

NW Corner of Lone Pine Blvd & Cove Pine Dr The Dalles, OR



FOR LEASE UP TO 2,800 SF

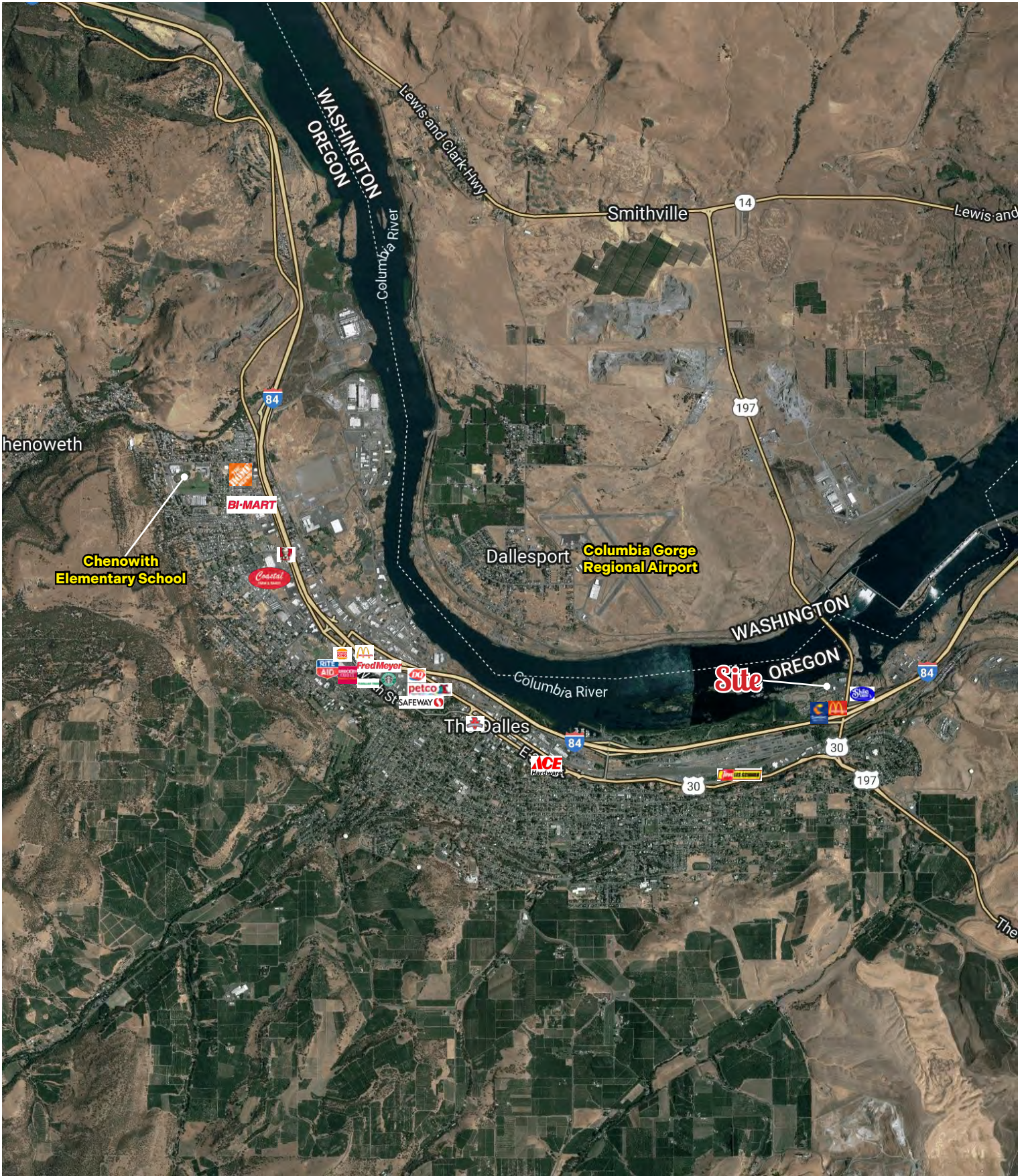
- New construction next to Starbucks
- Just off I-84 and Hwy 197
- Adjacent to new 78 unit apartment & Town home development
- Call for rates

FOR LEASING INFORMATION CONTACT:

