

# PRIME RETAIL

## FREESTANDING BUILDING



FOR LEASE OR SALE ► KLAMATH FALLS, OREGON

### ADDRESS

2725 S 6th St, Klamath Falls, OR 97603

### AVAILABLE

- Building Size: +/- 3,500 SF
- Land Size: +/- 0.53 AC

### RATE/PRICE

Please call for details

### ZONING

General Commercial

### TRAFFIC COUNTS

S 6th Street – 16,205 ADT ('26)  
Washburn Way – 21,625 ADT ('26)

### HIGHLIGHTS

- Freestanding former dental office, built in 2016, with dedicated on-site parking (28 spaces) and two access points.
- The existing layout may support dental, medical, or professional-office reuse.
- Strong visibility and signage - the property is located on South 6th Street which is one of the city's primary retail corridors (16,205 VPD).
- Klamath Falls has approximately 22,100 residents, with about 70,300 residents countywide.



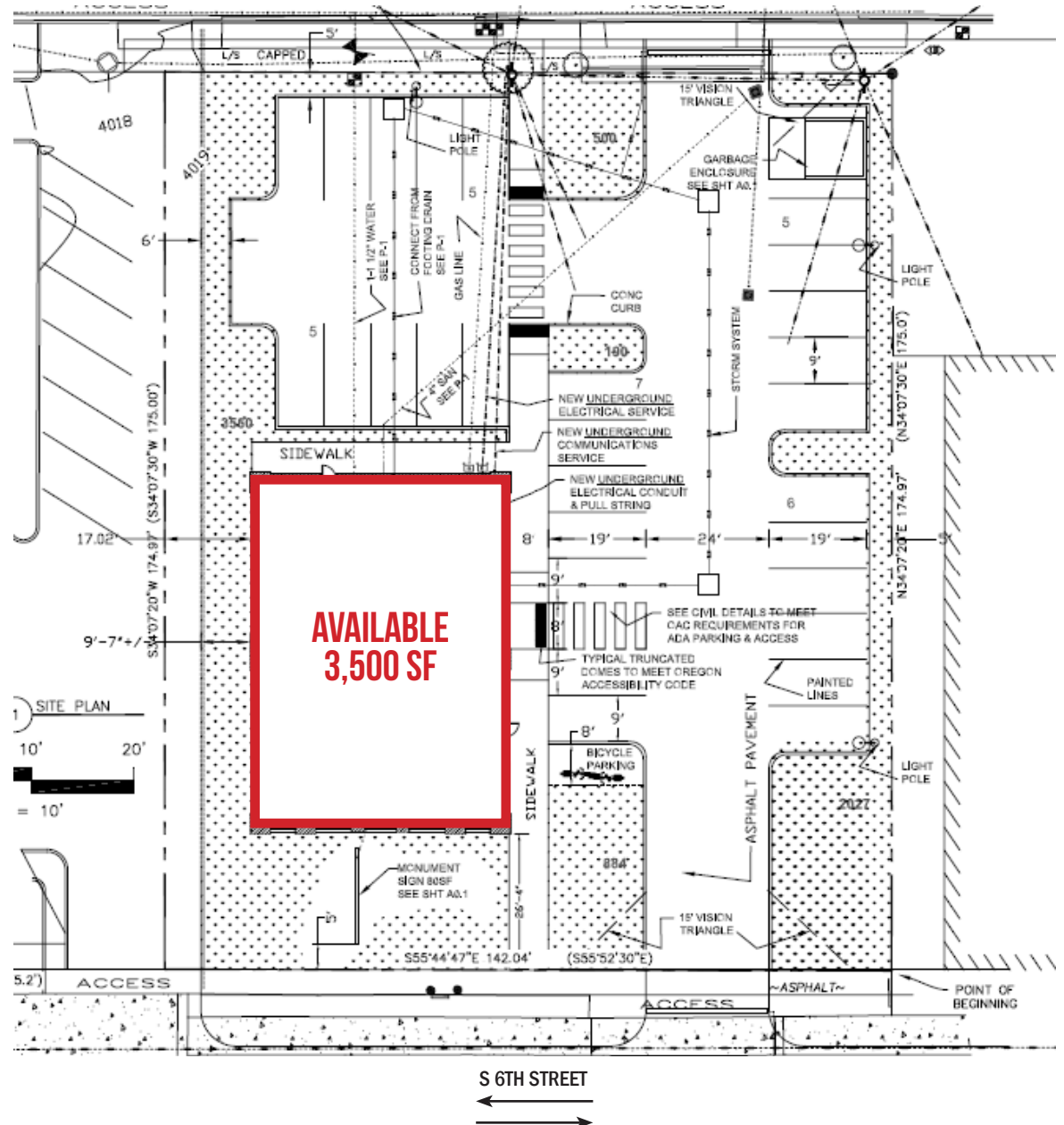
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Alex Martinac | 503.545.8808 | [amartinac@cra-nw.com](mailto:amartinac@cra-nw.com)  
Michael Graham | 503.274.0211 | [michael@cra-nw.com](mailto:michael@cra-nw.com)

