

REDEVELOPMENT OPPORTUNITY



FOR SALE OR LEASE > +/- 7,169 SF | +/- 1.05 ACRES

ADDRESS

325 Main St, Dallas, OR 97338

AVAILABLE PROPERTY

+/- 7,169 SF | +/- 1.05 acres land (2 tax lots)

SALE PRICE

Please call for details

LEASE RATE

Please call for details

TRAFFIC COUNTS

Main St - 14,118 ADT ('22)

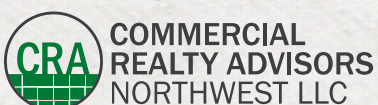
W Ellendale Ave - 16,003 ADT ('22)

HIGHLIGHTS

- Excellent location within the main retail corridor of Dallas, OR
- Nearby retailers include: Pizza Hut, Taco Bell, McDonald's, Grocery Outlet, Safeway, Walmart
- Large free-standing building, including pylon sign, with high visibility from & direct access to Main Street
- High total seating capacity with large parking lot in back
- Building remodeled a few years ago including roof, HVAC, and fully equipped kitchen

ZONING

Commercial General (CG)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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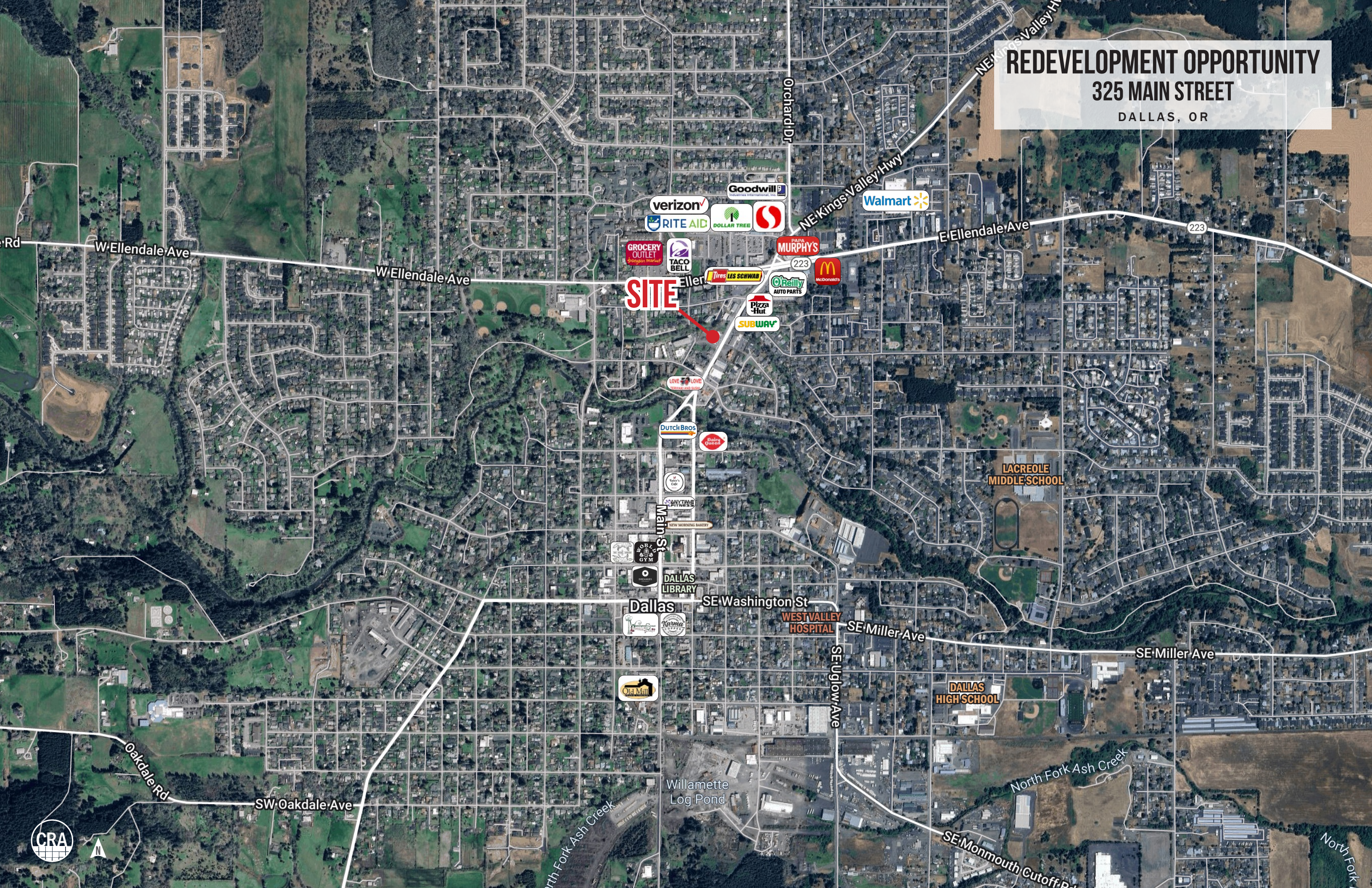
503.274.0211