SCOTT BUTH
scott@hsmpacific.com



The Dalles Trade Area and Demographics



DEMOGRAPHICS



1 MILE - 1,639
 3 MILE - 12,584
 5 MILE - 19,990



AVERAGE
 1 MILE - \$75,721
 3 MILE - \$107,265
 5 MILE - \$99,445



1 MILE - 369
 3 MILE - 5,605
 5 MILE - 8,428



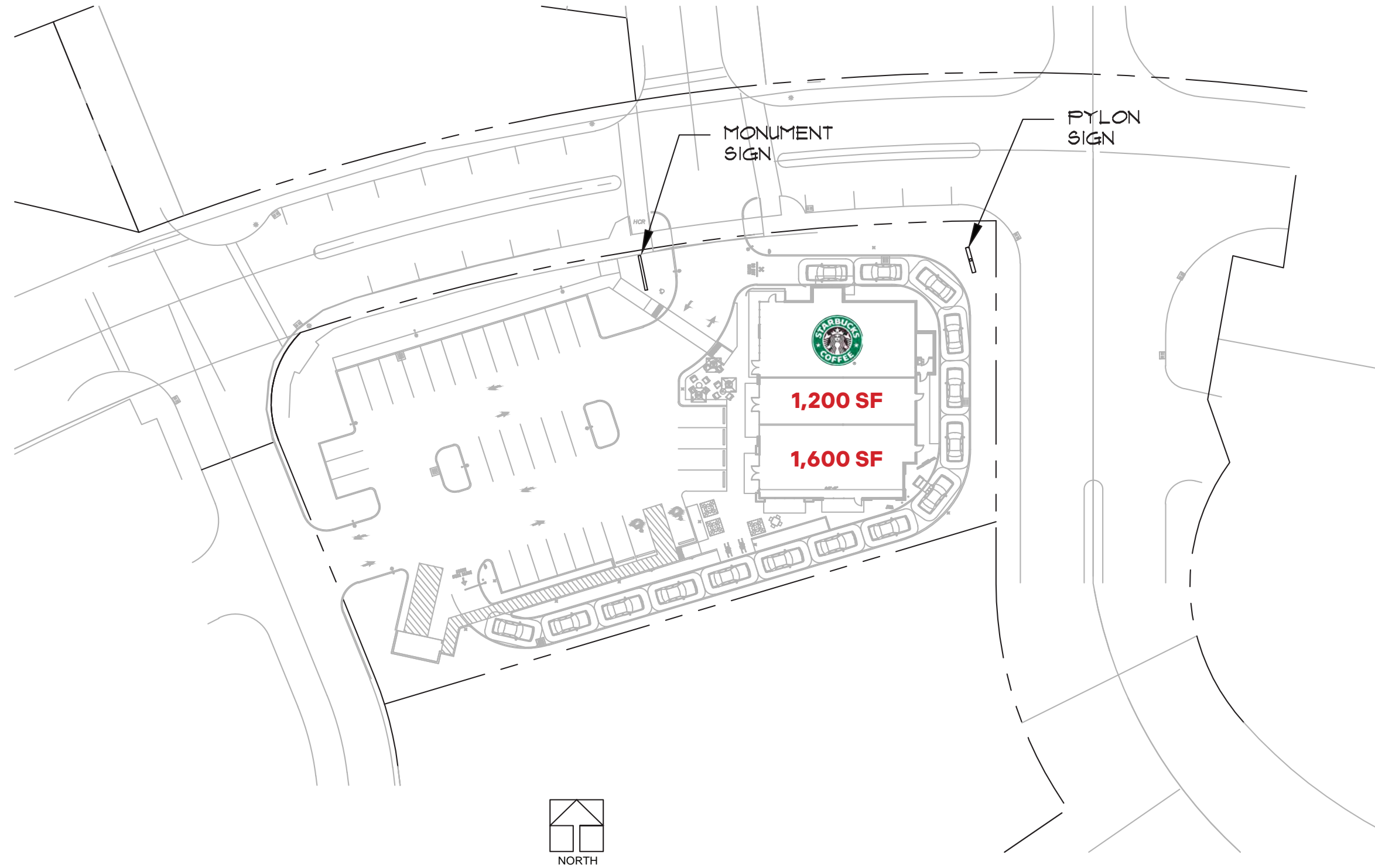
Site Aerial



Renderings



Site Plan



③ Site Plan
Scale: 3NTS

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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.6052/-121.1398

