

FOR SALE · COMMERCIAL LAND

KLAMATH FALLS · OR



- PRICE: \$1,000,000 OR BEST OFFER
- 3.30 ACRES OF COMMERCIAL ZONED LAND
- CAN ACCOMMODATE MULTIPLE COMMERCIAL USES
- GREAT COMMERCIAL DEVELOPMENT OPPORTUNITY

Demographics



- 1 MILE – 9,194
- 3 MILE – 30,803
- 5 MILE – 44,750



- 1 MILE – 2,316
- 3 MILE – 10,655
- 5 MILE – 20,226



- 1 MILE – \$58,601
- 3 MILE – \$59,569
- 5 MILE – \$62,642

David Demers
503-245-1400 x521
DAVID@HSMPACIFIC.COM

Michael Heerman
503-245-1400 x517
MICHAEL@HSMPACIFIC.COM

CHAINLINKS
RETAIL ADVISORS



4260 GALEWOOD ST. SUITE B LAKE OSWEGO, OR 97035

Full Profile

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



Lat/Lon: 42.2057/-121.7201

5500 S 6th St Klamath Falls, OR 97603	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	9,194	30,803	44,750
2026 Projected Population	9,436	32,105	46,359
2020 Census Population	9,263	30,761	44,821
2010 Census Population	8,767	28,835	42,244
Projected Annual Growth 2021 to 2026	0.5%	0.8%	0.7%
Historical Annual Growth 2010 to 2021	0.4%	0.6%	0.5%
Households			
2021 Estimated Households	3,753	12,500	18,293
2026 Projected Households	3,939	13,300	19,361
2020 Census Households	3,785	12,487	18,316
2010 Census Households	3,565	11,637	17,173
Projected Annual Growth 2021 to 2026	1.0%	1.3%	1.2%
Historical Annual Growth 2010 to 2021	-	-	-
Age			
2021 Est. Population Under 10 Years	12.9%	13.4%	12.9%
2021 Est. Population 10 to 19 Years	11.3%	11.7%	12.0%
2021 Est. Population 20 to 29 Years	12.7%	13.3%	14.5%
2021 Est. Population 30 to 44 Years	18.4%	18.8%	18.7%
2021 Est. Population 45 to 59 Years	15.9%	15.6%	15.9%
2021 Est. Population 60 to 74 Years	18.0%	17.7%	17.1%
2021 Est. Population 75 Years or Over	10.8%	9.5%	8.9%
2021 Est. Median Age	39.3	38.0	37.2
Marital Status & Gender			
2021 Est. Male Population	48.9%	48.7%	49.1%
2021 Est. Female Population	51.1%	51.3%	50.9%
2021 Est. Never Married	27.2%	28.2%	29.8%
2021 Est. Now Married	44.2%	44.9%	42.5%
2021 Est. Separated or Divorced	18.6%	17.8%	19.1%
2021 Est. Widowed	10.0%	9.2%	8.6%
Income			
2021 Est. HH Income \$200,000 or More	0.7%	1.3%	2.2%
2021 Est. HH Income \$150,000 to \$199,999	3.0%	3.4%	3.9%
2021 Est. HH Income \$100,000 to \$149,999	14.5%	12.5%	12.3%
2021 Est. HH Income \$75,000 to \$99,999	15.0%	13.6%	13.0%
2021 Est. HH Income \$50,000 to \$74,999	19.7%	21.7%	20.1%
2021 Est. HH Income \$35,000 to \$49,999	13.4%	14.1%	14.0%
2021 Est. HH Income \$25,000 to \$34,999	9.4%	9.3%	9.3%
2021 Est. HH Income \$15,000 to \$24,999	11.6%	11.8%	12.0%
2021 Est. HH Income Under \$15,000	12.7%	12.1%	13.3%
2021 Est. Average Household Income	\$58,601	\$59,569	\$62,642
2021 Est. Median Household Income	\$54,858	\$55,019	\$54,530
2021 Est. Per Capita Income	\$24,085	\$24,320	\$25,830
2021 Est. Total Businesses	270	1,190	2,047
2021 Est. Total Employees	2,316	10,655	20,226

