

FOR SALE OR LEASE

# KLAMATH FALLS *WinCo* FOODS PAD

KLAMATH FALLS, OREGON

**WINCO**  
NOW OPEN!



## LOCATION

Shasta Way & Avalon St  
Klamath Falls, OR 97603

## AVAILABLE SPACE

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

## SALE PRICE

\$800k for sale, \$65,000 / year for ground lease

## 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)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Alex MacLean** 503.709.3563 | alex@cra-nw.com

**Bob LeFeber** 503.807.4174 | bob@cra-nw.com

**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](http://www.cra-nw.com)

# WINCO PAD FOR LEASE

Klamath Falls, OR

KLAMATH FALLS  
SCHOOL DISTRICT

**Fred Meyer**

**WinCo  
FOODS**  
NOW OPEN!

**SITE**

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

Shasta Way

11,165 ADT ('25)

Shasta Way

Washburn Way

**Coastal  
FARM & RANCH**



# WINCO PAD FOR LEASE

Klamath Falls, OR

**WinCo FOODS**  
NOW OPEN!

**SITE**

**Fred Meyer**

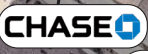
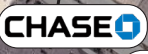
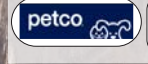
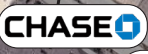
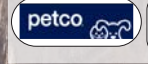
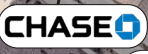
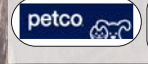
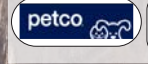
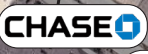
14,959 ADT (25)

11,165 ADT (25)

12,035 ADT (25)

23,318 ADT (25)

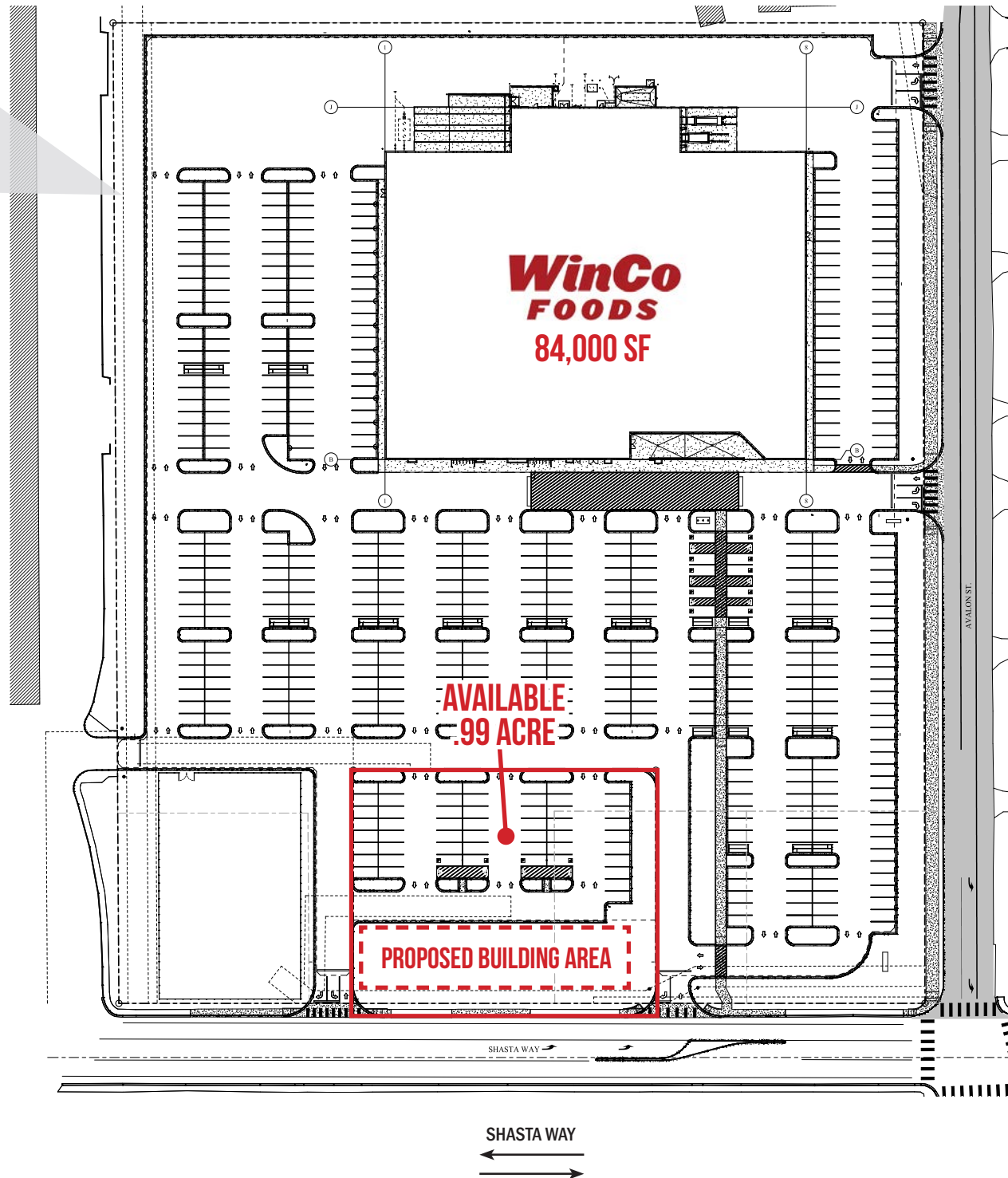
21,585 ADT (25)