411 Lone Pine Blvd		1 mi radius	3 mi radius	5 mi radius
The Dalles, OR 97058				
Population				
2023 Estimated Population		1,639	12,584	19,990
2028 Projected Population		1,675	12,999	20,709
2020 Census Population		1,723	12,481	19,807
2010 Census Population		1,624	11,678	18,561
Projected Annual Growth 2023 to 2028		0.4%	0.7%	0.7%
Historical Annual Growth 2010 to 2023		-	0.6%	0.6%
Households				
2023 Estimated Households		648	4,975	7,923
2028 Projected Households		650	5,072	8,100
2020 Census Households		667	4,871	7,747
2010 Census Households		634	4,662	7,367
Projected Annual Growth 2023 to 2028		-	0.4%	0.4%
Historical Annual Growth 2010 to 2023		0.2%	0.5%	0.6%
Age				
2023 Est. Population Under 10 Years		12.1%	11.9%	12.3%
2023 Est. Population 10 to 19 Years		11.7%	12.4%	12.2%
2023 Est. Population 20 to 29 Years		10.7%	12.5%	12.3%
2023 Est. Population 30 to 44 Years		19.9%	21.1%	20.1%
2023 Est. Population 45 to 59 Years		15.7%	16.8%	16.4%
2023 Est. Population 60 to 74 Years		18.0%	17.3%	17.9%
2023 Est. Population 75 Years or Over		11.9%	8.1%	8.7%
2023 Est. Median Age		40.2	38.3	38.6
Marital Status & Gender				
2023 Est. Male Population		50.8%	50.7%	49.9%
2023 Est. Female Population		49.2%	49.3%	50.1%
2023 Est. Never Married		29.4%	32.1%	30.8%
2023 Est. Now Married		47.0%	44.0%	43.9%
2023 Est. Separated or Divorced		15.5%	16.3%	17.4%
2023 Est. Widowed		8.1%	7.6%	7.9%
Income				
2023 Est. HH Income \$200,000 or More		11.0%	7.6%	6.8%
2023 Est. HH Income \$150,000 to \$199,999		5.5%	6.5%	6.1%
2023 Est. HH Income \$100,000 to \$149,999		12.4%	12.9%	14.1%
2023 Est. HH Income \$75,000 to \$99,999		15.9%	13.2%	12.8%
2023 Est. HH Income \$50,000 to \$74,999		17.2%	19.7%	19.0%
2023 Est. HH Income \$35,000 to \$49,999		14.4%	15.5%	13.8%
2023 Est. HH Income \$25,000 to \$34,999		8.1%	8.6%	8.5%
2023 Est. HH Income \$15,000 to \$24,999		9.6%	7.5%	9.9%
2023 Est. HH Income Under \$15,000		5.9%	8.4%	9.1%
2023 Est. Average Household Income		\$75,721	\$107,265	\$99,445
2023 Est. Median Household Income		\$67,689	\$68,380	\$65,583
2023 Est. Per Capita Income		\$30,761	\$42,870	\$39,786
2023 Est. Total Businesses		67	723	1,012
2023 Est. Total Employees		369	5,605	8,428

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Race				
2023 Est. White		75.7%	76.9%	75.8%
2023 Est. Black		0.5%	1.4%	1.3%
2023 Est. Asian or Pacific Islander		3.1%	2.1%	2.0%
2023 Est. American Indian or Alaska Native		1.4%	1.2%	1.3%
2023 Est. Other Races		19.3%	18.4%	19.6%
Hispanic				
2023 Est. Hispanic Population		345	2,641	4,538
2023 Est. Hispanic Population		21.1%	21.0%	22.7%
2028 Proj. Hispanic Population		20.9%	20.9%	22.6%
2020 Hispanic Population		18.3%	19.0%	22.6%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		1,175	8,855	14,008
2023 Est. Elementary (Grade Level 0 to 8)		3.0%	5.7%	5.1%
2023 Est. Some High School (Grade Level 9 to 11)		5.4%	6.9%	8.3%
2023 Est. High School Graduate		26.3%	25.3%	26.6%
2023 Est. Some College		29.2%	26.0%	26.9%
2023 Est. Associate Degree Only		11.7%	11.0%	10.7%
2023 Est. Bachelor Degree Only		15.5%	13.6%	12.7%
2023 Est. Graduate Degree		8.8%	11.5%	9.6%
Housing				
2023 Est. Total Housing Units		701	5,337	8,486
2023 Est. Owner-Occupied		69.6%	61.3%	57.1%
2023 Est. Renter-Occupied		22.8%	32.0%	36.3%
2023 Est. Vacant Housing		7.6%	6.8%	6.6%
Homes Built by Year				
2023 Homes Built 2010 or later		5.1%	2.7%	4.1%
2023 Homes Built 2000 to 2009		10.6%	7.6%	7.9%
2023 Homes Built 1990 to 1999		9.8%	6.8%	9.5%
2023 Homes Built 1980 to 1989		8.3%	6.1%	8.0%
2023 Homes Built 1970 to 1979		19.4%	12.6%	14.8%
2023 Homes Built 1960 to 1969		14.8%	8.8%	8.5%
2023 Homes Built 1950 to 1959		15.0%	14.8%	13.2%
2023 Homes Built Before 1949		9.5%	33.9%	27.4%
Home Values				
2023 Home Value \$1,000,000 or More		-	1.7%	1.6%
2023 Home Value \$500,000 to \$999,999		8.0%	7.9%	8.3%
2023 Home Value \$400,000 to \$499,999		13.1%	9.5%	9.9%
2023 Home Value \$300,000 to \$399,999		30.4%	23.1%	20.9%
2023 Home Value \$200,000 to \$299,999		35.6%	37.2%	33.0%
2023 Home Value \$150,000 to \$199,999		3.9%	13.4%	14.3%
2023 Home Value \$100,000 to \$149,999		2.3%	3.2%	4.0%
2023 Home Value \$50,000 to \$99,999		0.6%	1.3%	2.3%
2023 Home Value \$25,000 to \$49,999		2.7%	1.4%	2.3%
2023 Home Value Under \$25,000		3.5%	1.3%	3.4%
2023 Median Home Value		\$304,838	\$284,507	\$275,051
2023 Median Rent		\$787	\$845	\$815