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REDEVELOPMENT OPPORTUNITY

325 MAIN STREET

DALLAS, OR



SITE

- verizon
- RITE AID
- DOLLAR TREE
- Walmart
- GROcery OUTLET
- TACO BELL
- MURPHY'S
- McDonald's
- PIZZA HUT
- SUBWAY
- LES SCHWAR
- O'Reilly AUTO PARTS
- LOVE LOVE
- Dutch Bros
- DAIRY QUEEN
- NEW MORNING BAKERY
- SEVEN ELEVEN
- ORANGE GYM
- DALLAS LIBRARY
- WEST VALLEY HOSPITAL
- ORANGE
- ORANGE

LACREOLE MIDDLE SCHOOL

DALLAS HIGH SCHOOL



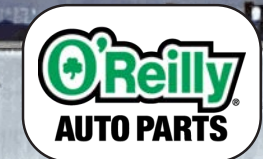
REDEVELOPMENT OPPORTUNITY

325 MAIN STREET

DALLAS, OR

W Ellendale Ave

16,003 ADT ('22)



CENTER MARKET

14,118 ADT ('22)



SW Church St

SW View St

SW Jasper St

SW Rainbow Ave

SW Rainbow Ave

SW Rainbow Ave

SW Harder Ave

SW Jasper St

SW Harder Ave

SW Walnut Ave

SW Donald St

Main St

SE Arizona St

SE Nedham St

