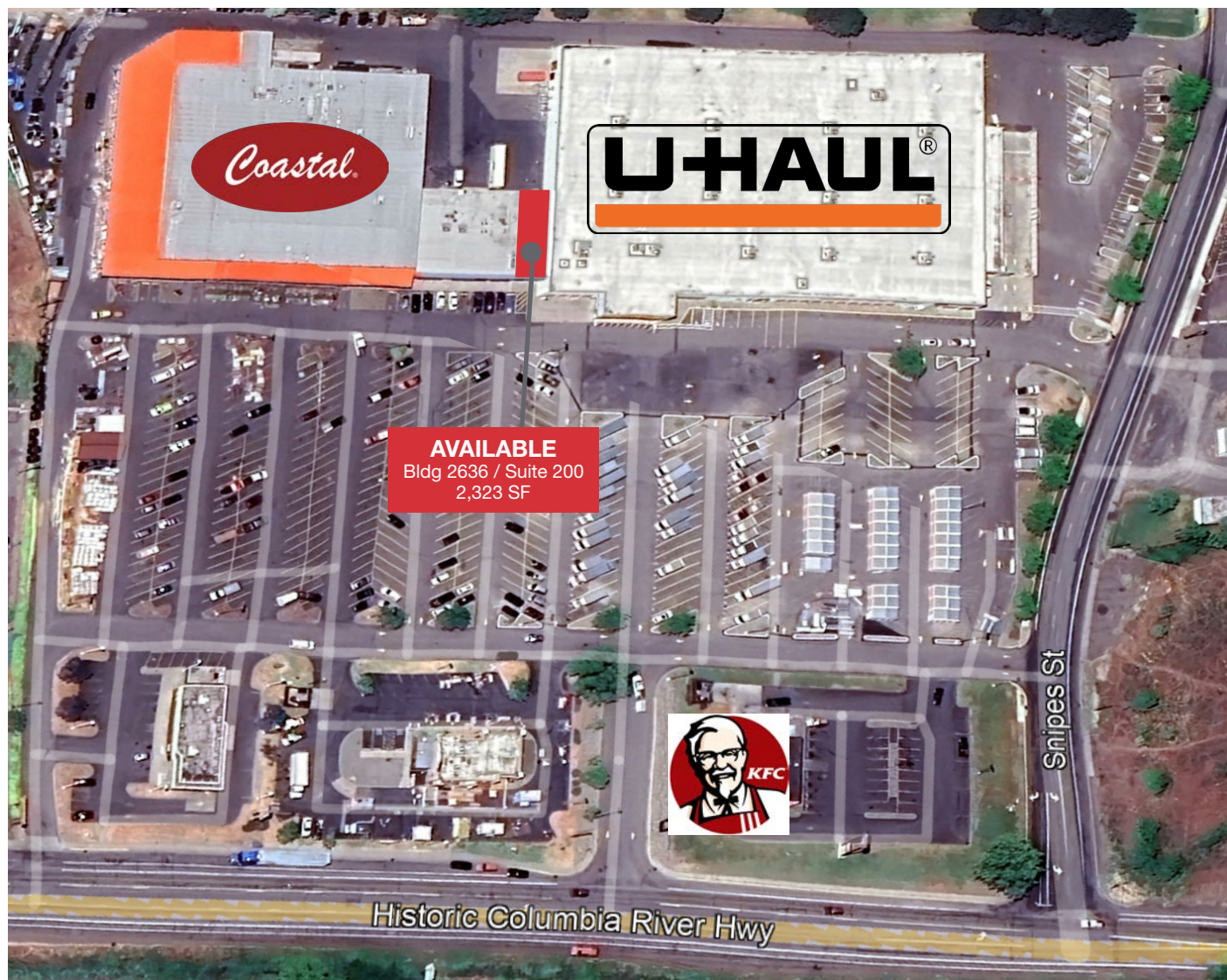
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Available Space



SUITE	TENANT	SIZE (SF)	Lease Type	Lease Rate
Bldg 2638, #200	Available	2,323 SF	NNN	Negotiable

