

COLUMBIA RIVER CENTER

FOR LEASE > THE DALLES, OR



ADDRESS

400 Mt Hood Street, The Dalles, Oregon

AVAILABLE SPACE

1,669 SF

RENTAL RATE

\$18.00/SF/YR, NNN

TRAFFIC COUNTS

6th St - 8,019 ADT ('22)

Cherry Heights Rd - 5,144 ADT ('22)

W 2nd St - 10,179 ADT ('22)

HIGHLIGHTS

- Anchored by Safeway, Big 5 Sporting Goods, Petco and Staples.
- Co-tenants include The Dalles Liquor Store, Verizon, Great Clips, and Safeway Fuel Station. Other nearby retailers include Walgreens, AutoZone, and Fred Meyer.
- The Columbia River Center is positioned immediately off Exit 84 within the midst of the commercial center of The Dalles.
- Currently built out as office, with ability to reposition to retail, medical, or food service.
- Available now!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber 503.866.1956 | sam@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

503.274.0211
www.cra-nw.com

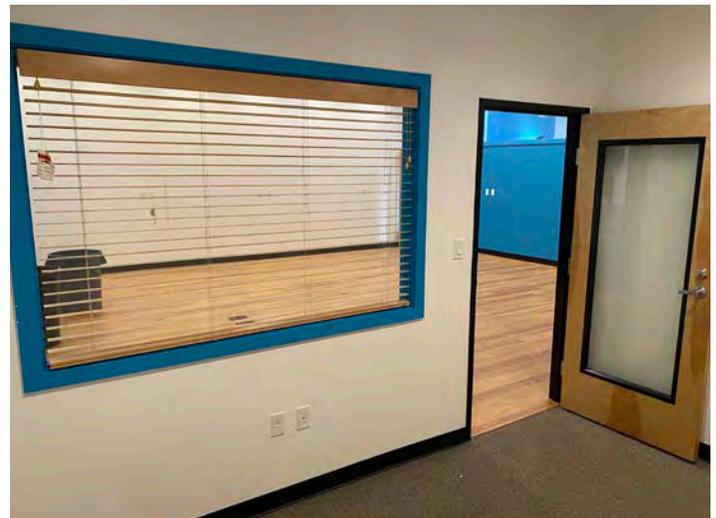
COLUMBIA RIVER CENTER 400 MT HOOD STREET THE DALLES, OR

