

PAD AVAILABLE GROUND LEASE/BUILD-TO-SUIT

Cherry Heights Shopping Center

THE DALLES, OREGON



Location: Cherry Heights Rd and Mt Hood St in The Dalles, Oregon

Available Space: Pad - 33,261 SF
Shop space - 977 SF

Rental Rate: Pad - Call for details
977 SF shop space - \$22.00/SF/YR, NNN

Location: Located in the commercial center of The Dalles between Fred Meyer and Safeway. Other nearby traffic generators include Grocery Outlet, Staples, Petco, Rite Aid, Big 5 Sporting Goods, Payless Shoes, K-Mart, Sears Appliances, Dollar Tree, Hallmark, AT&T Wireless, Jo-Ann's, Radio Shack, Home Depot and a variety of restaurants. The center has easy access on and off of I-84 and offers freeway visibility.

Traffic Count: I-84 - 16,240 ADT ('10); W 6th Street - 8,680 ADT ('08)

Demographics:	1 Mile	3 Mile	5 Mile
Population 2013	15,203	21,639	60,621
Population Forecast 2018	15,281	21,887	62,450
2013 Average HH Income	\$52,448	\$53,160	\$56,326
Employees	8,632	9,770	25,880

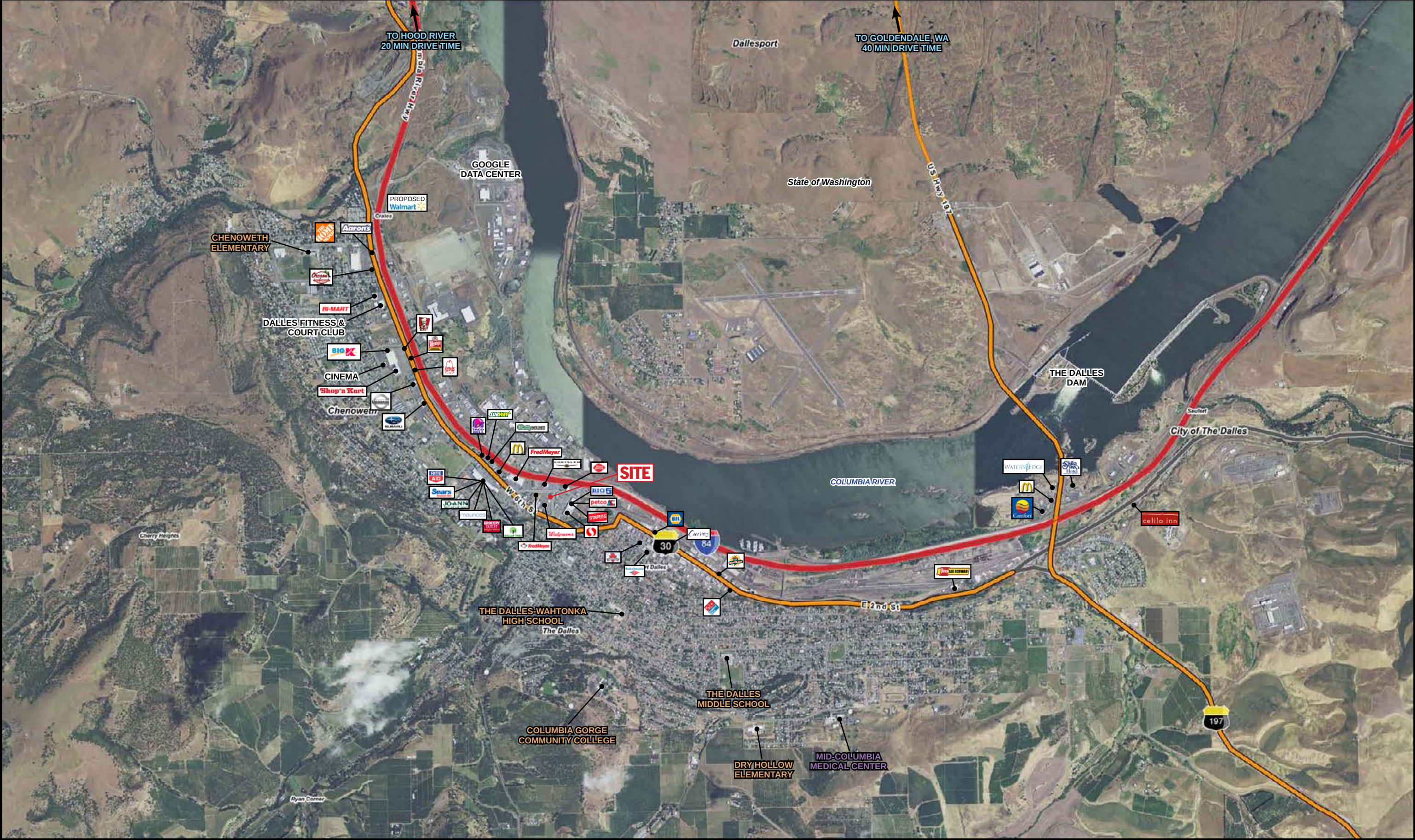
Source: Regis - SitesUSA



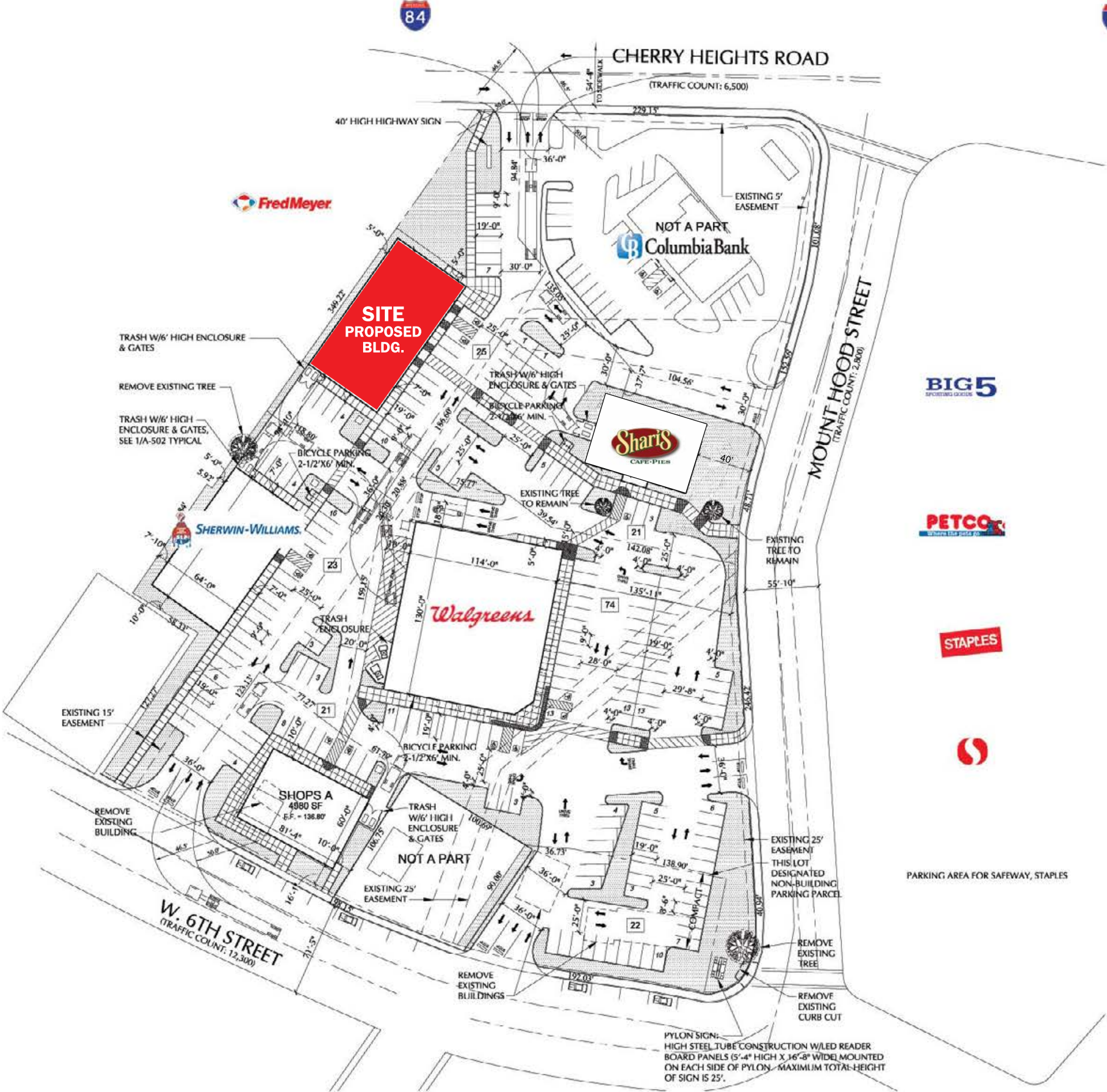
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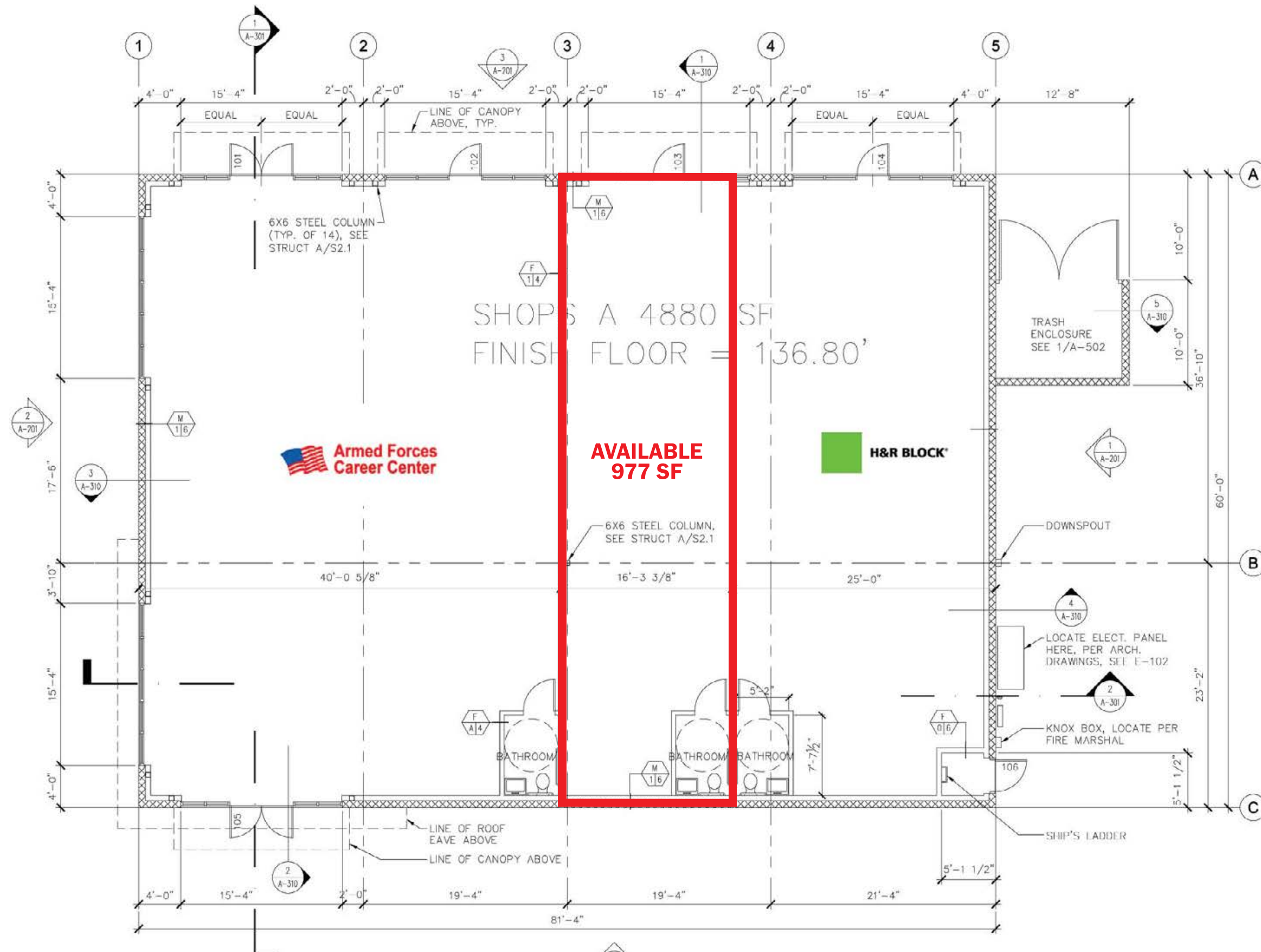
THE DALLES, OREGON



