

# CHERRY HEIGHTS SHOPPING CENTER

NOW LEASING IN THE DALLES, OREGON



## LOCATION

Cherry Heights Rd & Mount Hood St  
in The Dalles, Oregon

## AVAILABLE SPACE

2,800 SF

## ASKING RENT

Call for details

## COMMENTS

- Located in the commercial center of The Dalles between Fred Meyer and Safeway.
- Other nearby traffic generators include MOD Pizza, Grocery Outlet, Staples, Petco, Rite Aid, Big 5 Sporting Goods, Payless Shoes, Sears Appliances, Dollar Tree, Walgreens, AT&T Wireless, Jo-Ann's, Home Depot, and a variety of restaurants.
- The center has easy access on and off I-84 and offers freeway visibility.

## TRAFFIC COUNT

I-84 | 13,515 ADT (15)

## DEMOGRAPHICS

|                          | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Est. Population          | 6,046    | 18,340   | 20,694   |
| Population Forecast 2022 | 6,278    | 19,006   | 21,449   |
| Average HH Income        | \$53,090 | \$58,057 | \$59,900 |
| Employees                | 4,817    | 9,585    | 10,370   |

Source: Regis - SitesUSA (2017)



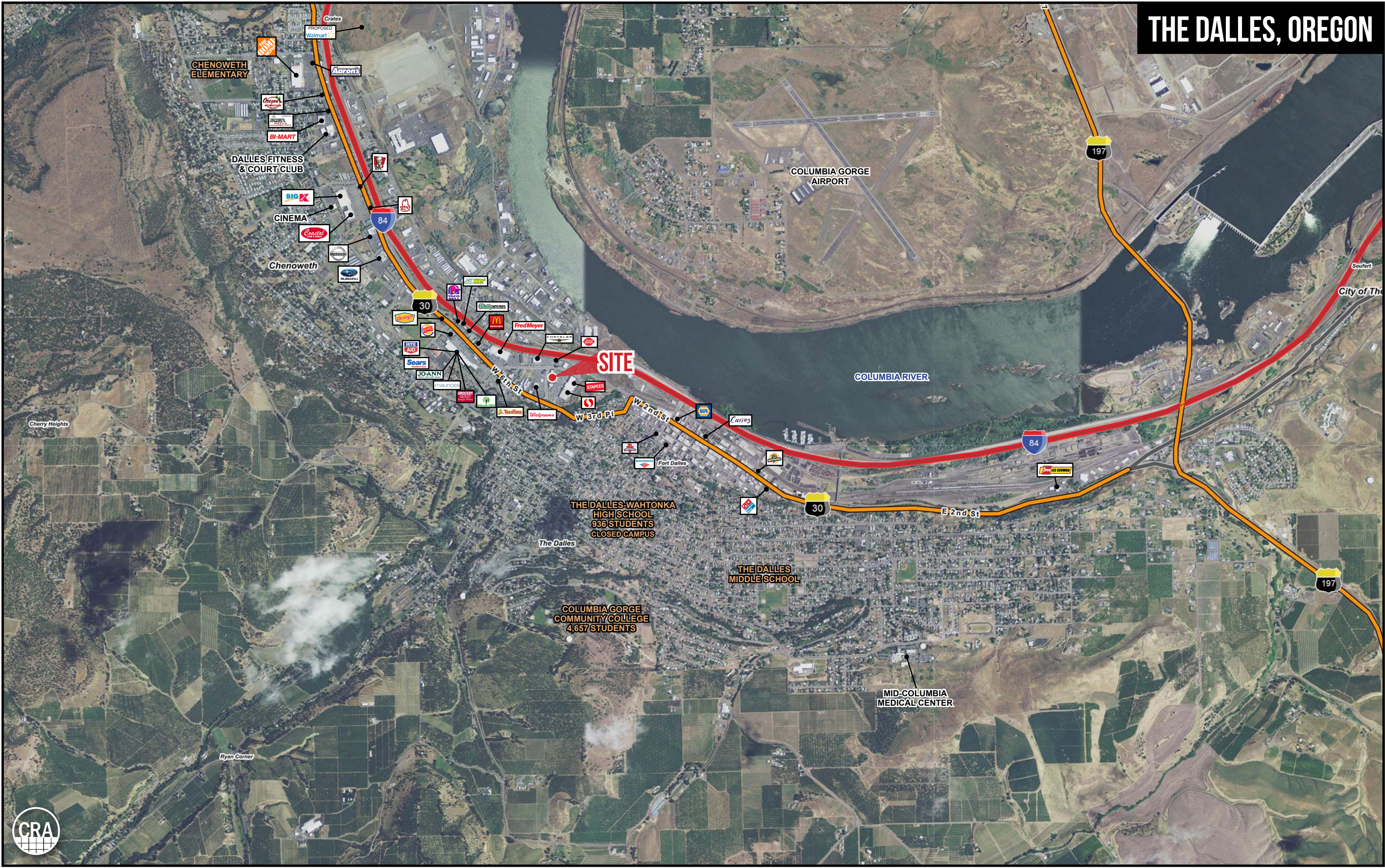
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COMMERCIAL REALTY ADVISORS NW LLC | 733 SW SECOND AVENUE, SUITE 200 | PORTLAND, OREGON 97204 | WWW.CRA-NW.COM | LICENSED BROKERS IN OREGON & WASHINGTON

