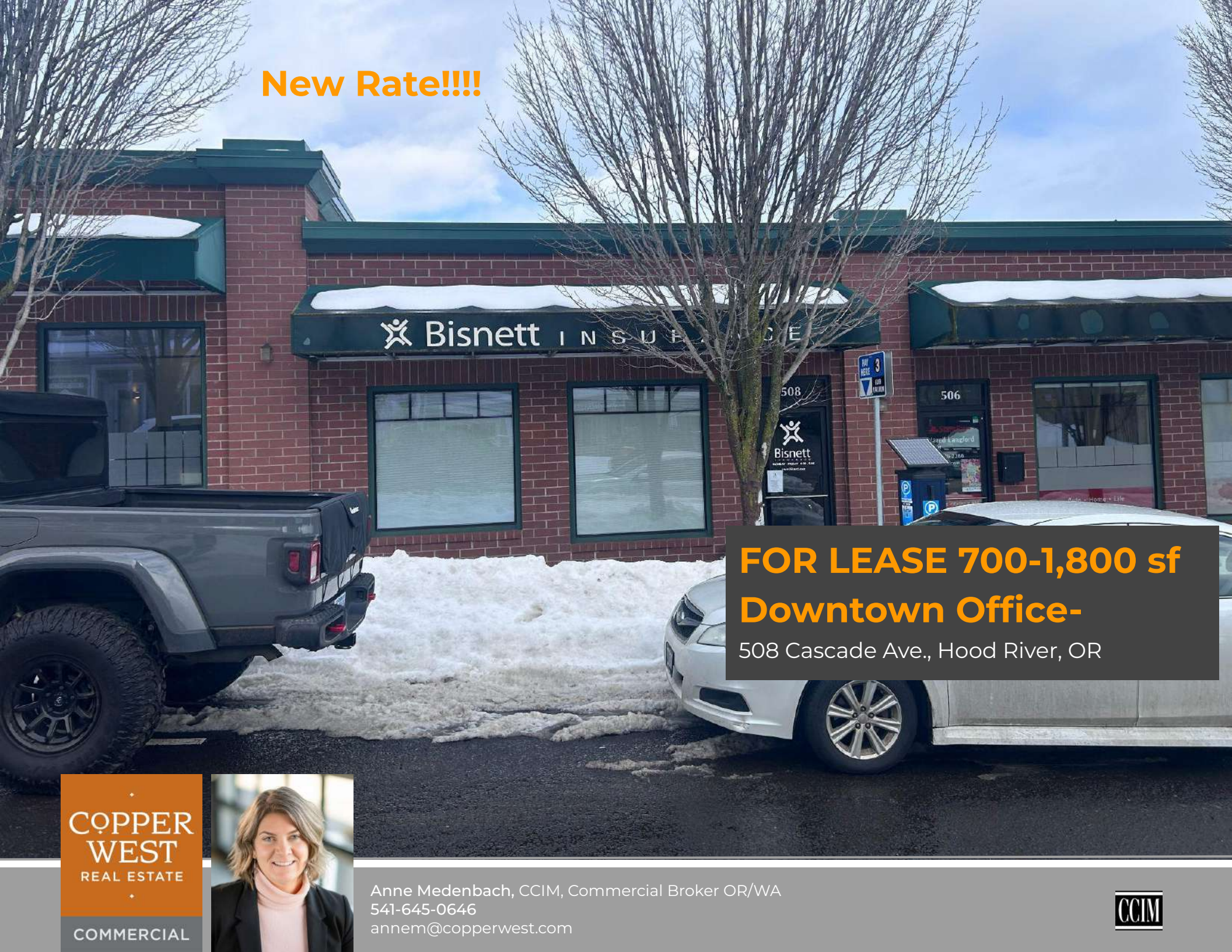


New Rate!!!!



