

RETAIL PROPERTY FOR SALE

REDEVELOPMENT SITE - DOWNTOWN KLAMATH FALLS

135 MAIN STREET, KLAMATH FALLS, OR



PACIFIC CREST
REAL ESTATE ADVISORS
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OFFERING SUMMARY

Sale Price: \$175,000

Price / SF: \$95.32

Lot Size: 0.72 Acres

Building Size: 1,836 SF

PROPERTY OVERVIEW

Redevelopment Site. Almost 3/4 of an acre in downtown / old Town Klamath Falls Retail and Office Corridor. Ground Lease, Contract Terms, Joint-Venture, Build To Suit, all possible, Call Broker to discuss.

LOCATION OVERVIEW

To learn more about Klamath Falls go to www.klamathcommunity.com

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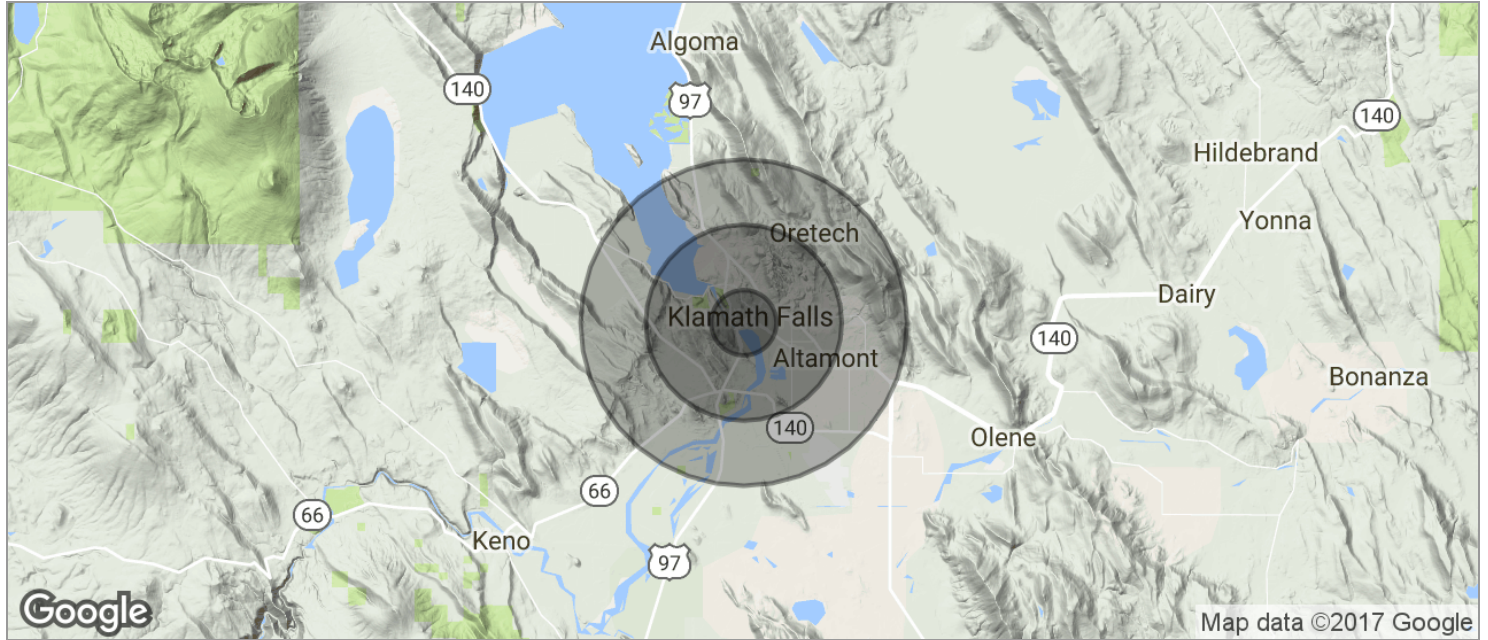
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,997	23,694	44,215
MEDIAN AGE	32.5	34.6	35.7
MEDIAN AGE (MALE)	36.0	35.1	35.4
MEDIAN AGE (FEMALE)	30.0	34.5	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,089	10,125	18,292
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$36,963	\$43,735	\$49,383
AVERAGE HOUSE VALUE	\$148,469	\$165,727	\$170,066

* Demographic data derived from 2010 US Census



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