

W 6TH STREET RETAIL

FOR LEASE ► THE DALLES, OREGON



Fred Meyer

**GROCERY
OUTLET**
Bergain Market

SUBWAY

**TACO
BELL**

McDonald's

**Jack
in the box**

**PAPA
MURPHY'S**

DUTCH BROS

LOCATION

1455 W 6th St, The Dalles, OR 97058

AVAILABLE SPACE

1,850 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

W 6th St – 10,131 ADT ('26)

I-84 – 23,587 ADT ('26)

HIGHLIGHTS

- Prime West 6th Street frontage on the city's main commercial corridor, providing strong daily traffic and visibility
- Easy freeway access: about a one minute drive from Exit 84 of I-84 and Cherry Heights Road
- Regional draw: the center serves customers from Mosier, Dallesport, Lyle and Wishram
- Established retail trade area including Fred Meyer, Safeway, Grocery Outlet, Petco, Walgreens, Goodwill, Big 5 Sporting Goods, Starbucks, McDonald's, Dutch Bros, MOD Pizza, Taco Bell, Jack in the Box and more
- Suitable for a variety of uses including retail, restaurant, service or medical

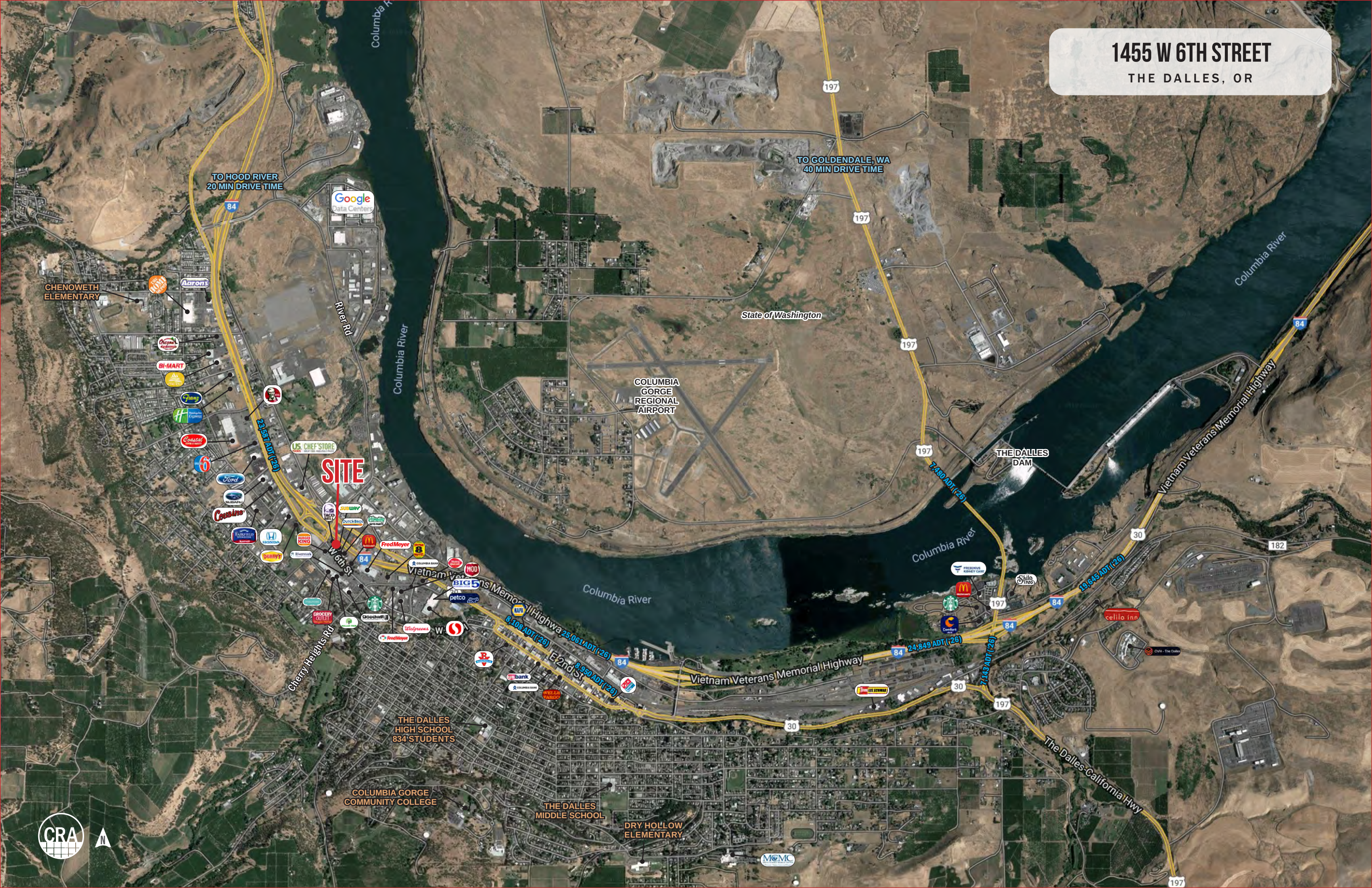


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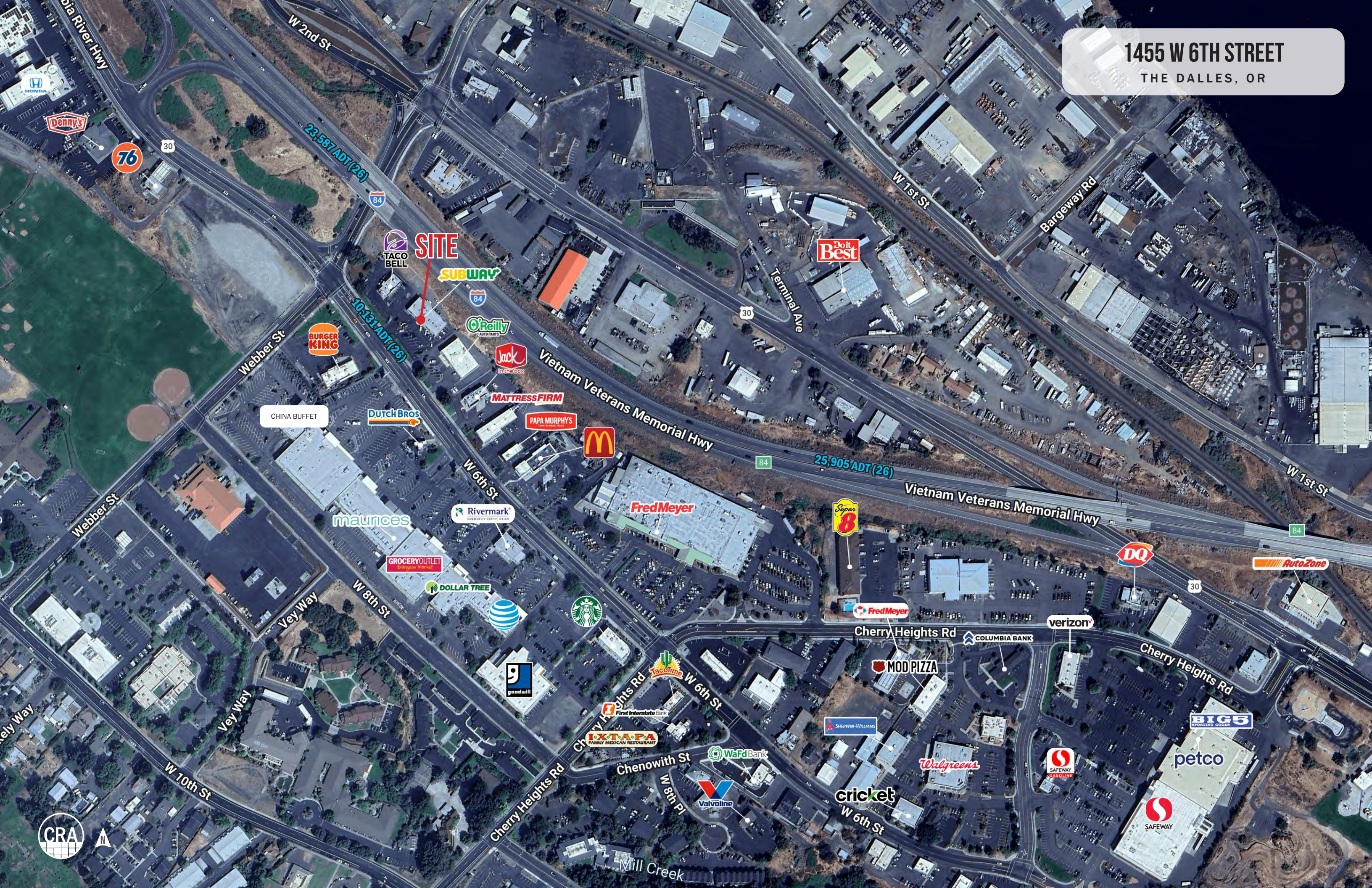
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THE DALLES, OR