# WINCO PAD FOR LEASE

KLAMATH FALLS, OR





# WINCO PAD FOR LEASE

KLAMATH FALLS, OR

## DEMOGRAPHIC SUMMARY

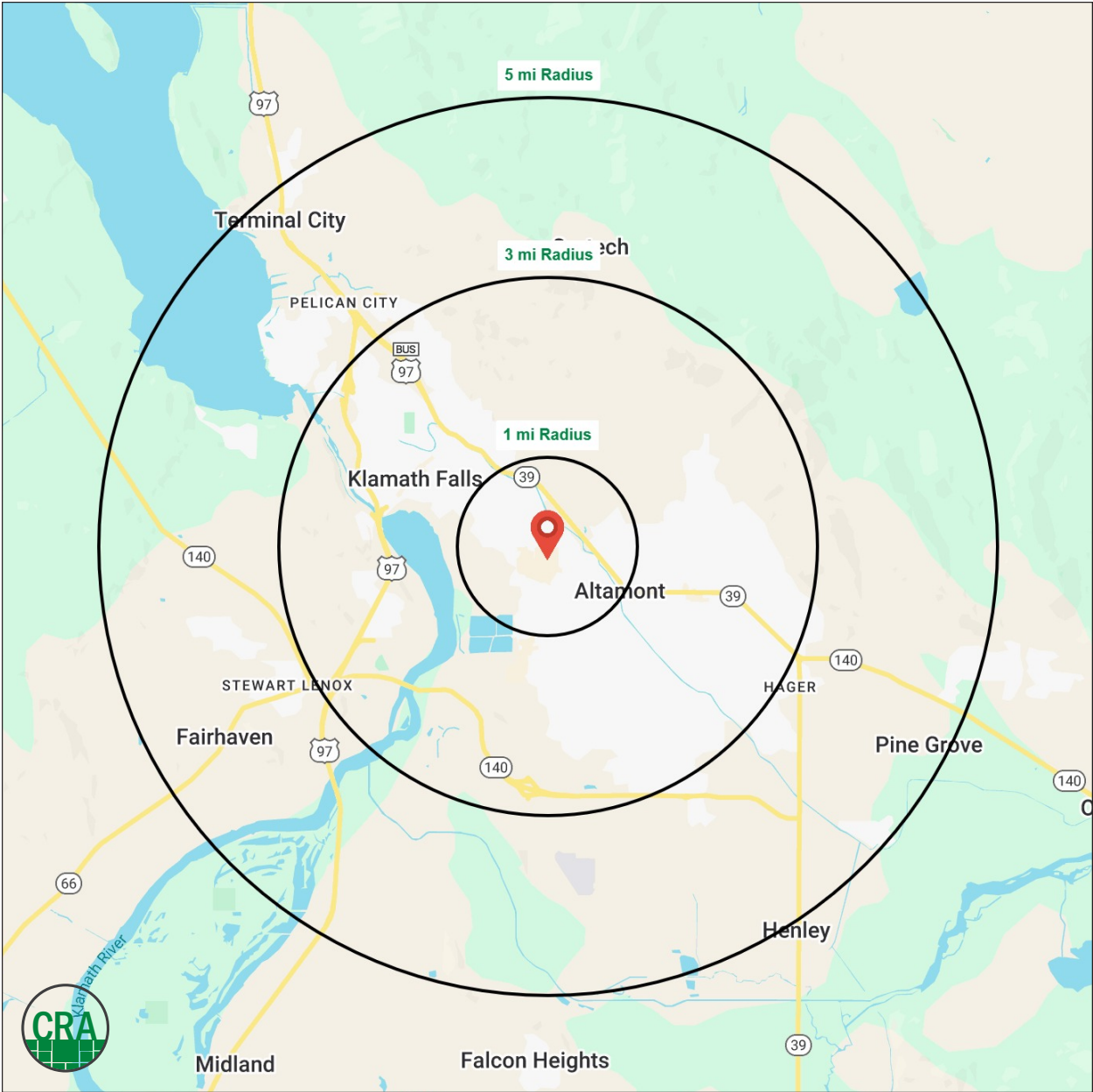
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	6,286	37,645	46,103
Estimated Households 2025	2,775	15,360	18,601
Average HH Income	\$48,777	\$75,121	\$82,203
Median Age	33.8	35.8	36.4
Total Businesses	524	1,799	2,239

**\$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
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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:*

**ALEX MACLEAN** 503.709.3563 | alex@cra-nw.com

**BOB LEFEBER** 503.807.4174 | bob@cra-nw.com

**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](http://www.cra-nw.com)



503.274.0211

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