



**MERCURY**  
DEVELOPMENT

**FOR LEASE**  
RETAIL SPACE



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

## Property Details

<b>Available Units:</b>	5
<b>Total Units:</b>	20
<b>Gross Leasable Area:</b>	116,774 SF
<b>Parking Spaces:</b>	507

## Contact

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

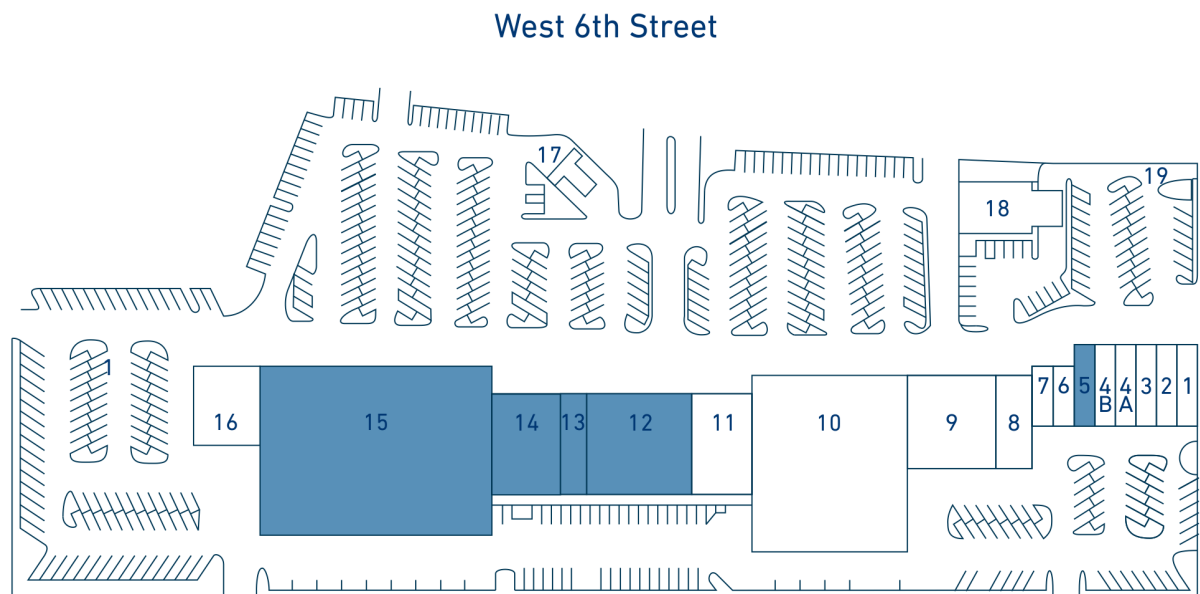
## Features

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 <b>Unit Available (6,000 SF)</b>
2 Sally Beauty	8 Wash N' Shop	15 <b>Unit Available (34,992 SF)</b>
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 <b>Unit Available (1,520 SF)</b>	12 <b>Unit Available (12,000 SF)</b>	19 Wells Fargo ATM
6 C.T. Nails	13 <b>Unit Available (2,000 SF)</b>	