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/real-estate-agency-pamphlet/](http://www.cra-nw.com/real-estate-agency-pamphlet/). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL

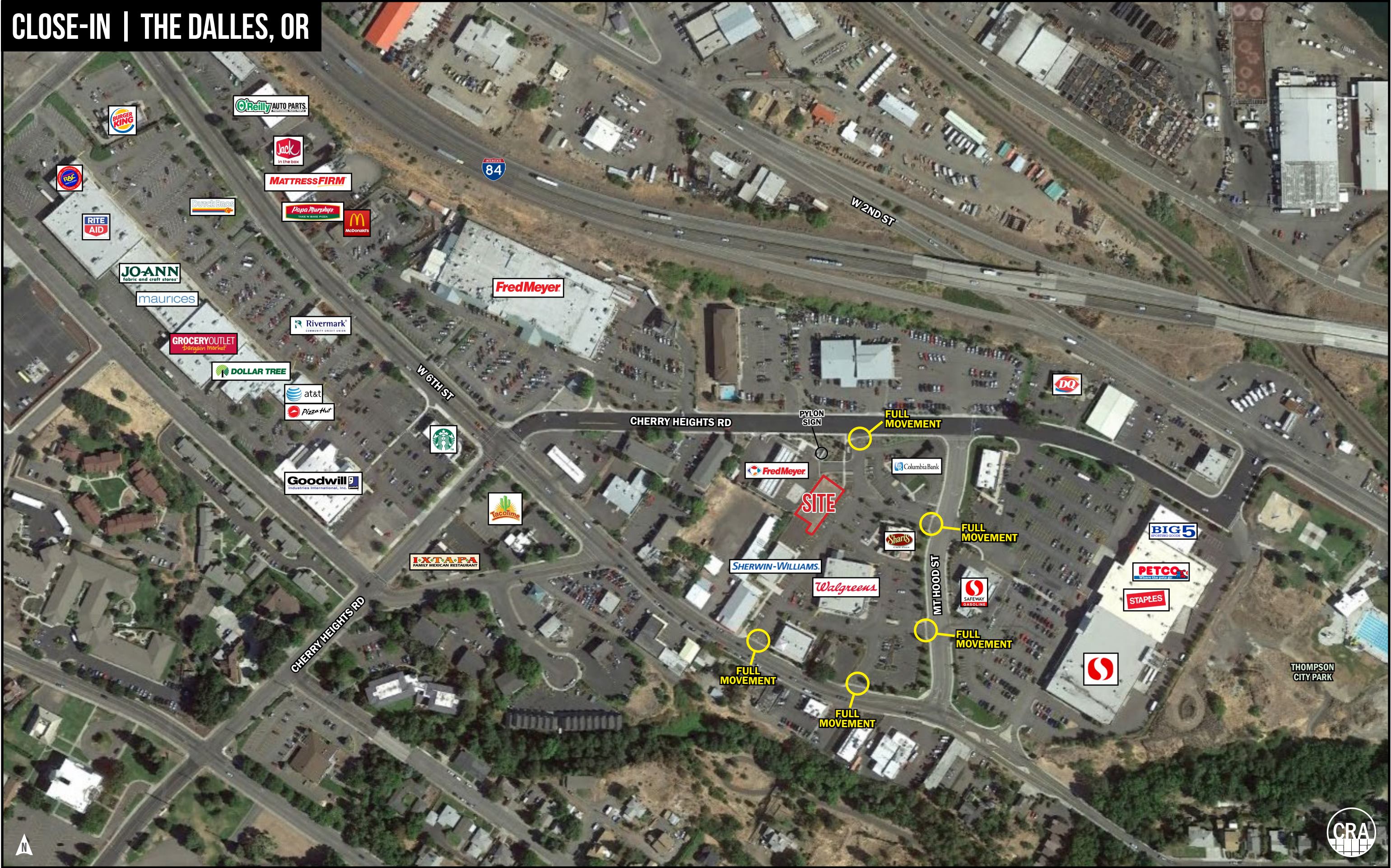


# THE DALLES, OREGON





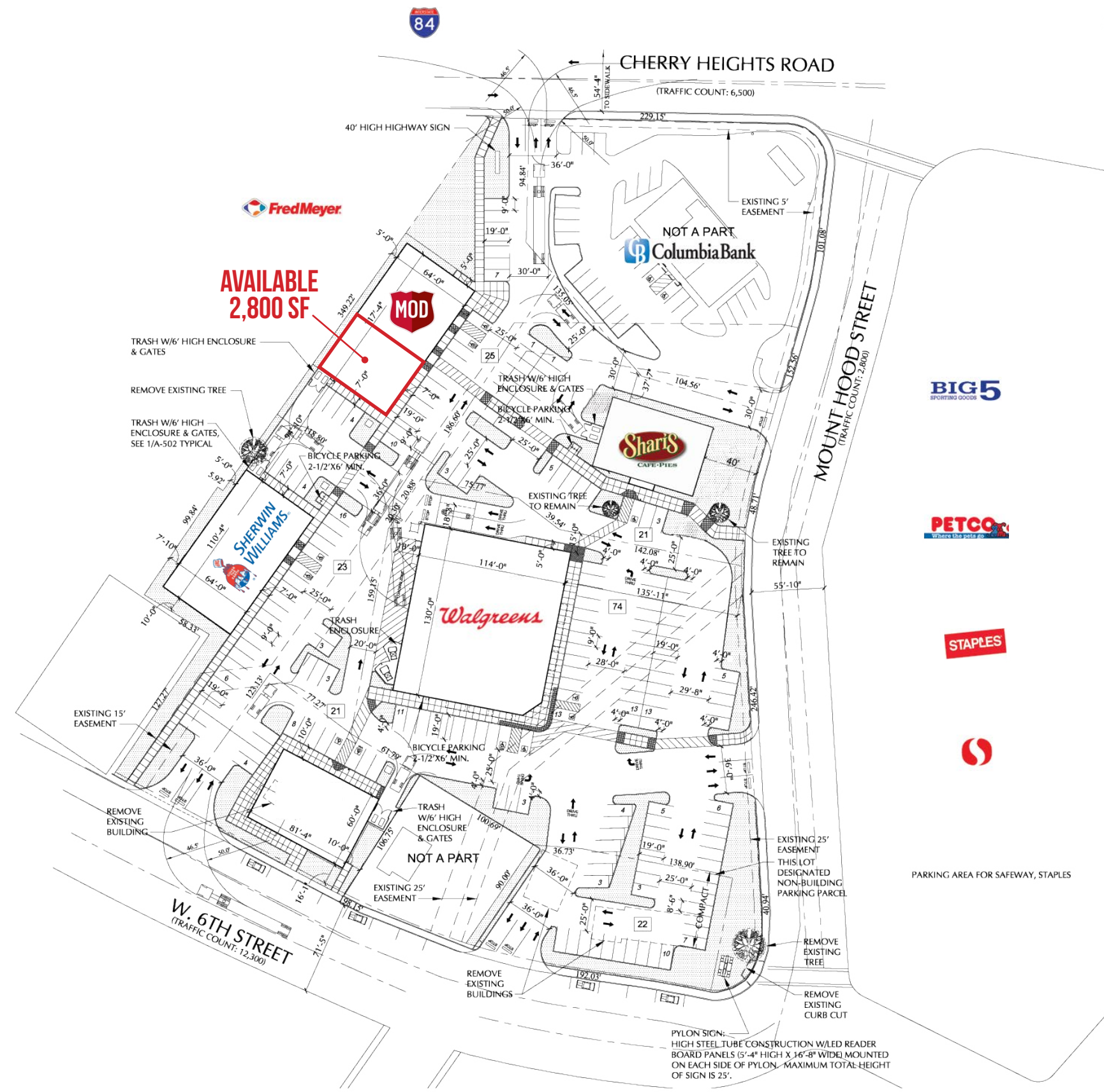
CLOSE-IN | THE DALLES, OR





# SITE PLAN | CHERRY HEIGHTS SHOPPING CENTER

FredMeyer



# THE DALLES, OREGON





# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6048/-121.1962

RF1

## Cherry Heights Rd & Mt Hood St

The Dalles, OR 97058-3589

1 mi radius 3 mi radius 5 mi radius

| POPULATION              | 2017 Estimated Population                  | 6,046    | 18,340   | 20,694   |
|-------------------------|--|----------|----------|----------|
|                         | 2022 Projected Population                  | 6,278    | 19,006   | 21,449   |
|                         | 2010 Census Population                     | 5,843    | 17,796   | 20,075   |
|                         | 2000 Census Population                     | 5,389    | 16,707   | 18,944   |
|                         | Projected Annual Growth 2017 to 2022       | 0.8%     | 0.7%     | 0.7%     |
|                         | Historical Annual Growth 2000 to 2017      | 0.7%     | 0.6%     | 0.5%     |
|                         |  |          |          |          |
| HOUSEHOLDS              | 2017 Estimated Households                  | 2,489    | 7,280    | 8,222    |
|                         | 2022 Projected Households                  | 2,547    | 7,442    | 8,408    |
|                         | 2010 Census Households                     | 2,405    | 7,069    | 7,979    |
|                         | 2000 Census Households                     | 2,190    | 6,643    | 7,488    |