FredMeyer



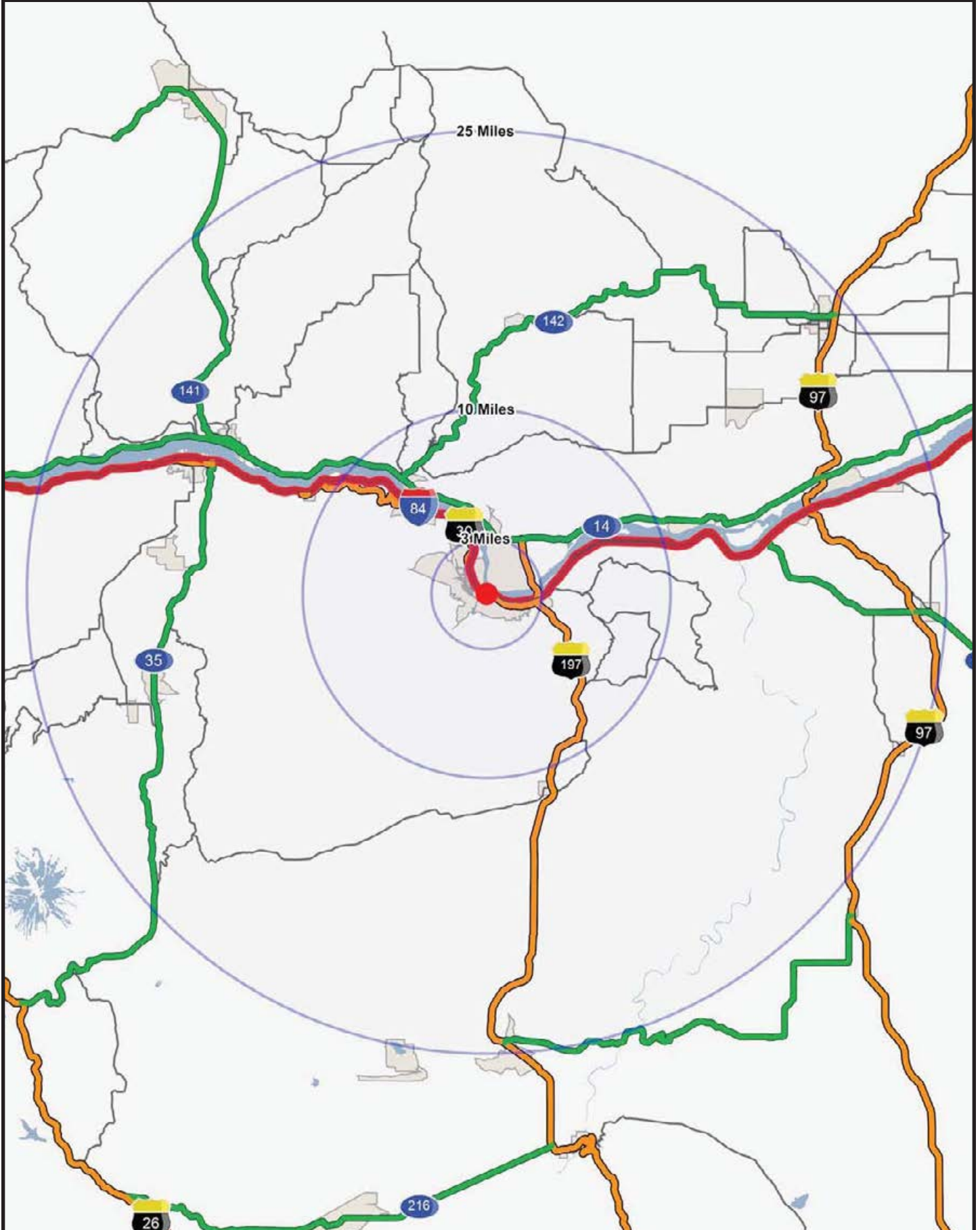
SITE PLAN



PARCEL MAP



DEMOGRAPHIC MAP | CHERRY HEIGHTS SHOPPING CENTER



FULL PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 45.6059/-121.1950

RF1

Cherry Heights Rd & Mt Hood St

The Dalles, OR

		3 Miles	10 Miles	25 Miles
POPULATION	2013 Estimated Population	15,203	21,639	60,261
	2018 Projected Population	15,281	21,887	62,450
	2010 Census Population	15,171	21,538	59,387
	2000 Census Population	14,127	20,359	55,578
	Projected Annual Growth 2013 to 2018	0.1%	0.2%	0.7%
	Historical Annual Growth 2000 to 2013	0.6%	0.5%	0.6%
HOUSEHOLDS	2013 Estimated Households	6,035	8,643	23,715
	2018 Projected Households	6,133	8,841	24,857
	2010 Census Households	6,015	8,592	23,337
	2000 Census Households	5,651	8,049	21,314
	Projected Annual Growth 2013 to 2018	0.3%	0.5%	1.0%
	Historical Annual Growth 2000 to 2013	0.5%	0.6%	0.9%
AGE	2013 Est. Population Under 10 Years	13.7%	13.0%	12.4%
	2013 Est. Population 10 to 19 Years	12.8%	12.7%	13.3%
	2013 Est. Population 20 to 29 Years	12.9%	12.0%	11.0%
	2013 Est. Population 30 to 44 Years	17.6%	17.1%	18.0%
	2013 Est. Population 45 to 59 Years	18.8%	20.2%	21.6%
	2013 Est. Population 60 to 74 Years	14.9%	16.2%	16.0%
	2013 Est. Population 75 Years or Over	9.2%	8.9%	7.8%
	2013 Est. Median Age	38.1	39.9	40.4
MARITAL STATUS & GENDER	2013 Est. Male Population	48.7%	49.3%	49.7%
	2013 Est. Female Population	51.3%	50.7%	50.3%
	2013 Est. Never Married	28.1%	27.0%	26.5%
	2013 Est. Now Married	55.9%	57.3%	60.2%
	2013 Est. Separated or Divorced	12.7%	11.6%	9.8%
	2013 Est. Widowed	3.3%	4.1%	3.5%
INCOME	2013 Est. HH Income \$200,000 or More	2.9%	2.7%	3.4%
	2013 Est. HH Income \$150,000 to \$199,999	1.2%	1.5%	1.6%
	2013 Est. HH Income \$100,000 to \$149,999	7.6%	8.2%	8.4%
	2013 Est. HH Income \$75,000 to \$99,999	11.6%	11.5%	11.7%
	2013 Est. HH Income \$50,000 to \$74,999	14.6%	15.9%	17.6%
	2013 Est. HH Income \$35,000 to \$49,999	21.8%	20.0%	18.4%
	2013 Est. HH Income \$25,000 to \$34,999	16.6%	15.6%	14.3%
	2013 Est. HH Income \$15,000 to \$24,999	10.0%	10.1%	12.1%
	2013 Est. HH Income Under \$15,000	13.8%	14.6%	12.5%
	2013 Est. Average Household Income	\$52,448	\$53,160	\$56,326
	2013 Est. Median Household Income	\$43,628	\$44,666	\$45,338
	2013 Est. Per Capita Income	\$20,944	\$21,416	\$22,283