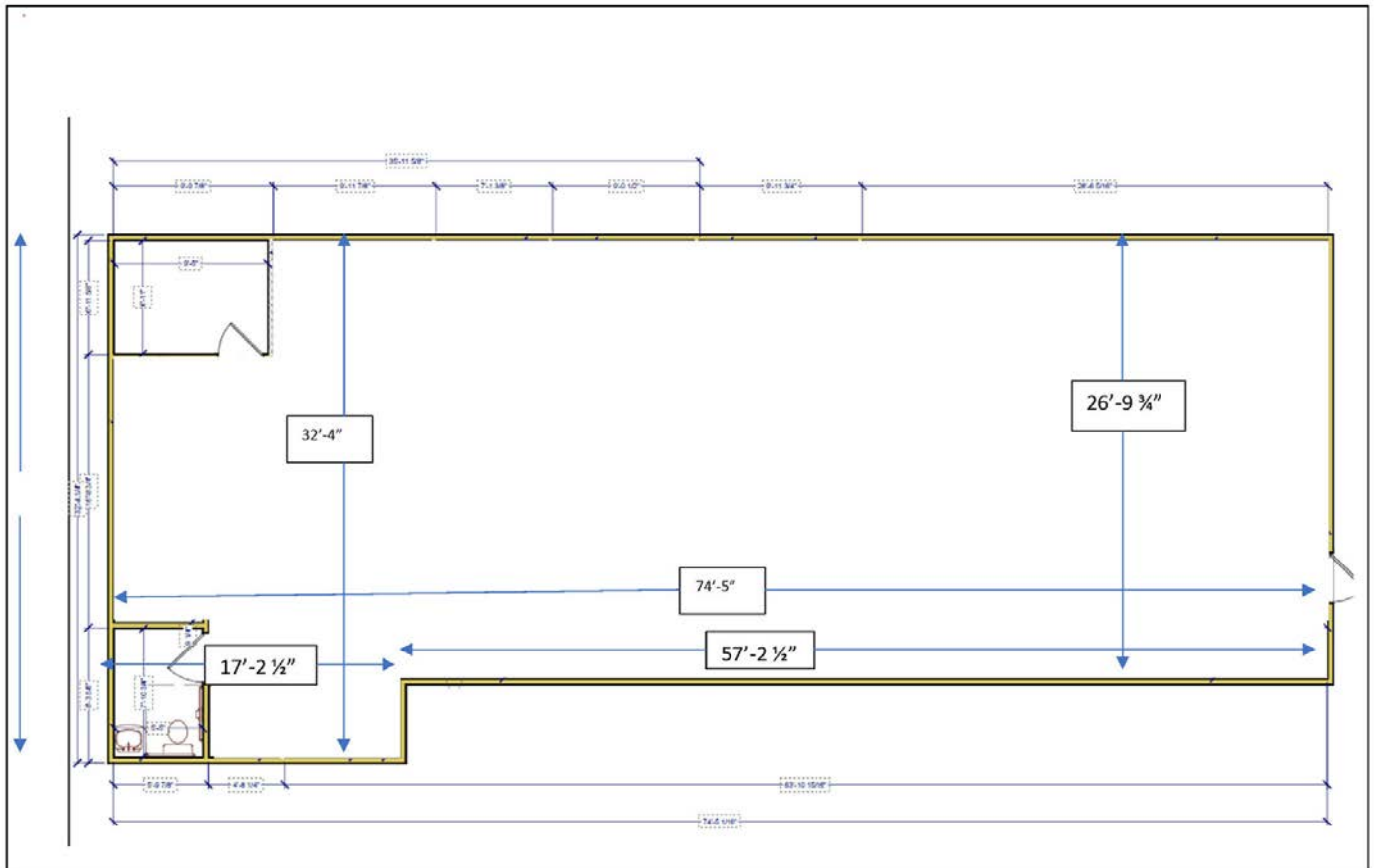
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Floor Plan



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Location Map



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Aerial Map



Demographics



Executive Summary

2638 W 6th St, The Dalles, Oregon, 97058
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.61671
Longitude: -121.21083