|                         | Projected Annual Growth 2017 to 2022       | 0.5%     | 0.4%     | 0.5%     |
|                         | Historical Annual Growth 2000 to 2017      | 0.8%     | 0.6%     | 0.6%     |
|                         |  |          |          |          |
| AGE                     | 2017 Est. Population Under 10 Years        | 12.5%    | 12.9%    | 12.7%    |
|                         | 2017 Est. Population 10 to 19 Years        | 12.7%    | 12.5%    | 12.5%    |
|                         | 2017 Est. Population 20 to 29 Years        | 13.8%    | 12.9%    | 12.6%    |
|                         | 2017 Est. Population 30 to 44 Years        | 18.0%    | 17.5%    | 17.3%    |
|                         | 2017 Est. Population 45 to 59 Years        | 16.8%    | 17.4%    | 17.7%    |
|                         | 2017 Est. Population 60 to 74 Years        | 15.8%    | 17.3%    | 17.7%    |
|                         | 2017 Est. Population 75 Years or Over      | 10.5%    | 9.5%     | 9.5%     |
|                         | 2017 Est. Median Age                       | 38.4     | 39.0     | 39.6     |
| MARITAL STATUS & GENDER | 2017 Est. Male Population                  | 48.3%    | 49.1%    | 49.4%    |
|                         | 2017 Est. Female Population                | 51.7%    | 50.9%    | 50.6%    |
|                         | 2017 Est. Never Married                    | 30.9%    | 25.8%    | 25.3%    |
|                         | 2017 Est. Now Married                      | 41.0%    | 48.3%    | 48.4%    |
|                         | 2017 Est. Separated or Divorced            | 19.6%    | 17.8%    | 18.0%    |
|                         | 2017 Est. Widowed                          | 8.5%     | 8.1%     | 8.3%     |
