

BASALT COMMONS

THE DALLES, OREGON



RENDERING

LOCATION

523 E. Third Street | The Dalles, OR
Between Laughlin and Jefferson

AVAILABLE SPACE

900 RSF - 8,609 RSF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

E 3rd St & Jefferson St - 6,306 ADT ('22)
I-84 - 28,938 ADT ('24)

HIGHLIGHTS

- Mixed-use residential project with 116 apartments, available ground floor restaurant, retail, and office space for lease located in the downtown commercial historic district.
- Large trade area with a population of 121,943.
- Nearby traffic generators include: Petite Provence, Wells Fargo, Ace Hardware, Farmstand Market, Wasco County Offices, and more!
- 2026 Delivery



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

INQUIRIES:

Robbie Kimmelman

Cell: 503.449.2591 | robbie@cra-nw.com

503.274.0211

www.cra-nw.com

IMAGES

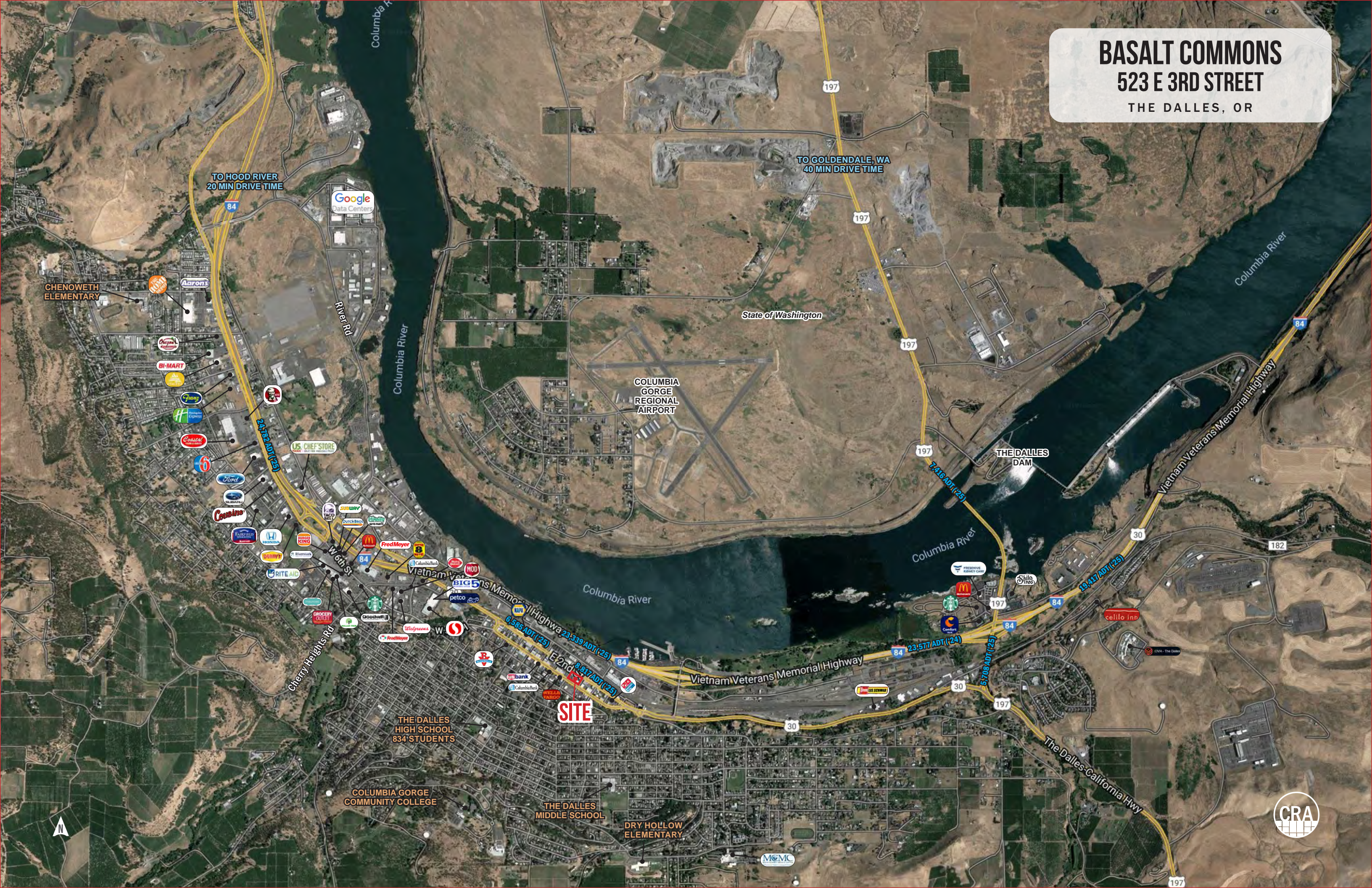
BASALT COMMONS
523 E 3RD STREET
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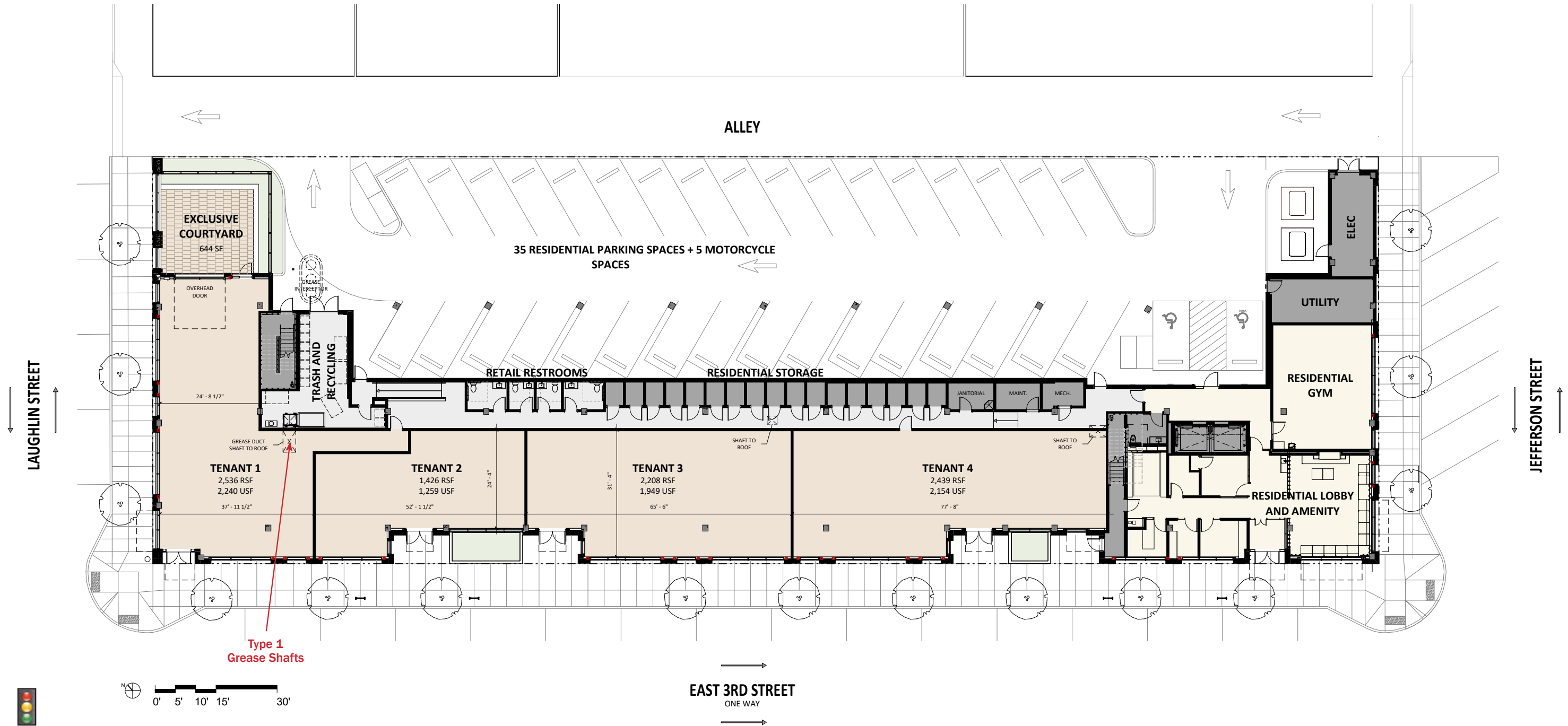