	2013 Est. Total Businesses	983	1,151	3,376
	2013 Est. Total Employees	8,632	9,770	25,880

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3 Miles 10 Miles 25 Miles

RACE	2013 Est. White	87.4%	88.0%	86.7%
	2013 Est. Black	0.5%	0.4%	0.4%
	2013 Est. Asian or Pacific Islander	1.7%	1.5%	1.3%
	2013 Est. American Indian or Alaska Native	1.6%	1.7%	1.6%
	2013 Est. Other Races	8.8%	8.3%	10.1%
HISPANIC	2013 Est. Hispanic Population	2,933	3,820	12,107
	2013 Est. Hispanic Population	19.3%	17.7%	20.1%
	2018 Proj. Hispanic Population	23.4%	21.4%	22.6%
	2010 Hispanic Population	17.6%	16.1%	19.0%
EDUCATION (Adults 25 or Older)	2013 Est. Adult Population (25 Years or Over)	10,221	14,821	41,534
	2013 Est. Elementary (Grade Level 0 to 8)	5.6%	4.7%	6.7%
	2013 Est. Some High School (Grade Level 9 to 11)	11.1%	11.3%	7.8%
	2013 Est. High School Graduate	30.8%	29.8%	30.3%
	2013 Est. Some College	25.4%	25.5%	25.0%
	2013 Est. Associate Degree Only	9.1%	8.7%	7.9%
	2013 Est. Bachelor Degree Only	12.8%	13.6%	14.7%
	2013 Est. Graduate Degree	5.3%	6.4%	7.5%
HOUSING	2013 Est. Total Housing Units	6,528	9,488	26,701
	2013 Est. Owner-Occupied	55.2%	57.8%	57.6%
	2013 Est. Renter-Occupied	37.2%	33.3%	31.2%
	2013 Est. Vacant Housing	7.6%	8.9%	11.2%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.2%	6.5%	6.8%
	2010 Homes Built 2000 to 2004	4.2%	4.7%	7.0%
	2010 Homes Built 1990 to 1999	12.9%	14.0%	15.3%
	2010 Homes Built 1980 to 1989	8.7%	10.1%	10.4%
	2010 Homes Built 1970 to 1979	20.2%	19.9%	18.4%
	2010 Homes Built 1960 to 1969	10.9%	10.8%	9.6%
	2010 Homes Built 1950 to 1959	15.5%	14.0%	11.2%
	2010 Homes Built Before 1949	22.3%	20.0%	21.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.4%	0.6%	1.7%
	2010 Home Value \$500,000 to \$999,999	2.6%	4.5%	8.7%
	2010 Home Value \$400,000 to \$499,999	3.4%	4.1%	7.3%
	2010 Home Value \$300,000 to \$399,999	10.0%	11.4%	13.9%
	2010 Home Value \$200,000 to \$299,999	24.0%	25.2%	25.8%
	2010 Home Value \$150,000 to \$199,999	26.7%	24.1%	17.1%
	2010 Home Value \$100,000 to \$149,999	12.7%	11.8%	10.5%
	2010 Home Value \$50,000 to \$99,999	10.3%	9.0%	7.8%
	2010 Home Value \$25,000 to \$49,999	3.5%	3.1%	3.0%
	2010 Home Value Under \$25,000	6.5%	6.2%	4.3%
	2010 Median Home Value	\$177,098	\$192,080	\$234,482
	2010 Median Rent	\$587	\$577	\$611