IMAGES

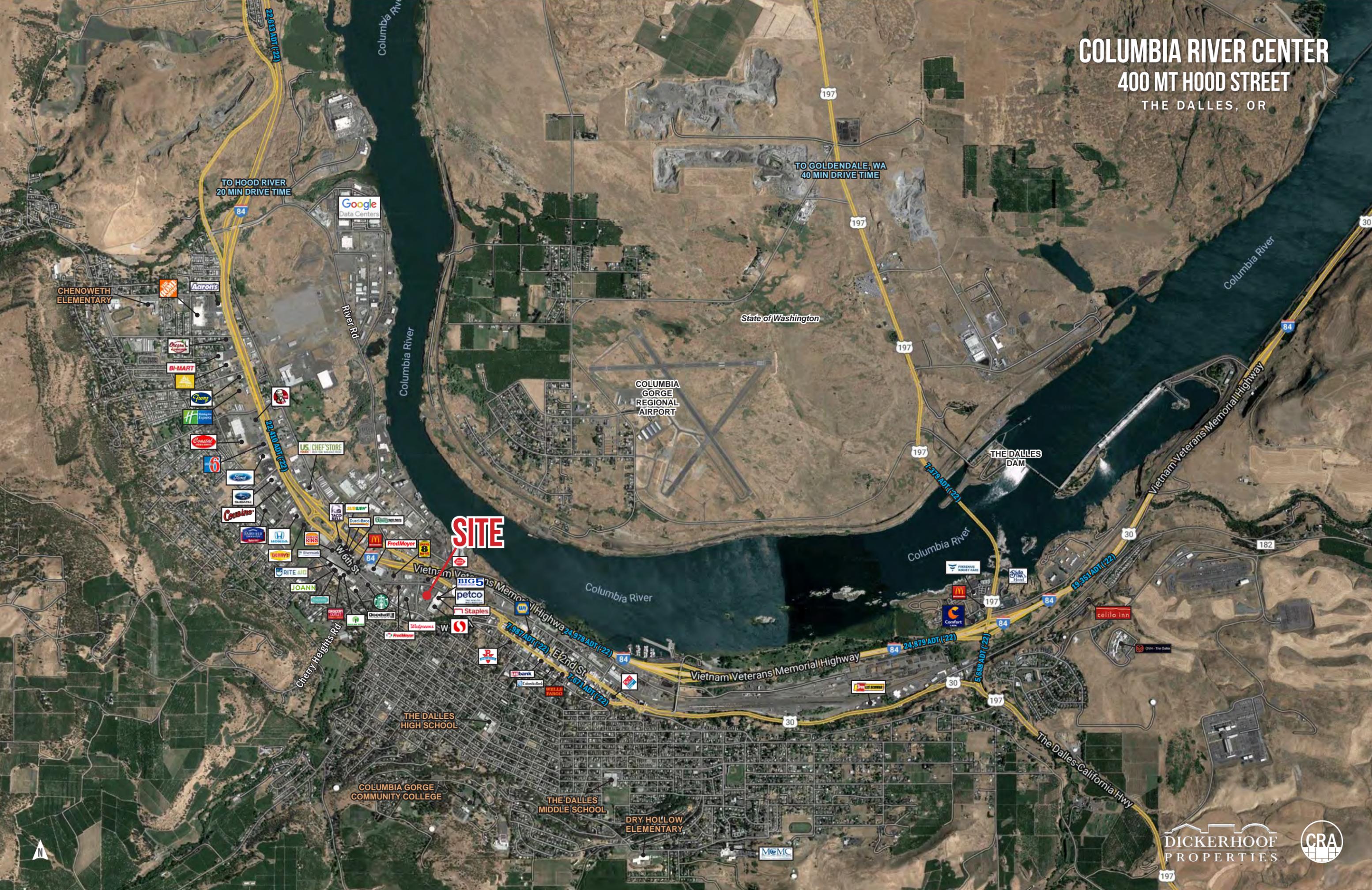


COLUMBIA RIVER CENTER 400 MT HOOD STREET THE DALLES, OR

IMAGES



COLUMBIA RIVER CENTER 400 MT HOOD STREET THE DALLES, OR



TO HOOD RIVER
20 MIN DRIVE TIME

TO GOLDENDALE, WA
40 MIN DRIVE TIME

SITE

CHENOWETH
ELEMENTARY

COLUMBIA
GORGE
REGIONAL
AIRPORT

THE DALLES
DAM

THE DALLES
HIGH SCHOOL

COLUMBIA GORGE
COMMUNITY COLLEGE

THE DALLES
MIDDLE SCHOOL

DRY HOLLOW
ELEMENTARY

DICKERHOOF
PROPERTIES



22,613 ADT (*22)

84

197

197

197

197

197

197

84

84

30

182

7,379 ADT (*22)

19,351 ADT (*22)

24,879 ADT (*22)

30

197

5,688 ADT (*22)

7,997 ADT (*22)

24,978 ADT (*22)

7,671 ADT (*22)

Cherry Heights Rd

W 6th St

E 2nd St

The Dalles-California Hwy

197

River Rd

State of Washington

Columbia River

Columbia River

Columbia River

Columbia River

Vietnam Veterans Memorial Highway

Vietnam Veterans Memorial Highway

Google
Data Centers

Aaron's

BI-MART

Walmart

Hyang

Home Depot

Costco

6

Ford

Subaru

Cougar

US CHEF STORE

Walmart

COLUMBIA RIVER CENTER 400 MT HOOD STREET THE DALLES, OR



SITE

WASHINGTON
OREGON

Columbia River

DICKERHOOF
PROPERTIES



COLUMBIA RIVER CENTER
400 MT HOOD STREET
THE DALLES, OR



Fred Meyer

Super 8

CHRYSLER

Dairy Queen

Auto Zone

Cherry Heights Rd

5,144 ADT ('22)

