

FOR LEASE

KLAMATH FALLS *WinCo* FOODS PAD

KLAMATH FALLS, OREGON



LOCATION

Shasta Way & Avalon St
Klamath Falls, OR 97603

AVAILABLE SPACE

.99 Acre pad available for ground lease.
Delivered with parking lot in place and sewer,
storm drain and water stubbed to site.

LEASE RATE

Please call for details.

HIGHLIGHTS

- Located on Shasta Way just East of Washburn Way
- In front of a new 84,000 SF WinCo Foods store opening in March 2026
- Neighboring Retailers include Fred Meyer, Coastal Farm & Ranch, Sportsman's Warehouse, Michaels & Thunderbird Market

TRAFFIC COUNT

Shasta Way – 11,165 ADT ('25)

Washburn Way – 14,959 ADT ('25)



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WINCO PAD FOR LEASE

Klamath Falls, OR

KLAMATH FALLS
SCHOOL DISTRICT

Fred Meyer

**WinCo
FOODS**
COMING SOON!

SITE

Washburn Way 14,959 ADT (25) - Washburn Way

Shasta Way 11,165 ADT (25)

**Coastal
FARM & RANCH**



WINCO PAD FOR LEASE

Klamath Falls, OR

WinCo FOODS
COMING SOON!
SITE

KLAMATH FALLS SCHOOL DISTRICT

Fred Meyer

BestMed

14,959 ADT (25)
21,585 ADT (25)

11,165 ADT (25)

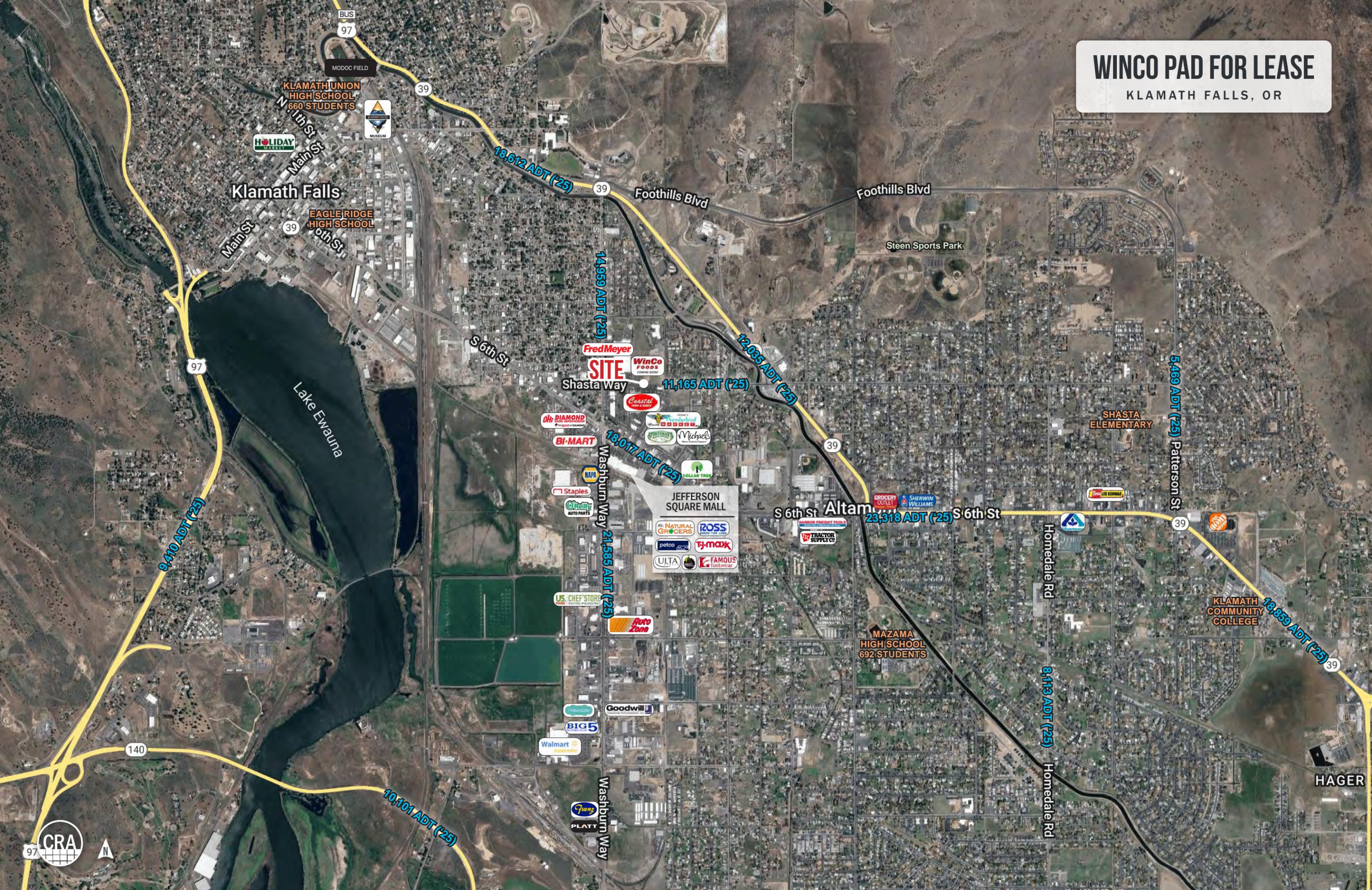
12,035 ADT (25)