# Trade Map










## Cascade Square - Unit 15



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

### Unit Details

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

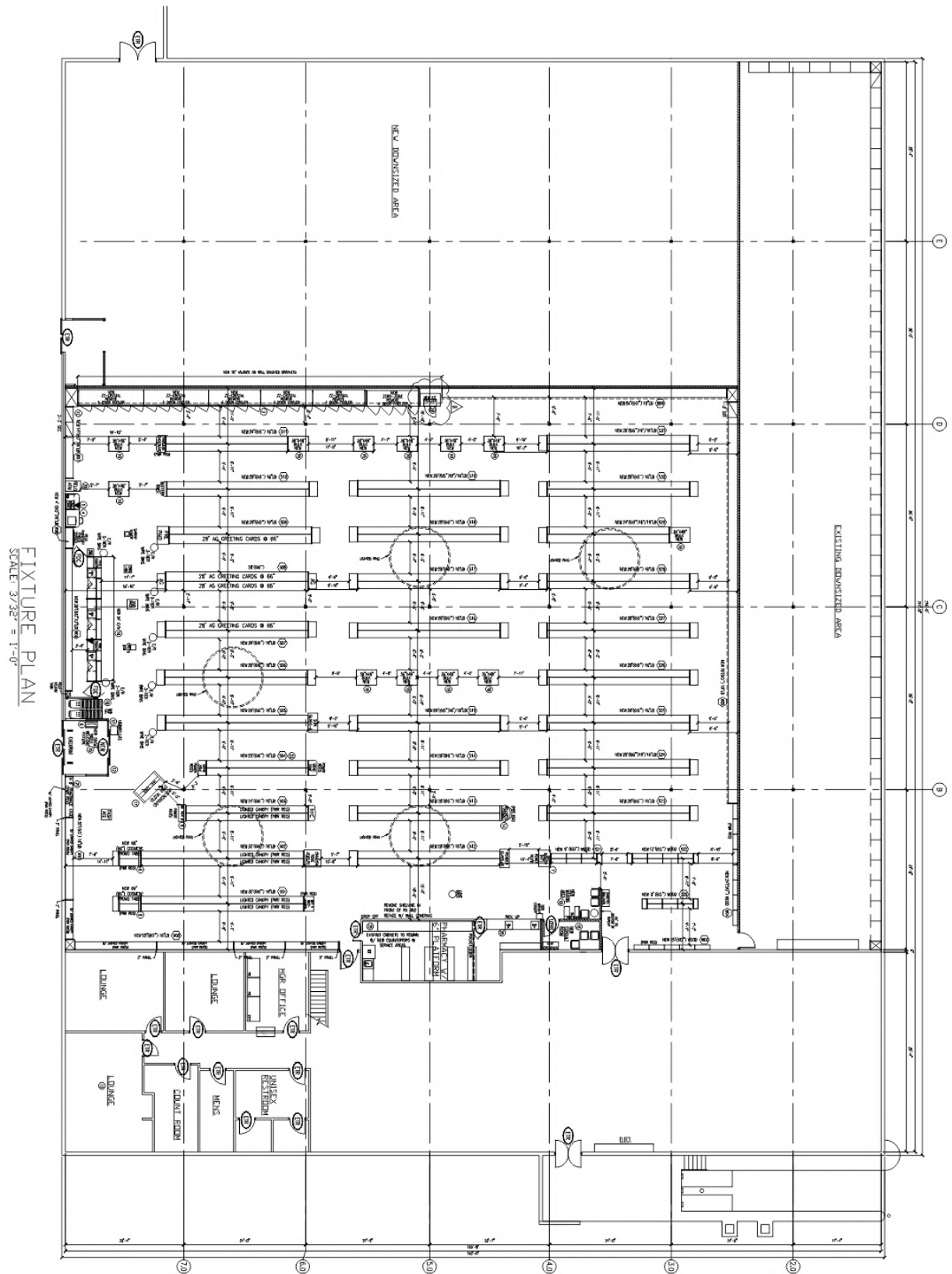
### Contact

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

### 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

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

### Contact

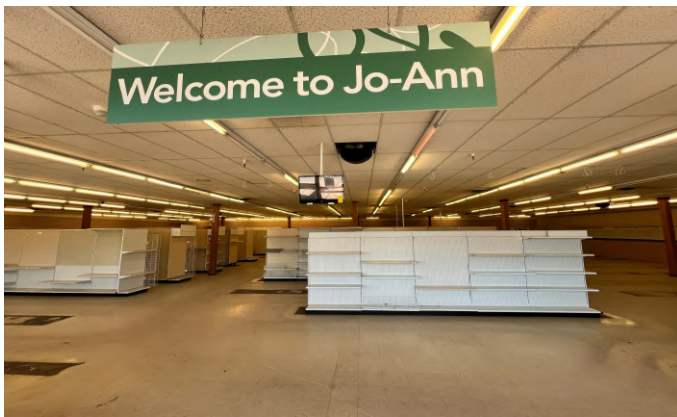
<b>Leasing Agent:</b>	Timothy Dougherty, CLS
<b>Office:</b>	503-212-4617
<b>Email:</b>	tdougherty@mercurydev.com

### 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 14



 **Unit 14**  1332 W 6th St, The Dalles, OR 97058

### Unit Details

**Square Footage:** 6,000 SF  
**Dimensions:** 60' x 100'  
**Rate:** Call For Details  
**Date of Availability:** Currently Available