Cherry Heights Rd

Cherry Heights Rd

Cherry Heights Rd

Cherry Heights Rd

W 2nd St

W 6th St

Chenowith St

W 6th St

Chenowith St

W 8th Pl

W 6th St

W 6th St

W 6th St

W 6th St

Mill Creek

Mill Creek

Mill Creek

Mill Creek

W 9th St

verizon

Great Clips

MOD

Sharis

SHERWIN WILLIAMS

Walgreens

SAFeway GASOLINE

SITE

BIG 5

petco

Staples

S

COLUMBIA RIVER CENTER 400 MT HOOD STREET THE DALLES, OR

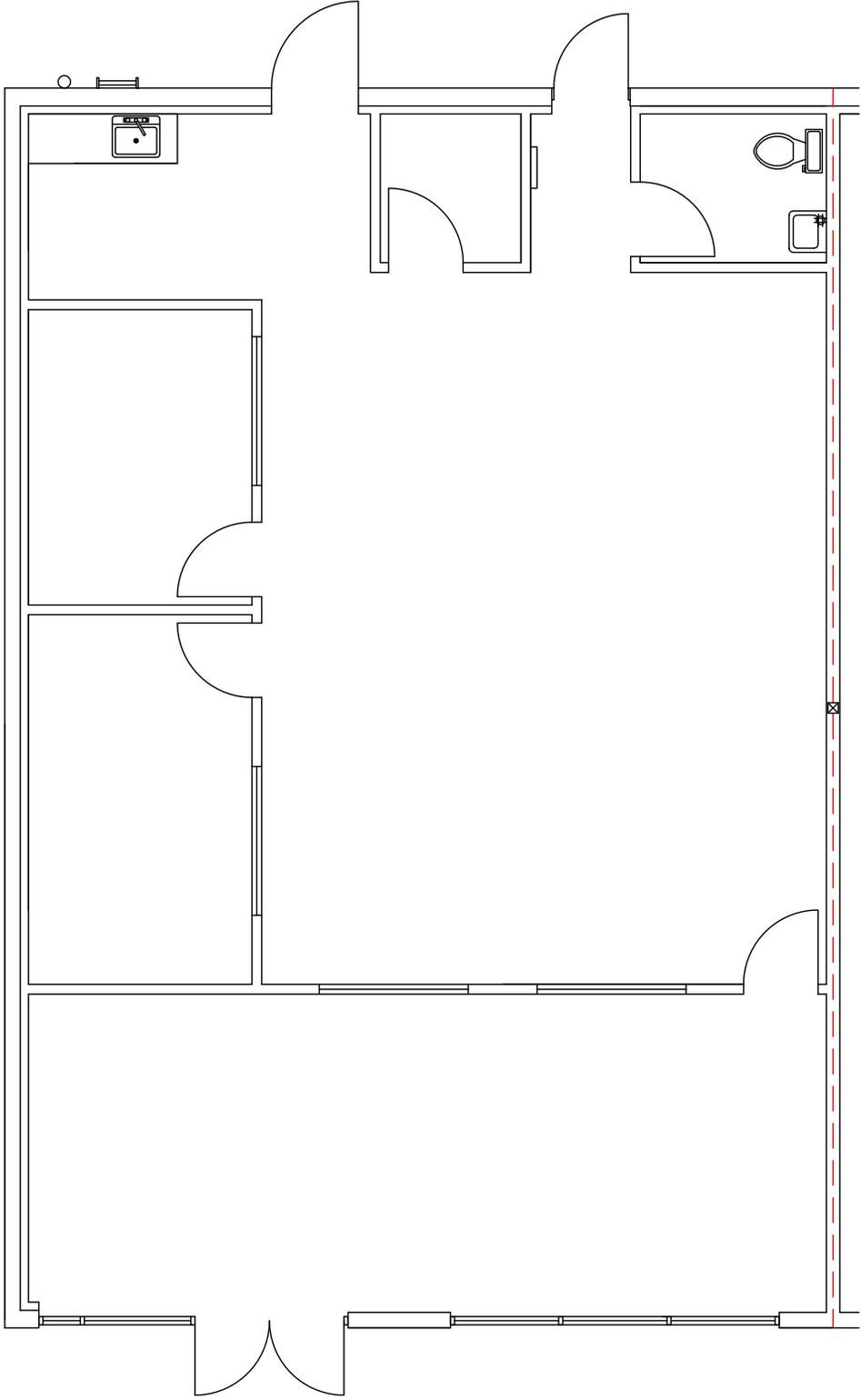
SITE PLAN



