

KLAMATH FALLS TOWN CENTER

PERSHING WAY & AVALON ST. KLAMATH FALLS, OR



PROPERTY DETAILS

- 21,256 SF RETAIL SPACE AVAILABLE
- EXCELLENT MID-BOX SPACE IN THE #1 TRADE AREA IN KLAMATH FALLS
- ANCHORED BY DOMINANT SHERM'S THUNDERBIRD GROCERY STORE
- PRIME LOCATION OFF S. 6TH STREET, THE MAJOR RETAIL ARTERIAL IN THE TRADE AREA
- LARGE CAPTIVE MARKET WITH AN EXTENDED DRAW
- CALL FOR RATES

Brock Switzer
brock@hsm Pacific.com

Melissa Martin
melissa@hsm Pacific.com

503-245-1400 | www.hsm Pacific.com | 612 SW Idaho St. Suite 2, Portland, Oregon 97239



SITE PLAN AND DEMOS



DEMOGRAPHICS

POPULATION

1 MILE - 6,620
 3 MILE - 38,071
 5 MILE - 46,416
 10 MILE - 51,821

DAYTIME POPULATION

1 MILE - 5,572
 3 MILE - 15,826
 5 MILE - 22,248
 10 MILE - 23,088

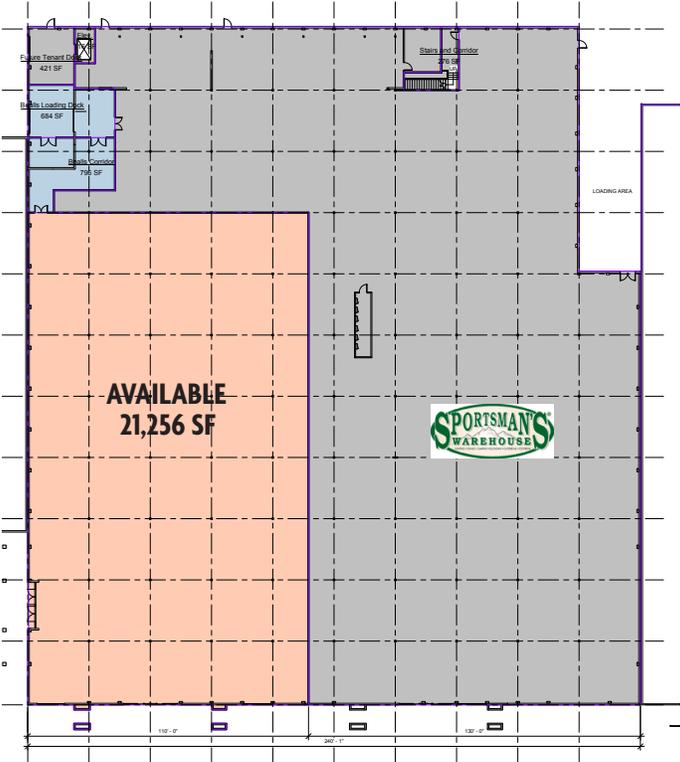
AVERAGE HH INCOME

1 MILE - \$39,066
 3 MILE - \$58,600
 5 MILE - \$64,276
 10 MILE - \$66,326

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SPACE PLAN AND PHOTOS



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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2097/-121.7564