### Contact

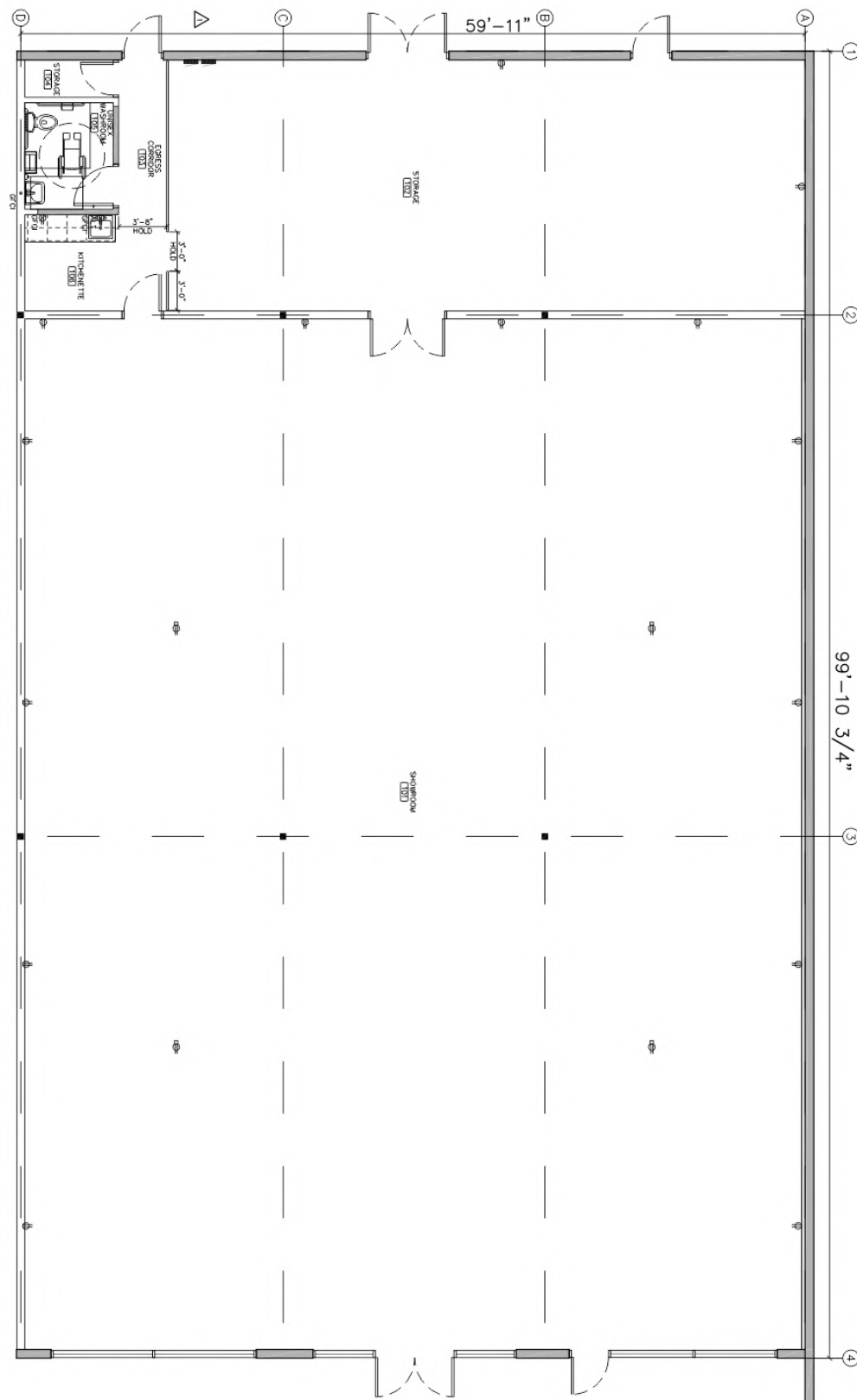
**Leasing Agent:** Timothy Dougherty, CLS  
**Office:** 503-212-4617  
**Email:** [tdougherty@mercurydev.com](mailto:tdougherty@mercurydev.com)