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.

COLUMBIA RIVER CENTER
400 MT HOOD STREET
THE DALLES, OR

FLOOR PLAN



COLUMBIA RIVER CENTER 400 MT HOOD STREET THE DALLES, OR

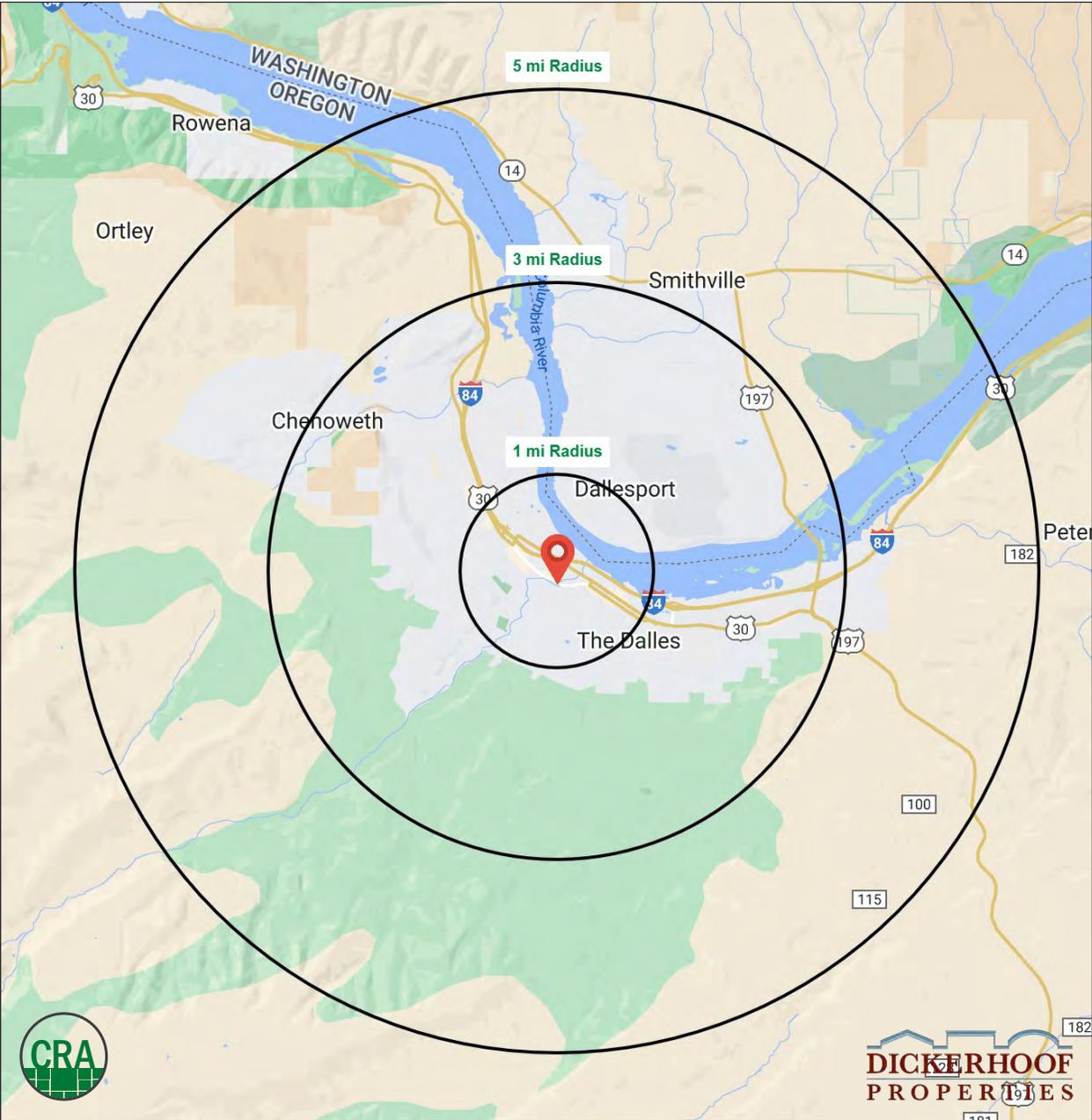
DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	6,356	18,879	21,088
Projected Population 2026	6,667	19,911	22,240
Average Household Income	\$76,046	\$74,287	\$74,284
Projected Avg HH Income 2026	\$94,461	\$88,415	\$87,970
Total Businesses	547	990	1,068