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	1,303	10,103	15,962
2023 Est. Civilian Employed	33.1%	41.8%	40.9%
2023 Est. Civilian Unemployed	1.6%	3.3%	3.3%
2023 Est. in Armed Forces	-	0.1%	0.2%
2023 Est. not in Labor Force	65.3%	54.9%	55.7%
2023 Labor Force Males	50.5%	50.2%	49.3%
2023 Labor Force Females	49.5%	49.8%	50.7%
Occupation			
2023 Occupation: Population Age 16 Years or Over	431	4,222	6,520
2023 Mgmt, Business, & Financial Operations	21.3%	15.6%	14.4%
2023 Professional, Related	19.5%	21.4%	19.9%
2023 Service	19.1%	18.2%	18.0%
2023 Sales, Office	23.8%	19.1%	21.2%
2023 Farming, Fishing, Forestry	2.4%	5.0%	5.3%
2023 Construction, Extraction, Maintenance	8.4%	10.8%	10.0%
2023 Production, Transport, Material Moving	5.5%	9.8%	11.2%
2023 White Collar Workers	64.6%	56.1%	55.6%
2023 Blue Collar Workers	35.4%	43.9%	44.4%
Transportation to Work			
2023 Drive to Work Alone	81.1%	79.2%	80.3%
2023 Drive to Work in Carpool	4.4%	7.3%	7.8%
2023 Travel to Work by Public Transportation	-	0.6%	0.8%
2023 Drive to Work on Motorcycle	1.5%	0.4%	0.3%
2023 Walk or Bicycle to Work	2.9%	4.5%	3.6%
2023 Other Means	-	1.0%	0.8%
2023 Work at Home	10.1%	7.0%	6.5%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	77.4%	65.2%	60.5%
2023 Travel to Work in 15 to 29 Minutes	9.5%	17.7%	21.5%
2023 Travel to Work in 30 to 59 Minutes	11.0%	15.7%	16.5%
2023 Travel to Work in 60 Minutes or More	2.1%	1.5%	1.5%
2023 Average Travel Time to Work	8.6	11.1	12.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$37.67 M	\$368.48 M	\$555.39 M
2023 Est. Apparel	\$1.32 M	\$12.95 M	\$19.47 M
2023 Est. Contributions, Gifts	\$2.23 M	\$21.36 M	\$31.95 M
2023 Est. Education, Reading	\$1.22 M	\$11.84 M	\$17.63 M
2023 Est. Entertainment	\$2.14 M	\$20.89 M	\$31.34 M
2023 Est. Food, Beverages, Tobacco	\$5.74 M	\$56.29 M	\$85.1 M
2023 Est. Furnishings, Equipment	\$1.33 M	\$12.96 M	\$19.46 M
2023 Est. Health Care, Insurance	\$3.48 M	\$33.94 M	\$51.25 M
2023 Est. Household Operations, Shelter, Utilities	\$12.18 M	\$119.45 M	\$180.41 M
2023 Est. Miscellaneous Expenses	\$716.36 K	\$6.99 M	\$10.51 M
2023 Est. Personal Care	\$504.97 K	\$4.93 M	\$7.44 M
2023 Est. Transportation	\$6.82 M	\$66.89 M	\$100.83 M

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