### Features

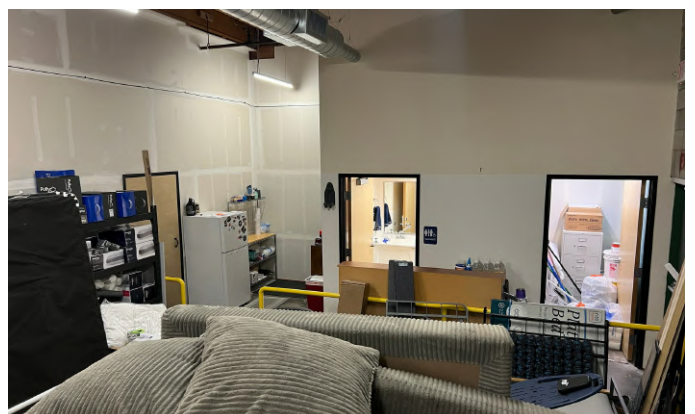
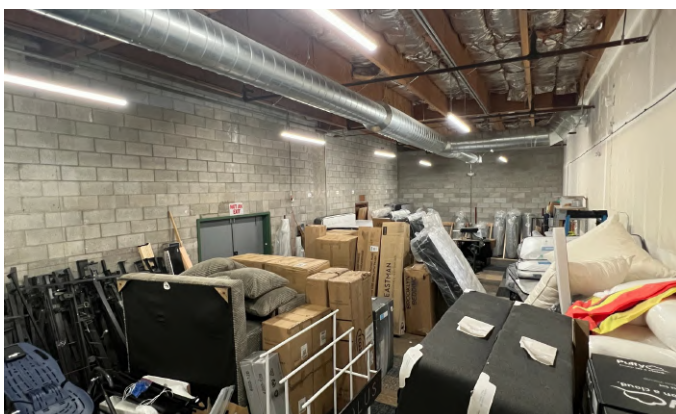
- 2nd generation retail opportunity.
- Architecturally demarcated storefront with great glass frontage, high sign band, and superior visibility to W 6th St.
- Ample parking surrounds the premises - in front of, adjacent to, and behind (loading/employees).
- Space Attributes: Open sales floor, rear partition for inventory storage, 1 ADA restroom, and 1 private storage room – see floor plan.
- Pylon signage available.



# Unit 14 - Floor Plan



## Unit 14 - Photos





## Cascade Square - Unit 13



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

### Unit Details

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

### Features

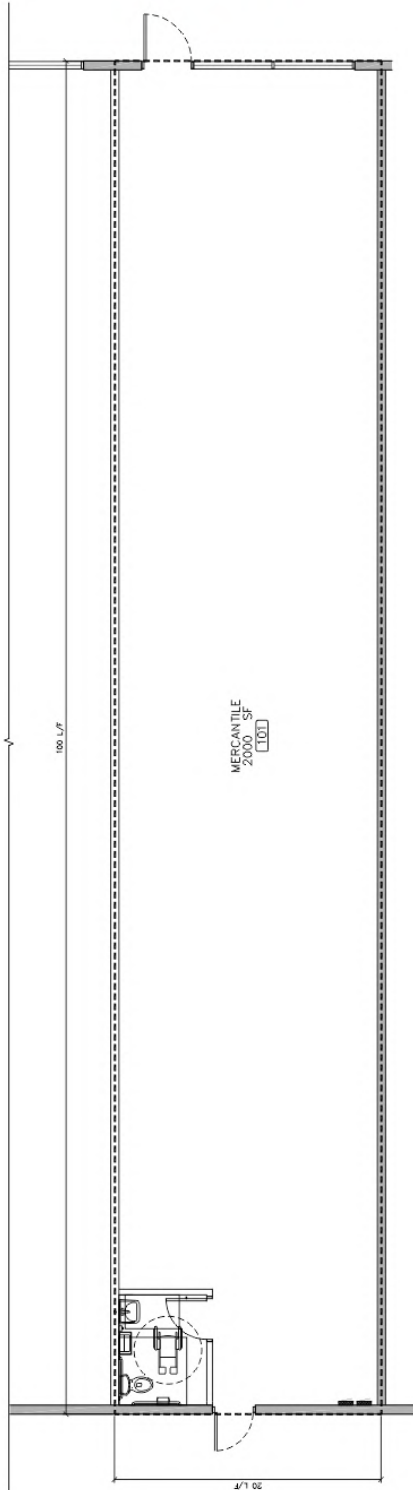
- New 2,000 SF "Class A" storefront being demised.
- Highly visible sign band facing the busy W. 6th Street.
- Rear door for loading.
- GLA flexibility available per tenant's use/preference.
- Delivery: vanilla shell with one ADA restroom.