**FOR LEASE 700-1,800 sf
Downtown Office-**
508 Cascade Ave., Hood River, OR

**COPPER
WEST**
REAL ESTATE

COMMERCIAL



Anne Medenbach, CCIM, Commercial Broker OR/WA
541-645-0646
annem@copperwest.com



Overview

Building Size	1,800SF
Floor size	1st- 700sf, 2nd-1,100sf
Built/remodeled	2002
Lease Rate	\$1.65/sf/mo
Lease Type	Modified Gross
Lease Term	3-5 years
Tenant expenses	Utilities, Bldg insurance, garbage and internet No CAMs, estimated at \$0.27/sf/mo

Features:

- Downtown!
- On -street parking
- 3 offices- 1 file room
- Kitchenette
- 2 Restrooms
- Large reception/open area



Downtown Office!

Small office building in a great downtown location! Available in February.

This 2 story building hosts: 2 offices upstairs and 1 downstairs. Ample reception or open work area with kitchenette. There is a restroom on both floors and a file room or extra office downstairs. Easy access either off of Oak street for from the City parking lot on the north side.

Lots of natural light, views of the river and close to all of what downtown has to offer, this is a great space for a small office user.

Operating expenses are estimated at \$500/month including internet, garbage, water/sewer, insurance, natural gas and electric. No CAMs.

Landlord is looking for a minimum 3 year lease.

Space can be split into two separate units.



Hood River, OR - Outdoor mecca

Located in the Columbia River Gorge National Scenic Area, at the base of Mount Hood and the confluence of the Columbia, White Salmon and Hood Rivers, Hood River is known worldwide! The city is about 30 miles north of Mount Hood and 60 miles east of Portland, Oregon. Although Hood River is considered a small city, more than two million visitors come annually. The area offers world-class windsports, white water sports, skiing, mountain biking and many other tantalizing adventure options. It is the number four small city for Art Vibrancy by the New York Times and National Center for Arts.

Originally based in natural resources, Hood River has added value to those industries with award winning food, craft-beer, cider, wine and high tech aviation. Major employers include Insitu Aerospace, Hood Technologies, The Fruit Company, Pfriem, Double Mountain, Full Sail, Encore Consumer Capital, Tofurky/Turtle Island Foods, Hood River Distillers, and Providence Healthcare System in addition to dozens of wineries, breweries, and government agencies.

Hood River has a population of 7.75k people with a median age of 36.6 and a median household income of \$65,567. Between 2019 and 2020 the population of Hood River, OR grew from 7,715 to 7,745, a 0.389% increase and its median household income grew from \$60,542 to \$65,567, a 8.3% increase.