Full Profile

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



Lat/Lon: 42.2057/-121.7201

5500 S 6th St Klamath Falls, OR 97603		1 mi radius	3 mi radius	5 mi radius
Race				
2021 Est. White		81.2%	77.7%	77.9%
2021 Est. Black		1.2%	1.3%	1.2%
2021 Est. Asian or Pacific Islander		1.2%	1.2%	2.4%
2021 Est. American Indian or Alaska Native		2.7%	3.3%	3.2%
2021 Est. Other Races		13.7%	16.5%	15.3%
Hispanic				
2021 Est. Hispanic Population		1,085	4,715	6,067
2021 Est. Hispanic Population		11.8%	15.3%	13.6%
2026 Proj. Hispanic Population		12.6%	16.2%	14.4%
2020 Hispanic Population		14.1%	16.6%	14.8%
Education (Adults 25 & Older)				
2021 Est. Adult Population (25 Years or Over)		6,471	21,289	30,532
2021 Est. Elementary (Grade Level 0 to 8)		4.0%	4.3%	3.6%
2021 Est. Some High School (Grade Level 9 to 11)		7.0%	7.6%	7.4%
2021 Est. High School Graduate		32.7%	29.6%	30.9%
2021 Est. Some College		24.8%	25.4%	26.0%
2021 Est. Associate Degree Only		12.9%	12.4%	11.1%
2021 Est. Bachelor Degree Only		11.6%	12.6%	12.8%
2021 Est. Graduate Degree		7.0%	8.0%	8.2%
Housing				
2021 Est. Total Housing Units		3,918	13,050	19,361
2021 Est. Owner-Occupied		63.5%	60.8%	56.6%
2021 Est. Renter-Occupied		32.2%	35.0%	37.9%
2021 Est. Vacant Housing		4.2%	4.2%	5.5%
Homes Built by Year				
2021 Homes Built 2010 or later		3.6%	3.3%	2.4%
2021 Homes Built 2000 to 2009		9.1%	8.5%	7.6%
2021 Homes Built 1990 to 1999		10.8%	13.3%	13.0%
2021 Homes Built 1980 to 1989		7.3%	9.0%	9.2%
2021 Homes Built 1970 to 1979		24.6%	24.1%	20.1%
2021 Homes Built 1960 to 1969		10.8%	9.1%	8.7%
2021 Homes Built 1950 to 1959		8.5%	7.1%	7.6%
2021 Homes Built Before 1949		20.9%	21.4%	25.9%
Home Values				
2021 Home Value \$1,000,000 or More		0.2%	0.3%	0.4%
2021 Home Value \$500,000 to \$999,999		3.8%	3.7%	4.4%
2021 Home Value \$400,000 to \$499,999		2.8%	5.7%	6.0%
2021 Home Value \$300,000 to \$399,999		5.6%	8.9%	10.6%
2021 Home Value \$200,000 to \$299,999		30.4%	27.3%	26.1%
2021 Home Value \$150,000 to \$199,999		25.3%	22.6%	20.8%
2021 Home Value \$100,000 to \$149,999		18.1%	17.0%	16.7%
2021 Home Value \$50,000 to \$99,999		7.9%	7.2%	8.6%
2021 Home Value \$25,000 to \$49,999		3.2%	3.7%	3.1%
2021 Home Value Under \$25,000		2.8%	3.7%	3.4%
2021 Median Home Value		\$190,228	\$199,107	\$203,861
2021 Median Rent		\$733	\$809	\$788

Full Profile

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



Lat/Lon: 42.2057/-121.7201

5500 S 6th St Klamath Falls, OR 97603	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2021 Est. Labor Population Age 16 Years or Over	7,356	24,429	35,853
2021 Est. Civilian Employed	48.8%	48.3%	49.3%
2021 Est. Civilian Unemployed	5.0%	5.4%	5.5%
2021 Est. in Armed Forces	1.8%	1.7%	1.4%
2021 Est. not in Labor Force	44.4%	44.6%	43.8%
2021 Labor Force Males	48.4%	48.2%	48.7%
2021 Labor Force Females	51.6%	51.8%	51.3%
Occupation			
2021 Occupation: Population Age 16 Years or Over	3,590	11,808	17,668
2021 Mgmt, Business, & Financial Operations	17.5%	17.3%	16.9%
2021 Professional, Related	27.0%	25.0%	24.0%
2021 Service	19.5%	18.8%	18.2%
2021 Sales, Office	14.2%	14.6%	16.5%
2021 Farming, Fishing, Forestry	1.2%	0.7%	0.7%
2021 Construction, Extraction, Maintenance	8.3%	9.0%	8.3%
2021 Production, Transport, Material Moving	12.3%	14.5%	15.4%
2021 White Collar Workers	58.6%	56.9%	57.4%
2021 Blue Collar Workers	41.4%	43.1%	42.6%
Transportation to Work			
2021 Drive to Work Alone	86.6%	84.0%	81.8%
2021 Drive to Work in Carpool	7.2%	8.8%	9.4%
2021 Travel to Work by Public Transportation	0.7%	0.8%	0.9%
2021 Drive to Work on Motorcycle	-	-	-
2021 Walk or Bicycle to Work	0.2%	2.2%	2.6%
2021 Other Means	-	0.3%	0.6%
2021 Work at Home	5.3%	3.9%	4.5%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	56.4%	53.2%	56.7%
2021 Travel to Work in 15 to 29 Minutes	35.7%	38.4%	34.9%
2021 Travel to Work in 30 to 59 Minutes	5.1%	6.5%	6.5%
2021 Travel to Work in 60 Minutes or More	2.8%	2.0%	1.9%
2021 Average Travel Time to Work	12.9	13.5	12.9
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$181.71 M	\$612.27 M	\$926.46 M
2021 Est. Apparel	\$6.25 M	\$21.12 M	\$32.09 M
2021 Est. Contributions, Gifts	\$9.82 M	\$33.17 M	\$50.63 M
2021 Est. Education, Reading	\$5.17 M	\$17.6 M	\$27.37 M
2021 Est. Entertainment	\$10.06 M	\$33.89 M	\$51.36 M
2021 Est. Food, Beverages, Tobacco	\$28.33 M	\$95.39 M	\$144.08 M
2021 Est. Furnishings, Equipment	\$6.27 M	\$21.13 M	\$31.98 M
2021 Est. Health Care, Insurance	\$17.17 M	\$57.66 M	\$86.67 M
2021 Est. Household Operations, Shelter, Utilities	\$59.43 M	\$200.36 M	\$303.45 M
2021 Est. Miscellaneous Expenses	\$3.41 M	\$11.5 M	\$17.41 M
2021 Est. Personal Care	\$2.44 M	\$8.21 M	\$12.42 M
2021 Est. Transportation	\$33.36 M	\$112.24 M	\$169 M

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RF1

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