SE Nedham St

SE Birchwood Dr

SE Birchwood Dr

SE Birchwood Dr

SE Dimick St

SE Dimick St

SE Hankel St

SE Rowell St

W Ellendale Ave

E Ellendale Ave

SE Davis St

ZONING MAP

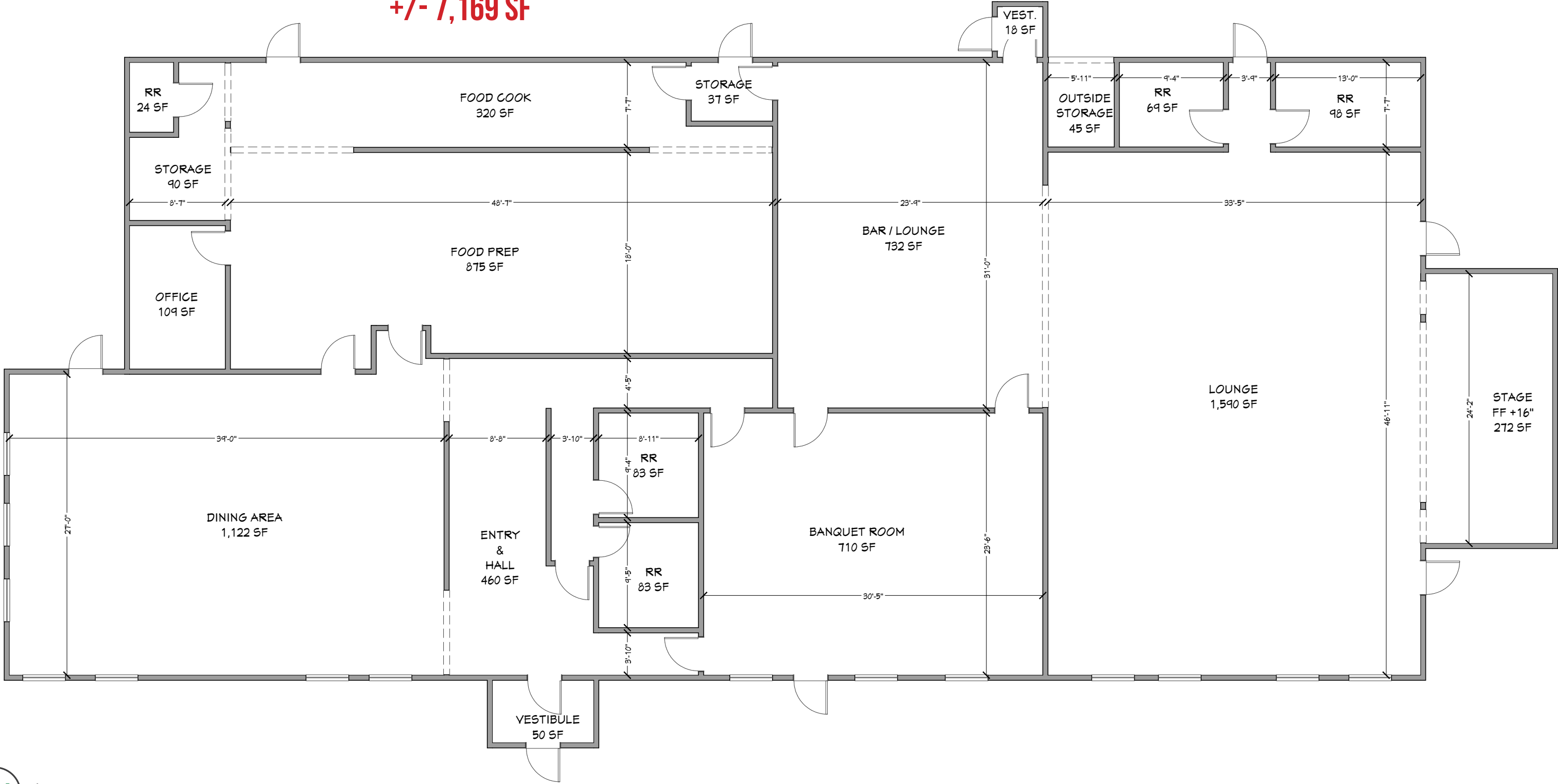
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DALLAS, OR



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FLOOR PLAN

AVAILABLE
+/- 7,169 SF



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

REDEVELOPMENT OPPORTUNITY

325 MAIN STREET

DEMOGRAPHIC SUMMARY

DALLAS, OR

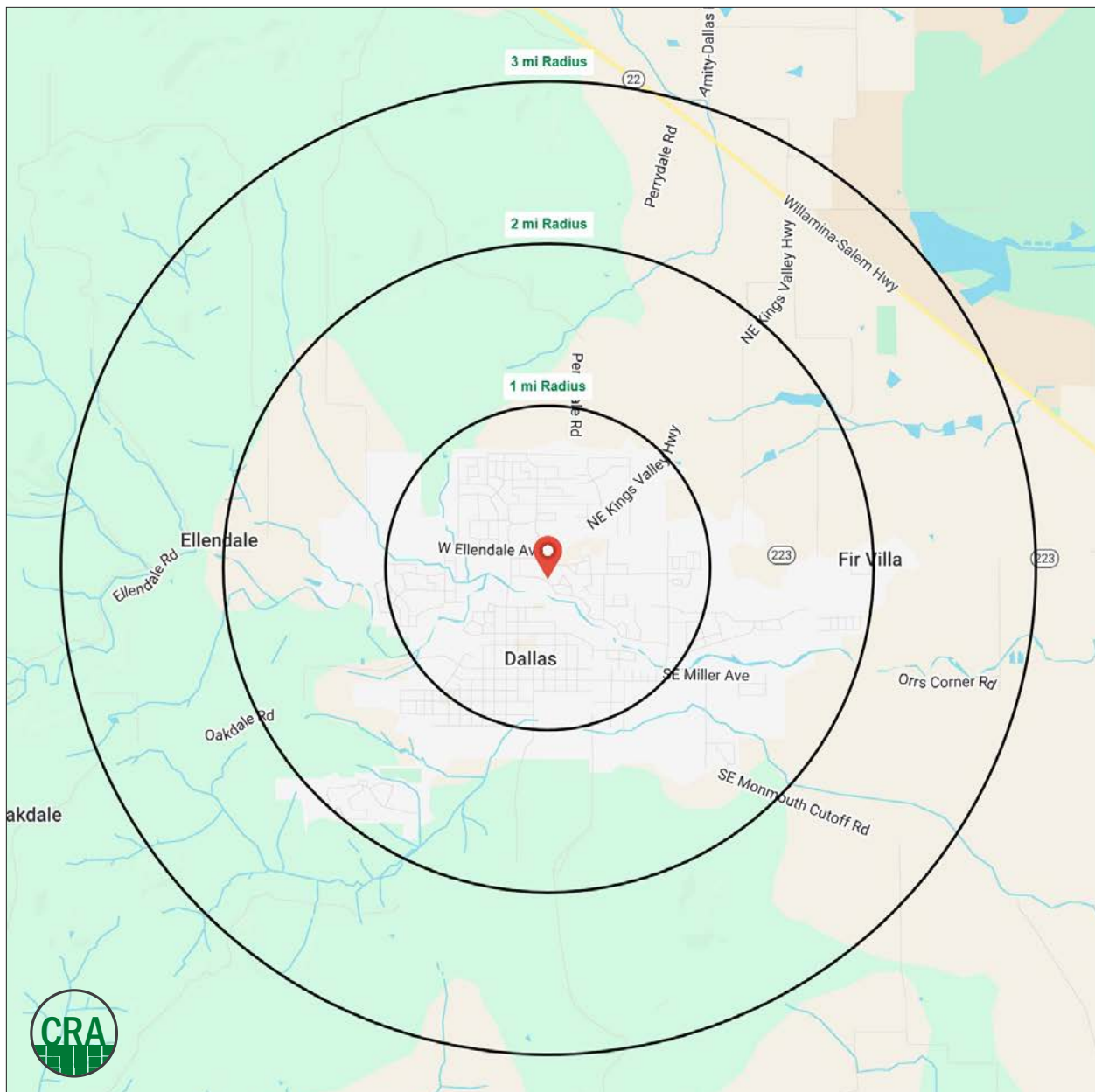
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	12,645	18,801	20,496
Estimated Households	5,063	7,561	8,223
Average HH Income	\$108,540	\$107,282	\$107,770
Median Home Value	\$339,409	\$355,090	\$366,309
Median Age	432.5	43.7	43.9
Daytime Demographics 16+	7,758	11,269	12,134