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SITE PLAN

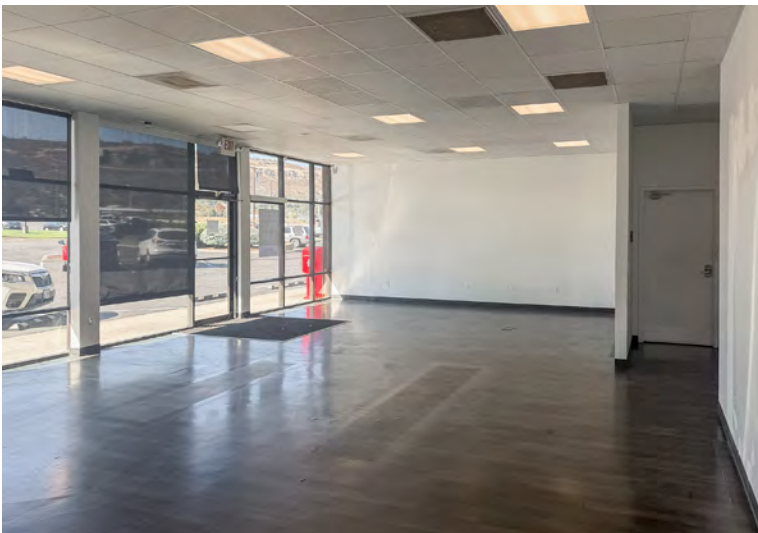
1455 W 6TH STREET
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W 6TH ST



PHOTOS

1455 W 6TH STREET
THE DALLES, OR



DEMOGRAPHIC SUMMARY

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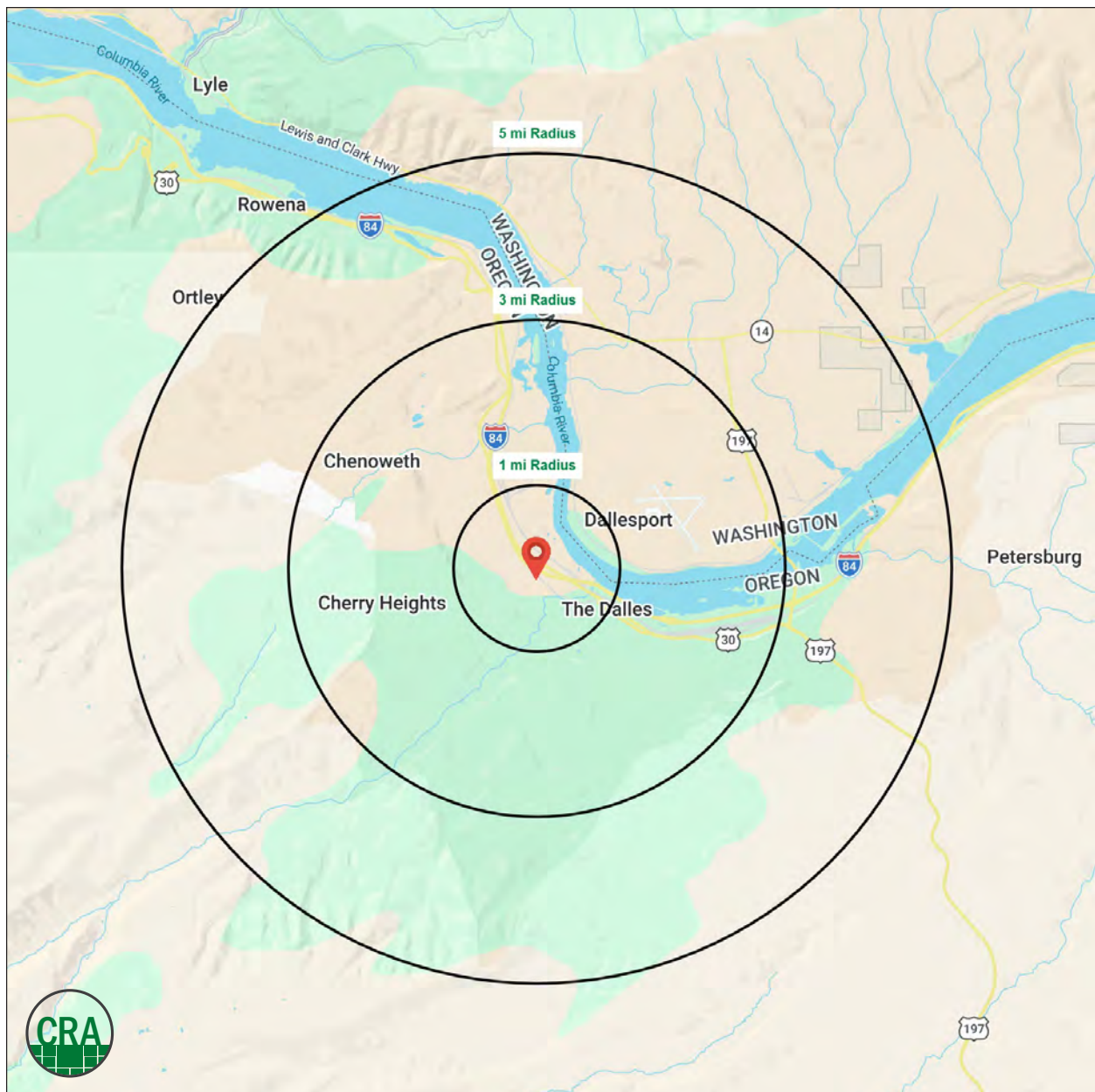
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	5,501	17,908	20,692
Estimated Households	2,131	7,057	8,194
Average HH Income	\$77,981	\$104,502	\$104,827
Median Home Value	\$321,886	\$357,267	\$372,282
Median Age	37.2	38.5	39.0
Daytime Demographics 16+	5,869	16,570	18,564