23,318 ADT (25)



WINCO PAD FOR LEASE

KLAMATH FALLS, OR



Klamath Falls

KLAMATH UNION HIGH SCHOOL
660 STUDENTS

EAGLE RIDGE HIGH SCHOOL

Lake Ewauna

Steen Sports Park

Fred Meyer

SITE

WinCo FOODS
COMING SOON

11,165 ADT (25)

Costco

DIAMOND

BI-MART

NAPA

Staples

O'Reilly AUTO PARTS

SPORTSMAN

Michaels

COLLAR TREE

JEFFERSON SQUARE MALL

NATURAL GROCERS

ROSS

petco

TJ-MAXX

ULTA

FAMOUS FOOTWEAR

US CHEF STORE

Auto Zone

Walmart

BIG 5

Goodwill

Washburn Way

21,585 ADT (25)

Washburn Way

S 6th St Altam

23,318 ADT (25)

S 6th St

Homedale Rd

8,113 ADT (25)

Homedale Rd

5,469 ADT (25)

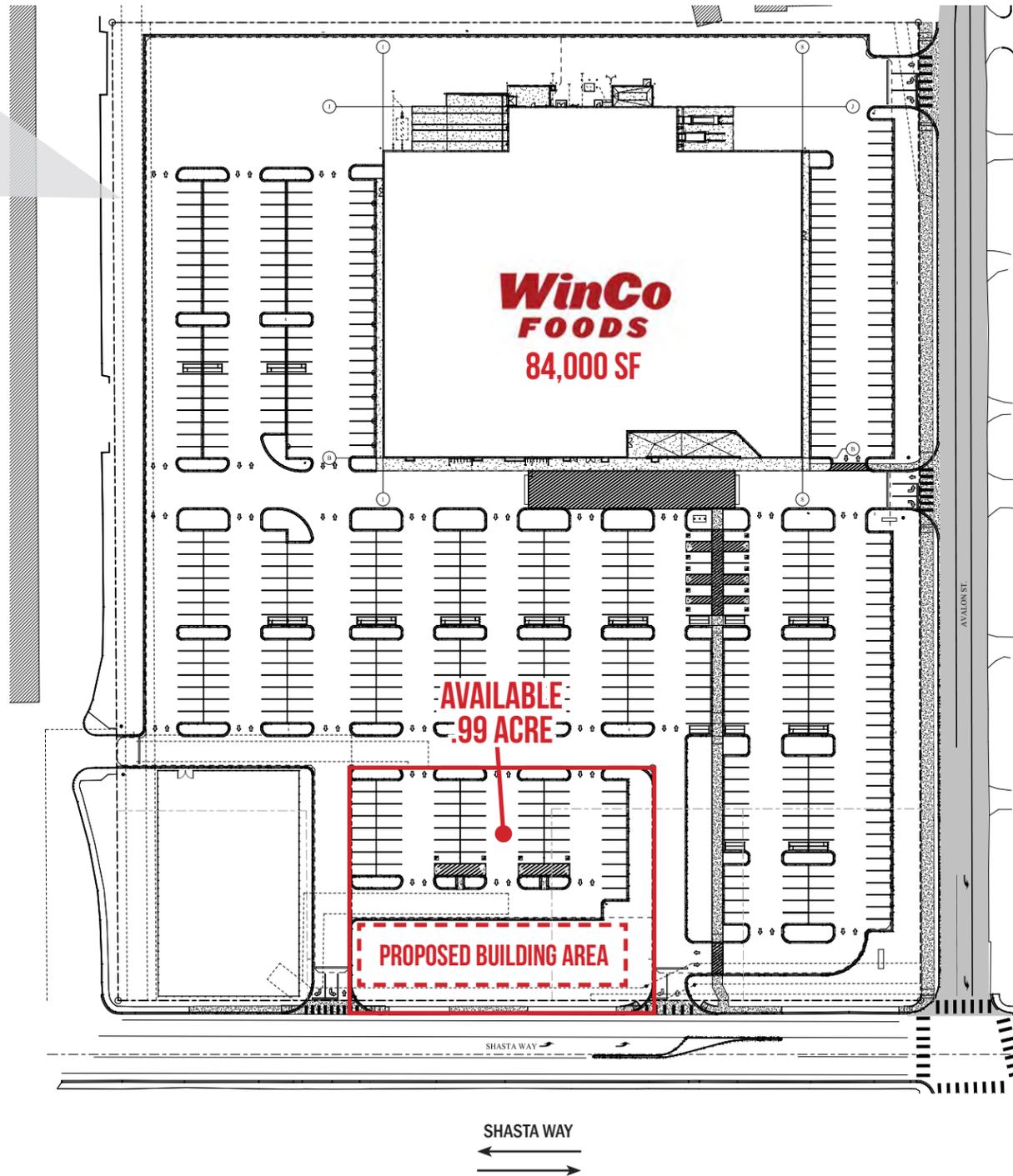
Patterson St

KLAMATH COMMUNITY COLLEGE

MAZAMA HIGH SCHOOL
692 STUDENTS

HAGER





WINCO PAD FOR LEASE

KLAMATH FALLS, OR

DEMOGRAPHIC SUMMARY

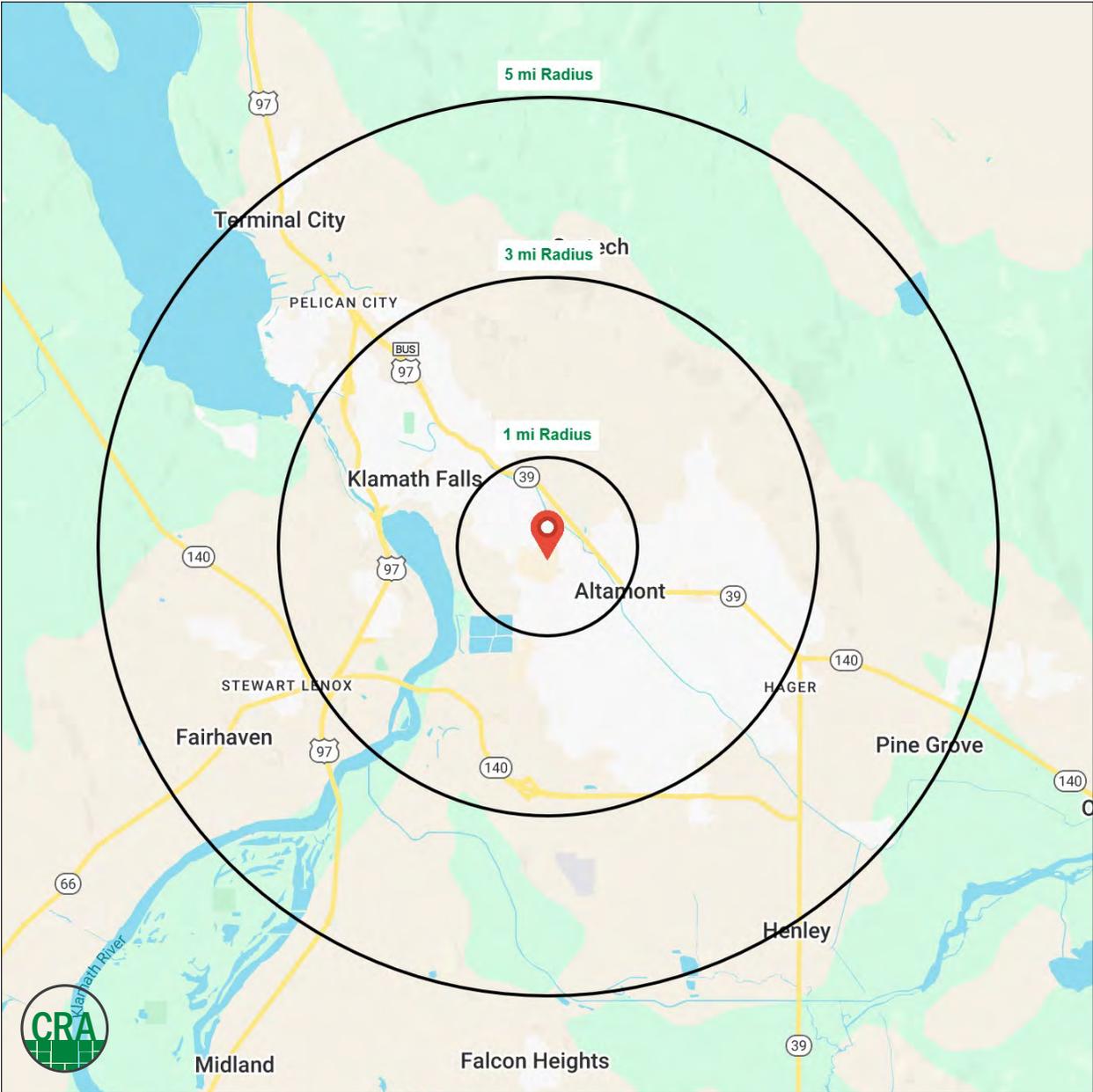
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	6,286	37,645	46,103
Estimated Households 2025	2,775	15,360	18,601
Average HH Income	\$48,777	\$75,121	\$82,203
Median Age	33.8	35.8	36.4
Total Businesses	524	1,799	2,239