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LABOR FORCE	2013 Est. Labor Population Age 16 Years or Over	11,934	17,152	47,882
	2013 Est. Civilian Employed	56.6%	56.8%	58.5%
	2013 Est. Civilian Unemployed	3.0%	3.0%	4.2%
	2013 Est. in Armed Forces	-	-	0.1%
	2013 Est. not in Labor Force	40.4%	40.2%	37.3%
	2013 Labor Force Males	48.1%	48.8%	49.4%
	2013 Labor Force Females	51.9%	51.2%	50.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,134	8,927	25,928
	2010 Mgmt, Business, & Financial Operations	11.2%	12.1%	12.7%
	2010 Professional, Related	16.7%	17.5%	18.9%
	2010 Service	20.0%	18.0%	18.6%
	2010 Sales, Office	29.9%	28.2%	22.8%
	2010 Farming, Fishing, Forestry	3.7%	4.4%	6.2%
	2010 Construction, Extraction, Maintenance	7.2%	8.3%	8.0%
	2010 Production, Transport, Material Moving	11.3%	11.4%	12.6%
	2010 White Collar Workers	57.8%	57.8%	54.5%
	2010 Blue Collar Workers	42.2%	42.2%	45.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.5%	76.9%	73.2%
	2010 Drive to Work in Carpool	10.1%	10.0%	10.0%
	2010 Travel to Work by Public Transportation	0.5%	0.4%	0.8%
	2010 Drive to Work on Motorcycle	0.9%	0.7%	0.4%
	2010 Walk or Bicycle to Work	4.7%	4.3%	5.8%
	2010 Other Means	0.7%	0.6%	0.6%
	2010 Work at Home	4.6%	7.1%	9.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	64.3%	56.6%	53.4%
	2010 Travel to Work in 15 to 29 Minutes	22.2%	27.8%	28.7%
	2010 Travel to Work in 30 to 59 Minutes	10.2%	12.0%	13.4%
	2010 Travel to Work in 60 Minutes or More	3.4%	3.5%	4.5%
	2010 Average Travel Time to Work	11.0	12.8	13.8
CONSUMER EXPENDITURE	2013 Est. Total Household Expenditure	\$272 M	\$393 M	\$1.12 B
	2013 Est. Apparel	\$12.9 M	\$18.7 M	\$53.3 M
	2013 Est. Contributions, Gifts	\$16.6 M	\$23.9 M	\$68.6 M
	2013 Est. Education, Reading	\$6.92 M	\$10.0 M	\$28.5 M
	2013 Est. Entertainment	\$15.0 M	\$21.7 M	\$62.0 M
	2013 Est. Food, Beverages, Tobacco	\$44.4 M	\$64.2 M	\$183 M
	2013 Est. Furnishings, Equipment	\$11.6 M	\$16.8 M	\$48.1 M
	2013 Est. Health Care, Insurance	\$20.1 M	\$29.0 M	\$82.6 M
	2013 Est. Household Operations, Shelter, Utilities	\$81.7 M	\$118 M	\$337 M
	2013 Est. Miscellaneous Expenses	\$4.62 M	\$6.69 M	\$19.1 M
	2013 Est. Personal Care	\$3.95 M	\$5.71 M	\$16.3 M
	2013 Est. Transportation	\$53.9 M	\$78.1 M	\$223 M

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