17,908

Estimated 2026 Population
3 MILE RADIUS

\$104,502

Average HH Income
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.6086/-121.2024

1455 W 6th St The Dalles, OR 97058	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	5,501	17,908	20,692
2031 Projected Population	5,495	17,969	20,826
2020 Census Population	5,655	18,832	21,460
2010 Census Population	5,304	17,648	20,134
Projected Annual Growth 2026 to 2031	-	-	0.1%
Historical Annual Growth 2010 to 2026	0.2%	-	0.2%
2026 Median Age	37.2	38.5	39.0
Households			
2026 Estimated Households	2,131	7,057	8,194
2031 Projected Households	2,094	6,948	8,094
2020 Census Households	2,230	7,376	8,419
2010 Census Households	2,175	7,013	8,003
Projected Annual Growth 2026 to 2031	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	-0.1%	-	0.1%
Race and Ethnicity			
2026 Estimated White	75.7%	75.3%	75.5%
2026 Estimated Black or African American	1.1%	0.9%	0.9%
2026 Estimated Asian or Pacific Islander	1.9%	2.1%	2.1%
2026 Estimated American Indian or Native Alaskan	1.4%	1.3%	1.3%
2026 Estimated Other Races	19.9%	20.4%	20.1%
2026 Estimated Hispanic	24.5%	23.9%	23.6%
Income			
2026 Estimated Average Household Income	\$77,981	\$104,502	\$104,827
2026 Estimated Median Household Income	\$59,400	\$67,852	\$67,881
2026 Estimated Per Capita Income	\$30,708	\$41,462	\$41,824
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	6.8%	6.3%	6.4%
2026 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.9%	6.8%
2026 Estimated High School Graduate	30.2%	26.5%	26.8%
2026 Estimated Some College	25.9%	24.7%	24.9%
2026 Estimated Associates Degree Only	11.9%	12.4%	12.1%
2026 Estimated Bachelors Degree Only	15.3%	14.4%	14.2%
2026 Estimated Graduate Degree	4.6%	8.8%	8.9%
Business			
2026 Estimated Total Businesses	328	970	1,094
2026 Estimated Total Employees	3,113	8,408	9,112
2026 Estimated Employee Population per Business	9.5	8.7	8.3
2026 Estimated Residential Population per Business	16.7	18.5	18.9

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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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

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