|                         |  |          |          |          |
| INCOME                  | 2017 Est. HH Income \$200,000 or More      | 1.3%     | 2.3%     | 2.9%     |
|                         | 2017 Est. HH Income \$150,000 to \$199,999 | 1.1%     | 2.4%     | 2.7%     |
|                         | 2017 Est. HH Income \$100,000 to \$149,999 | 8.5%     | 10.1%    | 10.5%    |
|                         | 2017 Est. HH Income \$75,000 to \$99,999   | 16.0%    | 14.4%    | 14.3%    |
|                         | 2017 Est. HH Income \$50,000 to \$74,999   | 17.5%    | 17.3%    | 16.9%    |
|                         | 2017 Est. HH Income \$35,000 to \$49,999   | 19.2%    | 18.0%    | 17.5%    |
|                         | 2017 Est. HH Income \$25,000 to \$34,999   | 12.7%    | 14.5%    | 14.8%    |
|                         | 2017 Est. HH Income \$15,000 to \$24,999   | 9.7%     | 10.3%    | 10.0%    |
|                         | 2017 Est. HH Income Under \$15,000         | 14.0%    | 10.7%    | 10.4%    |
|                         | 2017 Est. Average Household Income         | \$53,090 | \$58,057 | \$59,900 |
|                         | 2017 Est. Median Household Income          | \$46,894 | \$49,657 | \$50,386 |
|                         | 2017 Est. Per Capita Income                | \$22,144 | \$23,325 | \$24,081 |
|                         |  |          |          |          |
|                         | 2017 Est. Total Businesses                 | 635      | 1,100    | 1,190    |
|                         | 2017 Est. Total Employees                  | 4,817    | 9,585    | 10,370   |

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1 mi radius 3 mi radius 5 mi radius