HOUSEHOLD INCOME

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

\$65,567

MEDIAN HOUSEHOLD INCOME

± \$12,299

3.51k

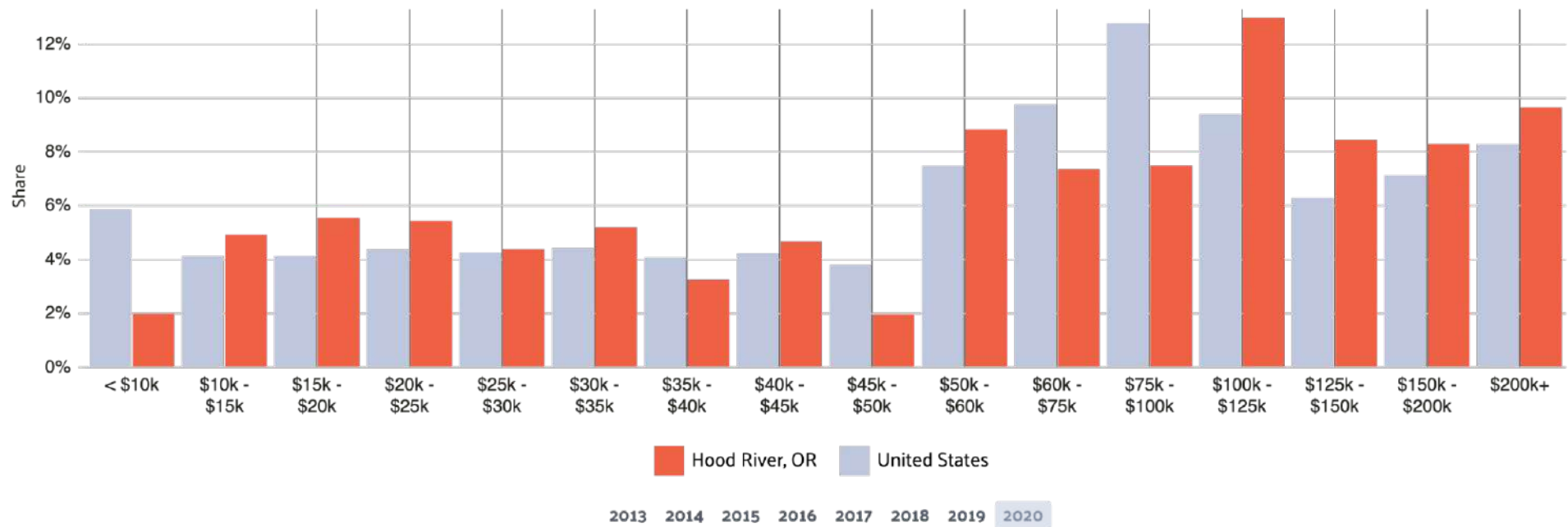
NUMBER OF HOUSEHOLDS

± 475

In 2020, the median household income of the 3.51k households in Hood River, OR grew to \$65,567 from the previous year's value of \$60,542.

The following chart displays the households in Hood River, 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 \$100k - \$125k range.

Data from the Census Bureau ACS 5-year Estimate.