503.274.0211  
[www.cra-nw.com](http://www.cra-nw.com)

# SITE PLAN

**PRIME RETAIL**  
**2725 S 6TH ST**  
 KLAMATH FALLS, OR



**PRIME RETAIL**

**2725 S 6TH ST**

**KLAMATH FALLS, OR**

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CAFÉ



**SITE**



**WELLS  
FARGO**



**BI-MART**



21,625 ADT (26)

16,205 ADT (26)

Washburn Way

Washburn Way

Pershing Way

Pershing Way

S 6th St

Avalon St

Avalon St

Pershing Way

Pershing Way

S 6th St

**PRIME RETAIL**  
**2725 S 6TH ST**  
**KLAMATH FALLS, OR**



KLAMATH FALLS, OR



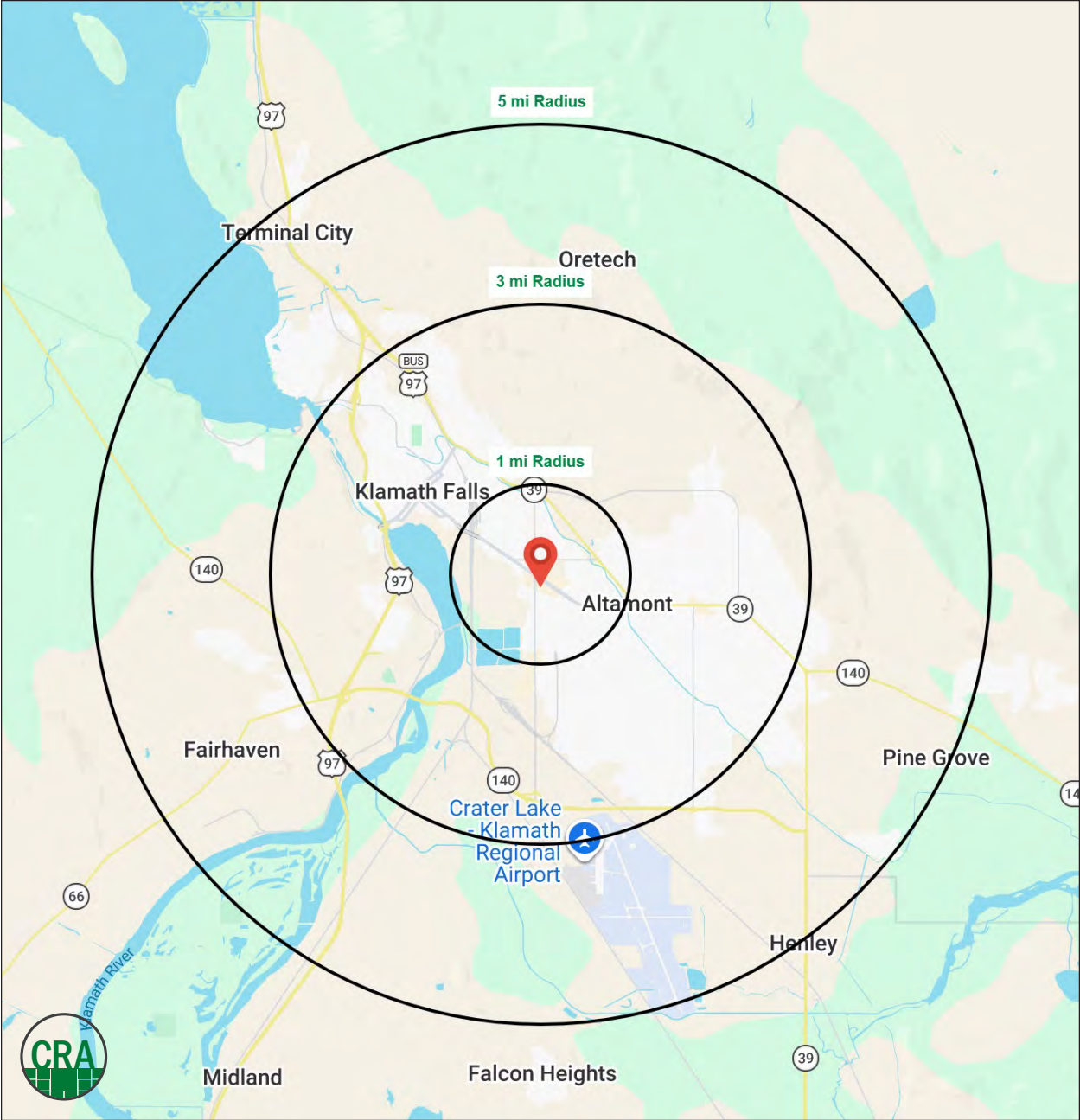
**PRIME RETAIL**  
**2725 S 6TH ST**  
KLAMATH FALLS, OR