	1 mile	3 miles	5 miles
Population			
2010 Population	5,057	16,380	20,150
2020 Population	5,447	17,444	21,495
2024 Population	5,605	17,764	21,952
2029 Population	5,671	17,875	22,156
2010-2020 Annual Rate	0.75%	0.63%	0.65%
2020-2024 Annual Rate	0.68%	0.43%	0.50%
2024-2029 Annual Rate	0.23%	0.12%	0.19%
2020 Male Population	48.1%	49.3%	49.5%
2020 Female Population	51.9%	50.7%	50.5%
2020 Median Age	39.1	39.7	40.9
2024 Male Population	49.5%	50.2%	50.3%
2024 Female Population	50.5%	49.8%	49.7%
2024 Median Age	39.2	40.1	41.2

In the identified area, the current year population is 5,605. In 2020, the Census count in the area was 5,447. The rate of change since 2020 was 0.68% annually. The five-year projection for the population in the area is 5,671 representing a change of 0.23% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	65.4%	71.7%	72.6%
2024 Black Alone	0.5%	0.5%	0.5%
2024 American Indian/Alaska Native Alone	2.5%	1.9%	1.9%
2024 Asian Alone	0.7%	1.1%	1.2%
2024 Pacific Islander Alone	1.7%	1.0%	0.9%
2024 Other Race	15.8%	10.4%	9.9%
2024 Two or More Races	13.5%	13.3%	13.1%
2024 Hispanic Origin (Any Race)	32.9%	24.3%	23.0%

Persons of Hispanic origin represent 32.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	52	66	74
2010 Households	1,960	6,535	8,031
2020 Households	2,090	6,819	8,425
2024 Households	2,147	6,935	8,598
2029 Households	2,190	7,031	8,749
2010-2020 Annual Rate	0.64%	0.43%	0.48%
2020-2024 Annual Rate	0.64%	0.40%	0.48%
2024-2029 Annual Rate	0.40%	0.28%	0.35%
2024 Average Household Size	2.54	2.50	2.49

The household count in this area has changed from 2,090 in 2020 to 2,147 in the current year, a change of 0.64% annually. The five-year projection of households is 2,190, a change of 0.40% annually from the current year total. Average household size is currently 2.54, compared to 2.54 in the year 2020. The number of families in the current year is 1,299 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	27.6%	37.1%	38.7%
Median Household Income			
2024 Median Household Income	\$54,808	\$59,444	\$61,346
2029 Median Household Income	\$65,796	\$71,900	\$74,263
2024-2029 Annual Rate	3.72%	3.88%	3.90%
Average Household Income			
2024 Average Household Income	\$75,417	\$82,281	\$86,347
2029 Average Household Income	\$87,679	\$96,023	\$100,732
2024-2029 Annual Rate	3.06%	3.14%	3.13%
Per Capita Income			
2024 Per Capita Income	\$29,003	\$31,999	\$33,820
2029 Per Capita Income	\$33,971	\$37,621	\$39,770
2024-2029 Annual Rate	3.21%	3.29%	3.29%
GINI Index			
2024 Gini Index	45.1	42.4	42.4
Households by Income			

Current median household income is \$54,808 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,796 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$75,417 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$87,679 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$29,003 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$33,971 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	89	67	64
2010 Total Housing Units	2,081	6,999	8,651
2010 Owner Occupied Housing Units	1,105	3,979	5,059
2010 Renter Occupied Housing Units	855	2,557	2,972
2010 Vacant Housing Units	121	464	620
2020 Total Housing Units	2,187	7,232	8,952
2020 Owner Occupied Housing Units	1,201	4,212	5,343
2020 Renter Occupied Housing Units	889	2,607	3,082
2020 Vacant Housing Units	103	479	572
2024 Total Housing Units	2,254	7,365	9,155
2024 Owner Occupied Housing Units	1,237	4,324	5,502
2024 Renter Occupied Housing Units	910	2,611	3,096
2024 Vacant Housing Units	107	430	557
2029 Total Housing Units	2,296	7,464	9,298
2029 Owner Occupied Housing Units	1,265	4,423	5,646
2029 Renter Occupied Housing Units	925	2,608	3,102
2029 Vacant Housing Units	106	433	549
Socioeconomic Status Index			
2024 Socioeconomic Status Index	40.7	43.4	44.7

Currently, 54.9% of the 2,254 housing units in the area are owner occupied; 40.4%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 2,187 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.71%. Median home value in the area is \$242,081, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.56% annually to \$248,885.

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