PROPERTY VALUE

\$385,900

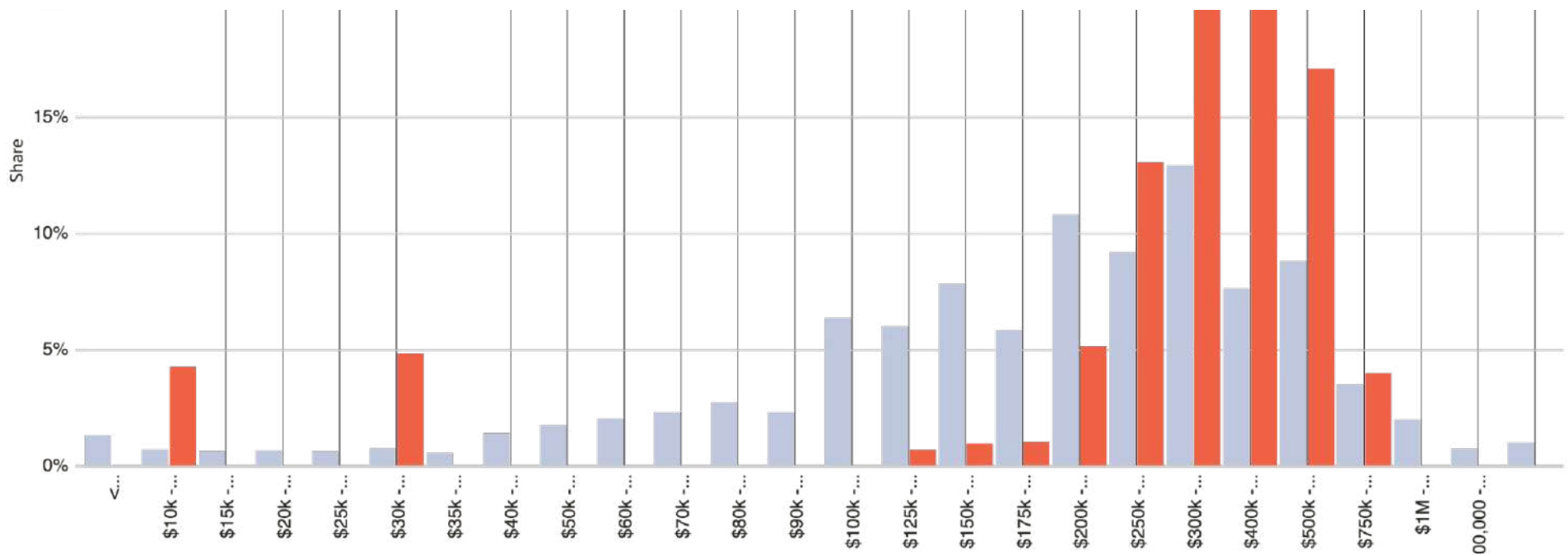
MEDIAN PROPERTY VALUE 2020
±\$43,034

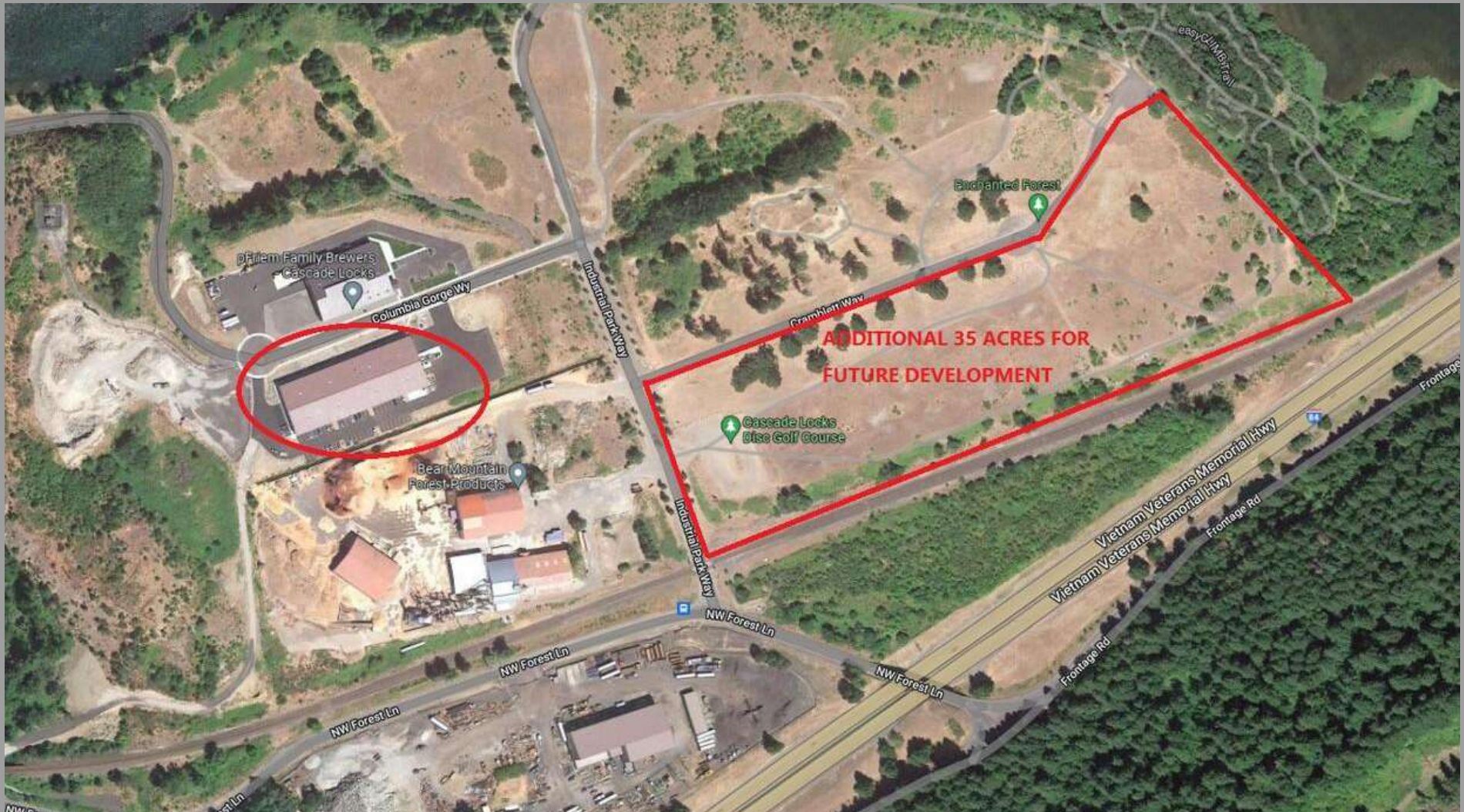
\$1,886

MEDIAN PROPERTY TAXES
±\$319

The following chart display the households distributed between a series of property value buckets compared to the national averages for each bucket. In Hood River, OR the largest share of households have a property value in the \$400k - \$500k range.

Data from the Census Bureau ACS 5-year Estimate.





Your Commercial Broker in The Gorge.



BUY • SELL • LEASE • INVEST

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