**DEMOGRAPHIC SUMMARY**

| Source: Regis - SitesUSA (2026) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2026       | 5,277     | 37,297    | 46,166    |
| Estimated Households 2026       | 2,389     | 15,473    | 18,893    |
| Average HH Income               | \$46,648  | \$76,771  | \$82,893  |
| Median Home Value               | \$176,491 | \$269,116 | \$288,900 |
| Daytime Demographics 16+        | 6,696     | 29,639    | 38,507    |

**\$82,893**  
Average Household Income  
5 MILE RADIUS

**33.6**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2112/-121.7559

| 2725 S 6th St<br>Klamath Falls, OR 97603              | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2026 Estimated Population                             | 5,277          | 37,297         | 46,166         |
| 2031 Projected Population                             | 5,115          | 36,597         | 45,499         |
| 2020 Census Population                                | 5,828          | 38,249         | 46,965         |
| 2010 Census Population                                | 5,728          | 36,615         | 44,740         |
| Projected Annual Growth 2026 to 2031                  | -0.6%          | -0.4%          | -0.3%          |
| Historical Annual Growth 2010 to 2026                 | -0.5%          | 0.1%           | 0.2%           |
| 2026 Median Age                                       | 33.6           | 35.8           | 36.4           |
| <b>Households</b>                                     |                |                |                |
| 2026 Estimated Households                             | 2,389          | 15,473         | 18,893         |
| 2031 Projected Households                             | 2,263          | 14,906         | 18,255         |
| 2020 Census Households                                | 2,447          | 15,667         | 19,110         |
| 2010 Census Households                                | 2,375          | 14,972         | 18,196         |
| Projected Annual Growth 2026 to 2031                  | -1.1%          | -0.7%          | -0.7%          |
| Historical Annual Growth 2010 to 2026                 | -              | 0.2%           | 0.2%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2026 Estimated White                                  | 74.9%          | 78.8%          | 79.6%          |
| 2026 Estimated Black or African American              | 2.0%           | 1.3%           | 1.2%           |
| 2026 Estimated Asian or Pacific Islander              | 1.2%           | 1.6%           | 1.7%           |
| 2026 Estimated American Indian or Native Alaskan      | 3.9%           | 3.2%           | 3.0%           |
| 2026 Estimated Other Races                            | 18.0%          | 15.1%          | 14.5%          |
| 2026 Estimated Hispanic                               | 21.7%          | 17.1%          | 16.3%          |
| <b>Income</b>                                         |                |                |                |
| 2026 Estimated Average Household Income               | \$46,648       | \$76,771       | \$82,893       |
| 2026 Estimated Median Household Income                | \$35,372       | \$60,006       | \$64,530       |
| 2026 Estimated Per Capita Income                      | \$21,220       | \$32,041       | \$34,145       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2026 Estimated Elementary (Grade Level 0 to 8)        | 4.3%           | 3.2%           | 2.9%           |
| 2026 Estimated Some High School (Grade Level 9 to 11) | 9.0%           | 7.3%           | 6.8%           |
| 2026 Estimated High School Graduate                   | 35.3%          | 33.8%          | 32.7%          |
| 2026 Estimated Some College                           | 27.2%          | 24.0%          | 23.9%          |
| 2026 Estimated Associates Degree Only                 | 10.9%          | 9.2%           | 9.3%           |
| 2026 Estimated Bachelors Degree Only                  | 8.4%           | 13.1%          | 14.3%          |
| 2026 Estimated Graduate Degree                        | 4.9%           | 9.5%           | 10.0%          |
| <b>Business</b>                                       |                |                |                |
| 2026 Estimated Total Businesses                       | 527            | 1,792          | 2,221          |
| 2026 Estimated Total Employees                        | 4,290          | 14,882         | 20,092         |
| 2026 Estimated Employee Population per Business       | 8.1            | 8.3            | 9.0            |
| 2026 Estimated Residential Population per Business    | 10.0           | 20.8           | 20.8           |

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*For more information, please contact:*

**ALEX MARTINAC** 503.545.8808 | [amartinac@cra-nw.com](mailto:amartinac@cra-nw.com)

**MICHAEL GRAHAM** 503.274.0211 | [michael@cra-nw.com](mailto:michael@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



**503.274.0211**

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