| RACE                              | 2017 Est. White                                  | 87.0%     | 86.1%     | 86.2%     |
|-----------------------------------|--|-----------|-----------|-----------|
|                                   | 2017 Est. Black                                  | 1.0%      | 0.8%      | 0.8%      |
|                                   | 2017 Est. Asian or Pacific Islander              | 1.6%      | 1.9%      | 1.9%      |
|                                   | 2017 Est. American Indian or Alaska Native       | 1.5%      | 1.5%      | 1.4%      |
|                                   | 2017 Est. Other Races                            | 8.8%      | 9.7%      | 9.7%      |
| HISPANIC                          | 2017 Est. Hispanic Population                    | 1,233     | 3,651     | 4,036     |
|                                   | 2017 Est. Hispanic Population                    | 20.4%     | 19.9%     | 19.5%     |
|                                   | 2022 Proj. Hispanic Population                   | 22.3%     | 21.7%     | 21.2%     |
|                                   | 2010 Hispanic Population                         | 16.9%     | 16.8%     | 16.5%     |
| EDUCATION<br>(Adults 25 or Older) | 2017 Est. Adult Population (25 Years or Over)    | 4,135     | 12,529    | 14,217    |
|                                   | 2017 Est. Elementary (Grade Level 0 to 8)        | 9.9%      | 6.9%      | 7.1%      |
|                                   | 2017 Est. Some High School (Grade Level 9 to 11) | 7.8%      | 8.2%      | 7.8%      |
|                                   | 2017 Est. High School Graduate                   | 25.9%     | 28.0%     | 27.9%     |
|                                   | 2017 Est. Some College                           | 24.6%     | 26.5%     | 26.5%     |
|                                   | 2017 Est. Associate Degree Only                  | 12.7%     | 12.1%     | 11.9%     |
|                                   | 2017 Est. Bachelor Degree Only                   | 14.8%     | 12.2%     | 12.4%     |
|                                   | 2017 Est. Graduate Degree                        | 4.3%      | 6.1%      | 6.4%      |
| HOUSING                           | 2017 Est. Total Housing Units                    | 2,610     | 7,640     | 8,648     |
|                                   | 2017 Est. Owner-Occupied                         | 47.1%     | 58.7%     | 59.4%     |
|                                   | 2017 Est. Renter-Occupied                        | 48.3%     | 36.6%     | 35.6%     |
|                                   | 2017 Est. Vacant Housing                         | 4.7%      | 4.7%      | 4.9%      |
| HOMES BUILT BY YEAR               | 2010 Homes Built 2005 or later                   | -         | 0.2%      | 0.2%      |
|                                   | 2010 Homes Built 2000 to 2004                    | 4.7%      | 8.0%      | 8.4%      |
|                                   | 2010 Homes Built 1990 to 1999                    | 11.8%     | 14.1%     | 14.6%     |
|                                   | 2010 Homes Built 1980 to 1989                    | 8.6%      | 8.5%      | 8.7%      |
|                                   | 2010 Homes Built 1970 to 1979                    | 14.1%     | 18.3%     | 18.6%     |
|                                   | 2010 Homes Built 1960 to 1969                    | 7.1%      | 8.5%      | 8.7%      |
|                                   | 2010 Homes Built 1950 to 1959                    | 19.1%     | 20.1%     | 19.4%     |
|                                   | 2010 Homes Built Before 1949                     | 37.2%     | 24.1%     | 22.9%     |
| HOME VALUES                       | 2010 Home Value \$1,000,000 or More              | 0.4%      | 0.3%      | 0.3%      |
|                                   | 2010 Home Value \$500,000 to \$999,999           | 0.7%      | 2.3%      | 2.7%      |
|                                   | 2010 Home Value \$400,000 to \$499,999           | 3.9%      | 3.4%      | 4.0%      |
|                                   | 2010 Home Value \$300,000 to \$399,999           | 7.4%      | 7.7%      | 8.1%      |
|                                   | 2010 Home Value \$200,000 to \$299,999           | 23.1%     | 24.4%     | 25.0%     |
|                                   | 2010 Home Value \$150,000 to \$199,999           | 37.1%     | 30.3%     | 29.5%     |
|                                   | 2010 Home Value \$100,000 to \$149,999           | 16.7%     | 17.8%     | 17.0%     |
|                                   | 2010 Home Value \$50,000 to \$99,999             | 8.7%      | 9.2%      | 8.5%      |
|                                   | 2010 Home Value \$25,000 to \$49,999             | 1.5%      | 2.7%      | 2.7%      |
|                                   | 2010 Home Value Under \$25,000                   | 2.5%      | 4.0%      | 4.0%      |
|                                   | 2010 Median Home Value                           | \$176,036 | \$179,302 | \$185,412 |
|                                   | 2010 Median Rent                                 | \$700     | \$699     | \$694     |