RF1

2780 S 6th St

Klamath Falls, OR 97603

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
POPULATION	2020 Estimated Population	5,718	37,945	46,556	52,115
	2025 Projected Population	6,009	39,477	48,143	53,722
	2010 Census Population	5,646	36,651	44,756	50,026
	2000 Census Population	5,636	36,360	43,418	48,502
	Projected Annual Growth 2020 to 2025	1.0%	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	-	0.2%	0.4%	0.4%
HOUSEHOLDS	2020 Estimated Households	2,388	15,595	19,006	21,274
	2025 Projected Households	2,435	15,781	19,111	21,321
	2010 Census Households	2,340	14,991	18,205	20,337
	2000 Census Households	2,300	14,654	17,350	19,259
	Projected Annual Growth 2020 to 2025	0.4%	0.2%	0.1%	-
	Historical Annual Growth 2000 to 2020	0.2%	0.3%	0.5%	0.5%
AGE	2020 Est. Population Under 10 Years	16.7%	13.9%	13.4%	13.1%
	2020 Est. Population 10 to 19 Years	11.8%	12.1%	12.2%	12.2%
	2020 Est. Population 20 to 29 Years	17.5%	15.1%	14.4%	13.7%
	2020 Est. Population 30 to 44 Years	18.7%	18.8%	18.4%	18.2%
	2020 Est. Population 45 to 59 Years	14.7%	15.5%	16.0%	16.4%
	2020 Est. Population 60 to 74 Years	12.8%	16.0%	17.0%	17.8%
	2020 Est. Population 75 Years or Over	7.8%	8.6%	8.7%	8.6%
	2020 Est. Median Age	32.1	35.8	36.9	37.8
MARITAL STATUS & GENDER	2020 Est. Male Population	48.6%	49.2%	49.3%	49.4%
	2020 Est. Female Population	51.4%	50.8%	50.7%	50.6%
	2020 Est. Never Married	36.4%	28.2%	27.2%	26.3%
	2020 Est. Now Married	31.9%	42.4%	44.3%	45.6%
	2020 Est. Separated or Divorced	24.0%	22.4%	21.4%	20.9%
	2020 Est. Widowed	7.7%	7.1%	7.1%	7.2%
INCOME	2020 Est. HH Income \$200,000 or More	-	1.5%	2.4%	2.9%
	2020 Est. HH Income \$150,000 to \$199,999	2.4%	2.7%	3.7%	4.0%
	2020 Est. HH Income \$100,000 to \$149,999	3.2%	11.3%	12.3%	12.6%
	2020 Est. HH Income \$75,000 to \$99,999	4.6%	13.1%	13.6%	13.8%
	2020 Est. HH Income \$50,000 to \$74,999	15.8%	18.9%	19.0%	18.9%
	2020 Est. HH Income \$35,000 to \$49,999	17.4%	14.4%	14.0%	13.9%
	2020 Est. HH Income \$25,000 to \$34,999	13.2%	10.6%	9.9%	9.8%
	2020 Est. HH Income \$15,000 to \$24,999	19.8%	12.0%	10.9%	10.5%
	2020 Est. HH Income Under \$15,000	23.6%	15.6%	14.3%	13.6%
	2020 Est. Average Household Income	\$39,799	\$58,493	\$64,197	\$66,279
	2020 Est. Median Household Income	\$29,149	\$49,878	\$54,176	\$55,703
	2020 Est. Per Capita Income	\$16,738	\$24,252	\$26,447	\$27,276
	2020 Est. Total Businesses	531	1,751	2,151	2,292
2020 Est. Total Employees	4,742	15,611	22,274	23,088	

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RACE				
2020 Est. White	69.9%	81.2%	82.5%	83.1%
2020 Est. Black	2.2%	1.4%	1.3%	1.3%
2020 Est. Asian or Pacific Islander	0.9%	1.4%	1.5%	1.5%
2020 Est. American Indian or Alaska Native	6.0%	3.7%	3.4%	3.2%
2020 Est. Other Races	21.0%	12.2%	11.3%	10.9%
HISPANIC				
2020 Est. Hispanic Population	1,544	5,840	6,551	7,092
2020 Est. Hispanic Population	27.0%	15.4%	14.1%	13.6%
2025 Proj. Hispanic Population	28.4%	16.5%	15.1%	14.7%
2010 Hispanic Population	21.8%	11.7%	10.6%	10.2%
EDUCATION (Adults 25 or Older)				
2020 Est. Adult Population (25 Years or Over)	3,599	25,418	31,476	35,573
2020 Est. Elementary (Grade Level 0 to 8)	5.8%	3.4%	3.1%	3.0%
2020 Est. Some High School (Grade Level 9 to 11)	13.0%	8.0%	7.6%	7.6%
2020 Est. High School Graduate	33.2%	30.5%	29.6%	29.5%
2020 Est. Some College	27.3%	27.6%	27.4%	27.2%
2020 Est. Associate Degree Only	8.4%	10.9%	10.6%	10.5%
2020 Est. Bachelor Degree Only	7.8%	11.8%	13.2%	13.6%
2020 Est. Graduate Degree	4.6%	7.7%	8.5%	8.6%
HOUSING				
2020 Est. Total Housing Units	2,729	17,772	21,677	24,440
2020 Est. Owner-Occupied	32.6%	50.2%	53.0%	54.7%
2020 Est. Renter-Occupied	54.8%	37.5%	34.6%	32.3%
2020 Est. Vacant Housing	12.5%	12.2%	12.3%	13.0%
HOMES BUILT BY YEAR				
2020 Homes Built 2010 or later	1.5%	2.2%	2.1%	2.0%
2020 Homes Built 2000 to 2009	1.3%	5.2%	7.0%	8.0%
2020 Homes Built 1990 to 1999	5.4%	8.1%	9.6%	10.2%
2020 Homes Built 1980 to 1989	6.5%	8.7%	8.9%	8.8%
2020 Homes Built 1970 to 1979	25.5%	18.5%	18.2%	17.8%
2020 Homes Built 1960 to 1969	4.5%	8.2%	8.0%	7.8%
2020 Homes Built 1950 to 1959	7.6%	9.3%	8.9%	8.8%
2020 Homes Built Before 1949	35.1%	27.6%	25.0%	23.6%
HOME VALUES				
2020 Home Value \$1,000,000 or More	0.5%	0.8%	1.0%	1.0%
2020 Home Value \$500,000 to \$999,999	1.6%	3.7%	4.8%	5.3%
2020 Home Value \$400,000 to \$499,999	3.3%	3.6%	4.3%	4.9%
2020 Home Value \$300,000 to \$399,999	4.9%	6.6%	9.6%	11.1%
2020 Home Value \$200,000 to \$299,999	7.3%	22.2%	23.2%	23.2%
2020 Home Value \$150,000 to \$199,999	13.9%	19.6%	18.3%	17.2%
2020 Home Value \$100,000 to \$149,999	26.0%	15.0%	13.7%	13.6%
2020 Home Value \$50,000 to \$99,999	22.8%	11.4%	9.8%	9.4%
2020 Home Value \$25,000 to \$49,999	6.9%	9.3%	8.7%	8.3%
2020 Home Value Under \$25,000	12.9%	7.8%	6.6%	6.0%
2020 Median Home Value	\$111,779	\$165,280	\$183,586	\$191,080
2020 Median Rent	\$571	\$636	\$649	\$652