28,938 ADT (24)

SITE

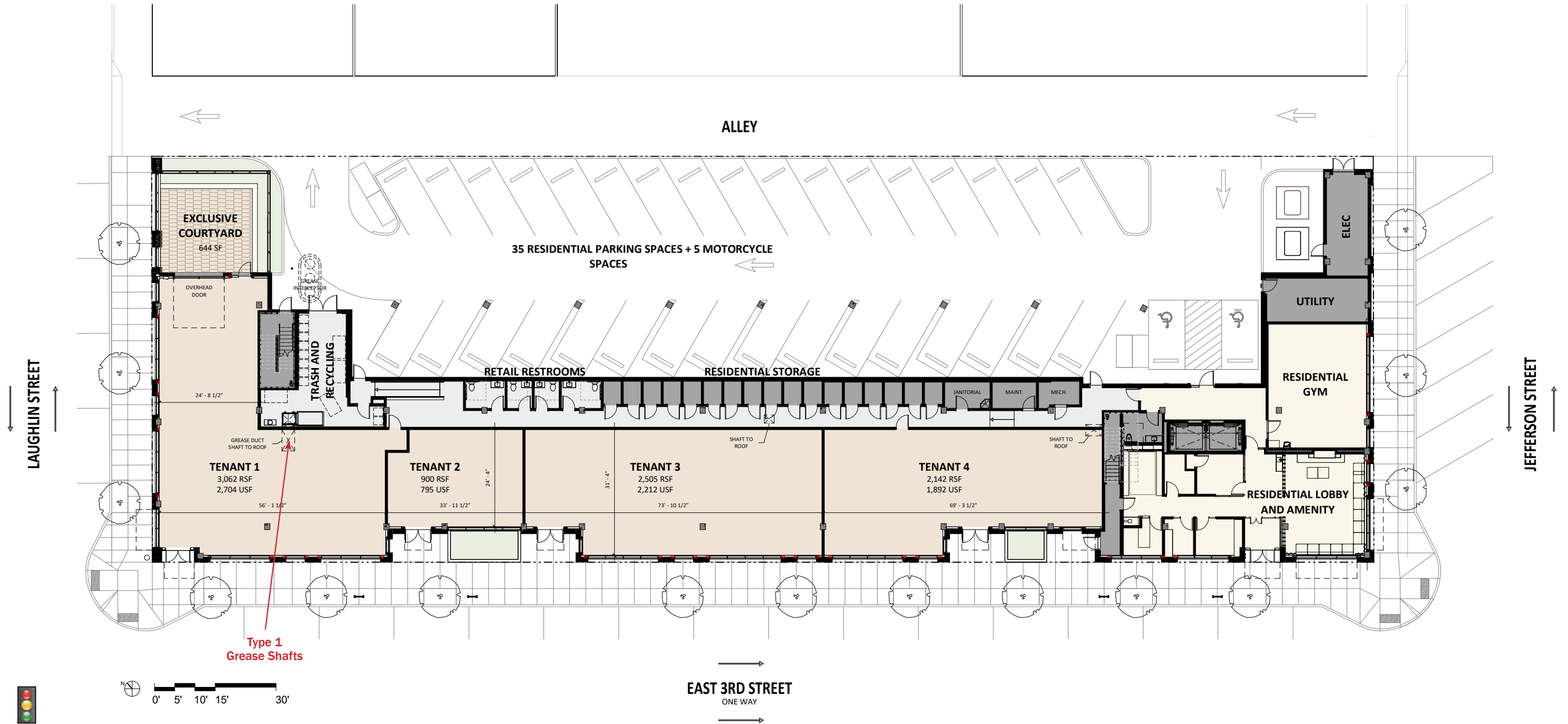
GROUND FLOOR PLAN - OPTION A

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GROUND FLOOR PLAN - OPTION B