37.8

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6047/-121.1934

400 Mt Hood St	1 mi	3 mi	5 mi
The Dalles, OR 97058	radius	radius	radius
Population			
2021 Estimated Population	6,356	18,879	21,088
2026 Projected Population	6,667	19,911	22,240
2020 Census Population	6,391	18,791	21,013
2010 Census Population	6,141	17,819	19,918
Projected Annual Growth 2021 to 2026	1.0%	1.1%	1.1%
Historical Annual Growth 2010 to 2021	0.3%	0.5%	0.5%
2021 Median Age	37.8	39.0	39.5
Households			
2021 Estimated Households	2,535	7,428	8,303
2026 Projected Households	2,560	7,536	8,427
2020 Census Households	2,548	7,393	8,276
2010 Census Households	2,518	7,076	7,917
Projected Annual Growth 2021 to 2026	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2021	-	0.5%	0.4%
Race and Ethnicity			
2021 Estimated White	75.2%	75.7%	76.2%
2021 Estimated Black or African American	2.3%	1.1%	1.0%
2021 Estimated Asian or Pacific Islander	1.6%	1.9%	1.8%
2021 Estimated American Indian or Native Alaskan	1.2%	1.3%	1.3%
2021 Estimated Other Races	19.7%	20.0%	19.7%
2021 Estimated Hispanic	22.5%	21.8%	21.3%
Income			
2021 Estimated Average Household Income	\$76,046	\$74,287	\$74,284
2021 Estimated Median Household Income	\$53,472	\$58,939	\$59,520
2021 Estimated Per Capita Income	\$30,991	\$29,553	\$29,570
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	4.6%	5.3%	5.2%
2021 Estimated Some High School (Grade Level 9 to 11)	8.1%	9.0%	9.1%
2021 Estimated High School Graduate	27.5%	30.0%	29.9%
2021 Estimated Some College	30.3%	26.6%	26.3%
2021 Estimated Associates Degree Only	10.3%	9.9%	10.1%
2021 Estimated Bachelors Degree Only	12.4%	12.1%	12.1%
2021 Estimated Graduate Degree	6.7%	7.1%	7.3%
Business			
2021 Estimated Total Businesses	547	990	1,068
2021 Estimated Total Employees	4,779	9,632	10,236
2021 Estimated Employee Population per Business	8.7	9.7	9.6
2021 Estimated Residential Population per Business	11.6	19.1	19.8

For more information, please contact:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com

ALEX MACLEAN IV 503.866.6425 | alex4@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



503.274.0211

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.