### Contact

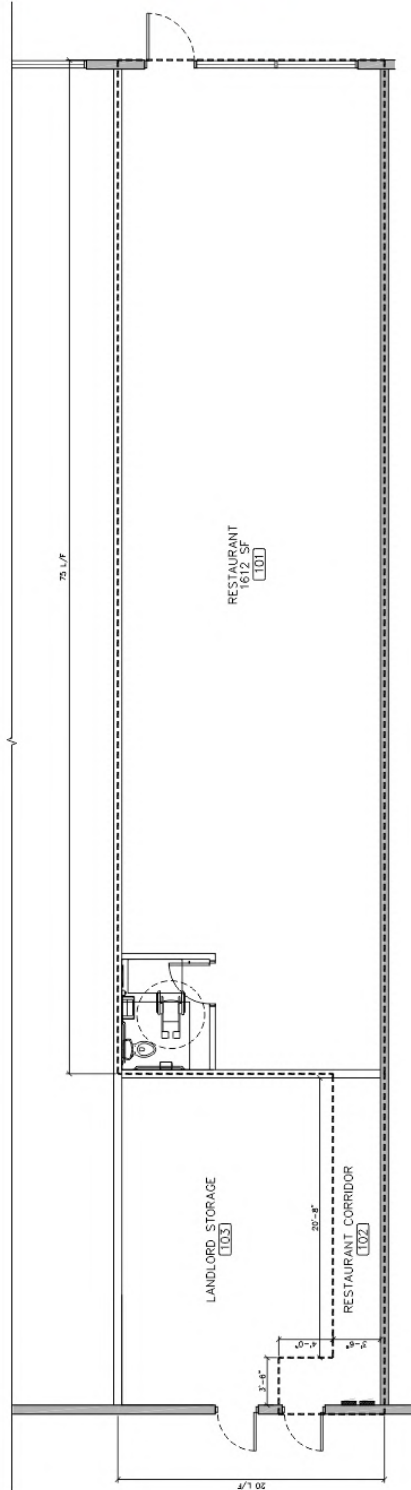
<b>Leasing Agent:</b>	Timothy Dougherty, CLS
<b>Office:</b>	503-212-4617
<b>Email:</b>	tdougherty@mercurydev.com

# Unit 13 - Floor Plan

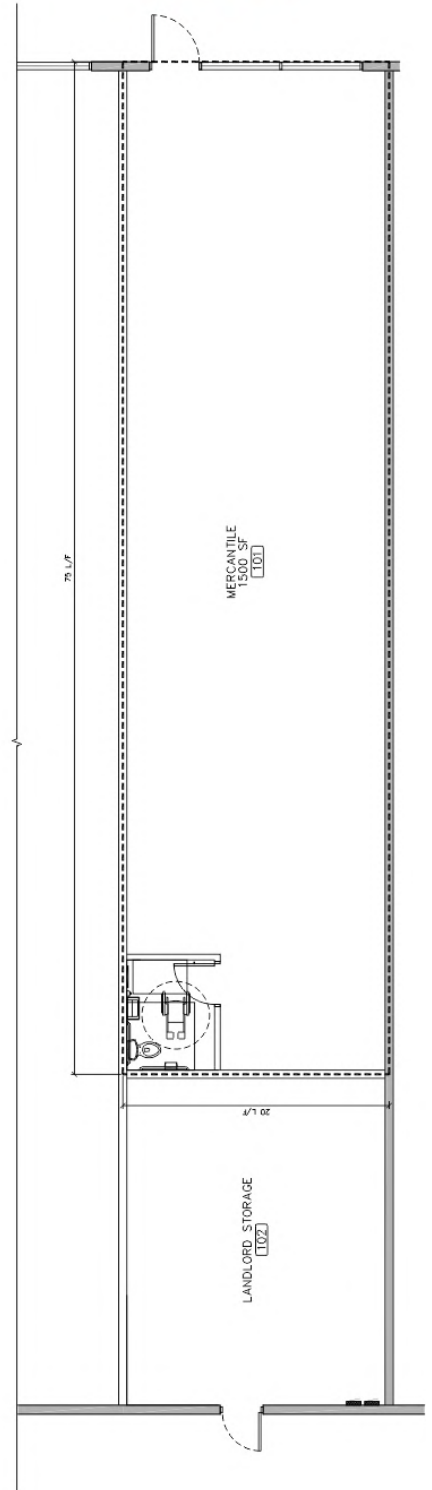
**Vanilla Shell**  
(2,000 SF)



**Restaurant Concept**  
(1,612 SF)



**Retail Concept**  
(1,500 SF)





## Unit 13 - Photos

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## Cascade Square - Unit 5



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

### Unit Details

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

### Contact

<b>Leasing Agent:</b>	Timothy Dougherty, CLS
<b>Office:</b>	503-212-4617
<b>Email:</b>	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