\$82,203

Average Household Income
5 MILE RADIUS

46,103

Estimated 2025 Population
5 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2136/-121.7528

2950 Shasta Way Klamath Falls, OR 97603	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,286	37,645	46,103
2030 Projected Population	6,119	37,084	45,553
2020 Census Population	6,805	38,418	46,804
2010 Census Population	6,641	36,758	44,584
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-0.4%	0.2%	0.2%
2025 Median Age	33.8	35.8	36.4
Households			
2025 Estimated Households	2,775	15,360	18,601
2030 Projected Households	2,679	15,038	18,250
2020 Census Households	2,841	15,722	19,044
2010 Census Households	2,740	15,030	18,134
Projected Annual Growth 2025 to 2030	-0.7%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	75.2%	78.8%	79.6%
2025 Estimated Black or African American	1.9%	1.3%	1.2%
2025 Estimated Asian or Pacific Islander	1.3%	1.6%	1.7%
2025 Estimated American Indian or Native Alaskan	3.8%	3.2%	3.0%
2025 Estimated Other Races	17.8%	15.1%	14.5%
2025 Estimated Hispanic	21.3%	17.1%	16.3%
Income			
2025 Estimated Average Household Income	\$48,777	\$75,121	\$82,203
2025 Estimated Median Household Income	\$41,155	\$56,471	\$61,114
2025 Estimated Per Capita Income	\$21,612	\$30,828	\$33,370
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.5%	3.6%	3.3%
2025 Estimated Some High School (Grade Level 9 to 11)	7.9%	7.1%	6.7%
2025 Estimated High School Graduate	35.6%	33.8%	33.0%
2025 Estimated Some College	29.0%	24.8%	24.4%
2025 Estimated Associates Degree Only	9.0%	9.4%	9.3%
2025 Estimated Bachelors Degree Only	8.1%	12.7%	14.1%
2025 Estimated Graduate Degree	5.0%	8.5%	9.2%
Business			
2025 Estimated Total Businesses	524	1,799	2,239
2025 Estimated Total Employees	4,051	14,502	19,585
2025 Estimated Employee Population per Business	7.7	8.1	8.7
2025 Estimated Residential Population per Business	12.0	20.9	20.6

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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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