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| LABOR FORCE            | 2017 Est. Labor Population Age 16 Years or Over    | 4,830    | 14,575   | 16,494   |
|------------------------|--|----------|----------|----------|
|                        | 2017 Est. Civilian Employed                        | 56.3%    | 54.8%    | 55.1%    |
|                        | 2017 Est. Civilian Unemployed                      | 3.5%     | 2.7%     | 2.8%     |
|                        | 2017 Est. in Armed Forces                          | -        | -        | -        |
|                        | 2017 Est. not in Labor Force                       | 40.3%    | 42.5%    | 42.1%    |
|                        | 2017 Labor Force Males                             | 47.7%    | 48.6%    | 48.8%    |
|                        | 2017 Labor Force Females                           | 52.3%    | 51.4%    | 51.2%    |
| OCCUPATION             | 2010 Occupation: Population Age 16 Years or Over   | 2,715    | 7,989    | 9,095    |
|                        | 2010 Mgmt, Business, & Financial Operations        | 8.1%     | 9.5%     | 10.3%    |
|                        | 2010 Professional, Related                         | 15.1%    | 15.3%    | 15.8%    |
|                        | 2010 Service                                       | 24.8%    | 23.6%    | 23.0%    |
|                        | 2010 Sales, Office                                 | 23.1%    | 24.3%    | 23.3%    |
|                        | 2010 Farming, Fishing, Forestry                    | 5.0%     | 5.9%     | 7.1%     |
|                        | 2010 Construction, Extraction, Maintenance         | 12.1%    | 9.0%     | 8.7%     |
|                        | 2010 Production, Transport, Material Moving        | 11.8%    | 12.4%    | 11.9%    |
|                        | 2010 White Collar Workers                          | 46.2%    | 49.2%    | 49.4%    |
|                        | 2010 Blue Collar Workers                           | 53.8%    | 50.8%    | 50.6%    |
| TRANSPORTATION TO WORK | 2010 Drive to Work Alone                           | 76.4%    | 77.1%    | 76.3%    |
|                        | 2010 Drive to Work in Carpool                      | 10.7%    | 10.5%    | 10.4%    |
|                        | 2010 Travel to Work by Public Transportation       | 0.7%     | 1.8%     | 1.9%     |
|                        | 2010 Drive to Work on Motorcycle                   | 0.4%     | 0.4%     | 0.3%     |
|                        | 2010 Walk or Bicycle to Work                       | 4.5%     | 3.2%     | 3.6%     |
|                        | 2010 Other Means                                   | 0.3%     | 0.5%     | 0.4%     |
|                        | 2010 Work at Home                                  | 6.9%     | 6.6%     | 7.1%     |
| TRAVEL TIME            | 2010 Travel to Work in 14 Minutes or Less          | 71.3%    | 66.6%    | 64.8%    |
|                        | 2010 Travel to Work in 15 to 29 Minutes            | 19.1%    | 22.3%    | 23.9%    |
|                        | 2010 Travel to Work in 30 to 59 Minutes            | 9.0%     | 9.4%     | 10.0%    |
|                        | 2010 Travel to Work in 60 Minutes or More          | 4.0%     | 2.7%     | 2.7%     |
|                        | 2010 Average Travel Time to Work                   | 11.0     | 11.5     | 11.9     |
| CONSUMER EXPENDITURE   | 2017 Est. Total Household Expenditure              | \$113 M  | \$351 M  | \$405 M  |
|                        | 2017 Est. Apparel                                  | \$3.90 M | \$12.1 M | \$14.0 M |
|                        | 2017 Est. Contributions, Gifts                     | \$6.85 M | \$22.2 M | \$25.9 M |
|                        | 2017 Est. Education, Reading                       | \$3.87 M | \$12.4 M | \$14.5 M |
|                        | 2017 Est. Entertainment                            | \$6.26 M | \$19.5 M | \$22.6 M |
|                        | 2017 Est. Food, Beverages, Tobacco                 | \$17.9 M | \$54.9 M | \$63.1 M |
|                        | 2017 Est. Furnishings, Equipment                   | \$3.77 M | \$11.8 M | \$13.6 M |
|                        | 2017 Est. Health Care, Insurance                   | \$10.4 M | \$31.8 M | \$36.6 M |
|                        | 2017 Est. Household Operations, Shelter, Utilities | \$35.2 M | \$109 M  | \$126 M  |
|                        | 2017 Est. Miscellaneous Expenses                   | \$1.72 M | \$5.29 M | \$6.08 M |
|                        | 2017 Est. Personal Care                            | \$1.48 M | \$4.57 M | \$5.27 M |
|                        | 2017 Est. Transportation                           | \$21.9 M | \$67.7 M | \$77.9 M |

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