18,801

Estimated Population 2024
2 MILE RADIUS

\$108,540

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9272/-123.3144

325 Main St Dallas, OR 97338	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	12,645	18,801	20,496
2029 Projected Population	13,089	19,509	21,246
2020 Census Population	12,209	17,935	19,616
2010 Census Population	10,875	15,761	17,235
Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.7%
Historical Annual Growth 2010 to 2024	1.2%	1.4%	1.4%
2024 Median Age	42.5	43.7	43.9
Households			
2024 Estimated Households	5,063	7,561	8,223
2029 Projected Households	5,387	8,067	8,764
2020 Census Households	4,773	7,003	7,630
2010 Census Households	4,242	6,154	6,723
Projected Annual Growth 2024 to 2029	1.3%	1.3%	1.3%
Historical Annual Growth 2010 to 2024	1.4%	1.6%	1.6%
Race and Ethnicity			
2024 Estimated White	86.6%	86.9%	87.0%
2024 Estimated Black or African American	0.6%	0.6%	0.6%
2024 Estimated Asian or Pacific Islander	1.5%	1.4%	1.4%
2024 Estimated American Indian or Native Alaskan	1.6%	1.5%	1.4%
2024 Estimated Other Races	9.7%	9.7%	9.6%
2024 Estimated Hispanic	10.8%	10.5%	10.4%
Income			
2024 Estimated Average Household Income	\$108,540	\$107,282	\$107,770
2024 Estimated Median Household Income	\$74,889	\$77,416	\$78,675
2024 Estimated Per Capita Income	\$43,682	\$43,322	\$43,406
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.9%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.2%	5.1%
2024 Estimated High School Graduate	27.3%	27.7%	27.3%
2024 Estimated Some College	27.4%	26.5%	26.3%
2024 Estimated Associates Degree Only	11.5%	11.8%	11.8%
2024 Estimated Bachelors Degree Only	18.4%	19.1%	19.7%
2024 Estimated Graduate Degree	7.2%	7.8%	8.0%
Business			
2024 Estimated Total Businesses	439	583	618
2024 Estimated Total Employees	3,304	4,484	4,667
2024 Estimated Employee Population per Business	7.5	7.7	7.5
2024 Estimated Residential Population per Business	28.8	32.3	33.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.