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	4,334	29,933	37,009	41,561
	2020 Est. Civilian Employed	48.3%	50.7%	51.0%	50.5%
	2020 Est. Civilian Unemployed	3.8%	3.8%	3.8%	3.8%
	2020 Est. in Armed Forces	2.2%	1.3%	1.4%	1.4%
	2020 Est. not in Labor Force	45.7%	44.2%	43.8%	44.3%
	2020 Labor Force Males	47.8%	48.8%	48.9%	49.0%
	2020 Labor Force Females	52.2%	51.2%	51.1%	51.0%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	2,095	15,177	18,872	20,996
	2020 Mgmt, Business, & Financial Operations	7.9%	11.1%	11.8%	12.5%
	2020 Professional, Related	13.4%	19.3%	20.5%	20.7%
	2020 Service	27.6%	22.4%	21.4%	20.9%
	2020 Sales, Office	21.0%	21.3%	21.1%	20.7%
	2020 Farming, Fishing, Forestry	2.6%	1.6%	1.6%	1.7%
	2020 Construction, Extraction, Maintenance	7.1%	7.9%	8.0%	8.4%
	2020 Production, Transport, Material Moving	20.5%	16.4%	15.6%	15.1%
	2020 White Collar Workers	42.2%	51.7%	53.5%	53.9%
	2020 Blue Collar Workers	57.8%	48.3%	46.5%	46.1%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	75.1%	78.5%	79.5%	80.1%
	2020 Drive to Work in Carpool	8.5%	10.8%	10.2%	9.7%
	2020 Travel to Work by Public Transportation	1.0%	1.1%	1.2%	1.1%
	2020 Drive to Work on Motorcycle	-	-	-	-
	2020 Walk or Bicycle to Work	10.2%	4.4%	4.0%	3.8%
	2020 Other Means	0.4%	0.6%	0.6%	0.6%
	2020 Work at Home	4.8%	4.5%	4.4%	4.6%
	2020 Average Travel Time to Work	11.6	12.3	12.6	13.0
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	61.2%	62.5%	61.6%	58.9%
	2020 Travel to Work in 15 to 29 Minutes	27.1%	34.2%	36.4%	38.1%
	2020 Travel to Work in 30 to 59 Minutes	3.0%	3.9%	3.8%	4.2%
	2020 Travel to Work in 60 Minutes or More	2.4%	2.0%	2.1%	2.0%
	2020 Average Travel Time to Work	11.6	12.3	12.6	13.0
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$90.06 M	\$754.21 M	\$979.22 M	\$1.12 B
	2020 Est. Apparel	\$3.11 M	\$26.07 M	\$33.94 M	\$38.87 M
	2020 Est. Contributions, Gifts	\$4.65 M	\$40.59 M	\$53.49 M	\$61.61 M
	2020 Est. Education, Reading	\$2.62 M	\$21.93 M	\$29 M	\$33.41 M
	2020 Est. Entertainment	\$4.8 M	\$41.51 M	\$54.3 M	\$62.32 M
	2020 Est. Food, Beverages, Tobacco	\$14.28 M	\$117.89 M	\$152.32 M	\$173.99 M
	2020 Est. Furnishings, Equipment	\$2.98 M	\$25.84 M	\$33.8 M	\$38.79 M
	2020 Est. Health Care, Insurance	\$8.39 M	\$70.66 M	\$91.55 M	\$104.8 M
	2020 Est. Household Operations, Shelter, Utilities	\$30.34 M	\$248.14 M	\$320.74 M	\$366.39 M
	2020 Est. Miscellaneous Expenses	\$1.68 M	\$14.13 M	\$18.4 M	\$21.08 M
	2020 Est. Personal Care	\$1.2 M	\$10.11 M	\$13.13 M	\$15.03 M
	2020 Est. Transportation	\$16.02 M	\$137.34 M	\$178.55 M	\$204.42 M

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