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523 E 3RD STREET

THE DALLES, OR

DEMOGRAPHIC SUMMARY

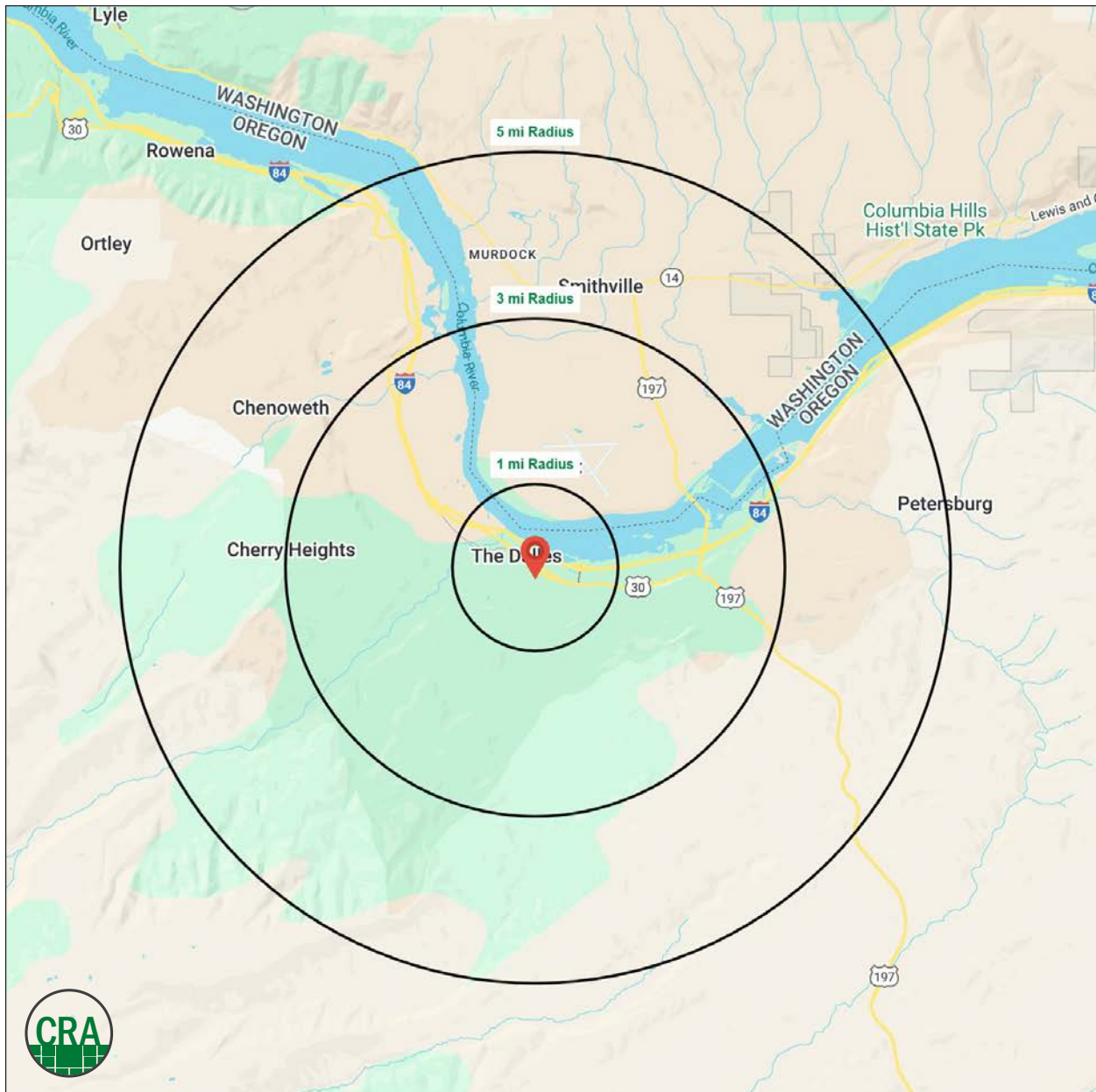
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	7,585	18,064	20,765
Estimated Households	2,934	7,048	8,130
Average HH Income	\$93,518	\$97,914	\$96,740
Median Home Value	\$303,585	\$315,711	\$324,978
Median Age	36.1	38.3	38.9
Daytime Demographics 16+	6,756	16,715	18,500

18,064

Estimated 2024 Population
3 MILE RADIUS

38.3

Median Age
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5995/-121.1795

Basalt Commons The Dalles, OR 97058	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	7,585	18,064	20,765
2029 Projected Population	7,241	17,484	20,109
2020 Census Population	7,953	18,767	21,488
2010 Census Population	7,494	17,583	20,160
Projected Annual Growth 2024 to 2029	-0.9%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
2024 Median Age	36.1	38.3	38.9
Households			
2024 Estimated Households	2,934	7,048	8,130
2029 Projected Households	2,815	6,855	7,908
2020 Census Households	3,096	7,334	8,430
2010 Census Households	2,999	6,978	8,013
Projected Annual Growth 2024 to 2029	-0.8%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	-0.2%	-	0.1%
Race and Ethnicity			
2024 Estimated White	76.6%	76.2%	76.5%
2024 Estimated Black or African American	1.0%	0.8%	0.8%
2024 Estimated Asian or Pacific Islander	2.2%	2.1%	2.0%
2024 Estimated American Indian or Native Alaskan	1.1%	1.3%	1.3%
2024 Estimated Other Races	19.1%	19.6%	19.4%
2024 Estimated Hispanic	22.6%	23.1%	22.8%
Income			
2024 Estimated Average Household Income	\$93,518	\$97,914	\$96,740
2024 Estimated Median Household Income	\$67,650	\$65,376	\$65,426
2024 Estimated Per Capita Income	\$36,435	\$38,508	\$38,150
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	7.9%	6.2%	5.9%
2024 Estimated Some High School (Grade Level 9 to 11)	7.4%	8.6%	8.1%
2024 Estimated High School Graduate	28.0%	27.7%	28.4%
2024 Estimated Some College	21.7%	23.5%	23.9%
2024 Estimated Associates Degree Only	10.0%	11.1%	11.3%
2024 Estimated Bachelors Degree Only	12.7%	12.6%	12.7%
2024 Estimated Graduate Degree	12.3%	10.2%	9.8%
Business			
2024 Estimated Total Businesses	492	987	1,083
2024 Estimated Total Employees	3,437	8,305	8,779
2024 Estimated Employee Population per Business	7.0	8.4	8.1
2024 Estimated Residential Population per Business	15.4	18.3	19.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

ROBBIE KIMMELMAN 503.449.2591 | robbie@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



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503.274.0211

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