

FOR LEASE - HIGH PROFILE ENDCAP AT CHIPOTLE ANCHORED STRIP CENTER

2,572 SF AVAILABLE

2506 S SIXTH ST
KLAMATH FALLS, OR



The
Carrington
Company

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PROPERTY SUMMARY

The Carrington Company is pleased to present for lease this Chipotle anchored strip center located at 2506 S Sixth St in Klamath Falls, OR. This property is a high profile redevelopment of a strategic site located on the highest energy intersection in the county. The site is anchored by Bi-Mart, as well as over 237 hotel rooms and is located within the densest retail pocket in Southeastern Oregon. With strong performing Chipotle and Jersey Mike's, this strip center is rife with opportunity.

AVAILABILITY

- Suite A (End-Cap): 2,572 SF

LOCATION FEATURES

- Site located near high-energy intersection of Sixth and Washburn with premium exposure to $\pm$ 46,000 VPD
- As the County Seat, Klamath Falls serves a captive trade area population of over 80,000
- Major retailers in trade area: Fred Meyer, Walmart, Bi-Mart, Home Depot, Big Lots, Ross, TJ Maxx, Ulta

RETAIL SYNERGY

- 2,572 SF available anchored by Chipotle's Chipotlane concept
- Positioned along Washburn Way & 6th Street intersection with +36,000 daily traffic counts and 37,970 daytime population within 3-Miles
- Captive audience of 237 hotel rooms on this intersection with average occupancies over 90%



PROPERTY AERIAL



TJ-maxx

petco

ROSS
DRESS FOR LESS

Starbucks

planet fitness

Jimmy John's

ULTA
BEAUTY

FAMOUS
footwear

NATURAL
GROCERS
good4u

BURGER
KING

verizon

uscellular

± 46,000 VPD

WASHBURN WAY

SIXTH ST

SURF THRU
EXPRESS CAR WASH

point S

BI-MART

O'Reilly AUTO PARTS

Staples

NAPA

CHIPOTLE
MEXICAN GRILL

Jersey Mike's
SUBS

Denny's

CHASE

WELLS
FARGO

Arby's

AspenDental
cosmeto made perfect

IMMEDIATE VICINITY AERIAL



SIXTH ST

WASHBURN WAY



BI-MART

PRIME SITE

- 2,572 SF endcap available
- 1.08 acre site with 10 stalls per 1,000 SF parking ratio
- Well-positioned in primary retail corridor between Walmart Supercenter and Fred Meyer

A street-level photograph of the prime site, showing a building with a sign that says 'RETAIL' and a parking lot with several cars.

± 46,000 VPD



RETAIL / AMENITIES MAP





CITY PROFILE

Located in the south central region of Oregon and bordering northern California, **Klamath Falls** sits on the southern shore of the Upper Klamath Lake, nestled in the Klamath Basin on the eastern slopes of the Cascade Mountains. Klamath Falls enjoys nearly 300 days of sunshine each year. The City of Klamath Falls has an urban population of approximately 42,000.

NATURE & CULTURE

Steeped in history, the area offers an outstanding array of natural and cultural wonders. Just sixty miles south of Crater Lake, and seventy miles north of Mt. Shasta, south central Oregon is unsurpassed for beauty and diversity of activities. Klamath Falls offers a variety of outdoor recreation such as cross country skiing, golfing, fishing, hunting and canoeing. It is known for its splendid bird watching and is the home of the highest concentrations of bald eagles in the Pacific Northwest.

It also offers a plethora of arts and culture with numerous antique shops and museums along with plays and musicals. Visitors can ride the downtown Trolley or follow the Old Town Historic Walking Tour.

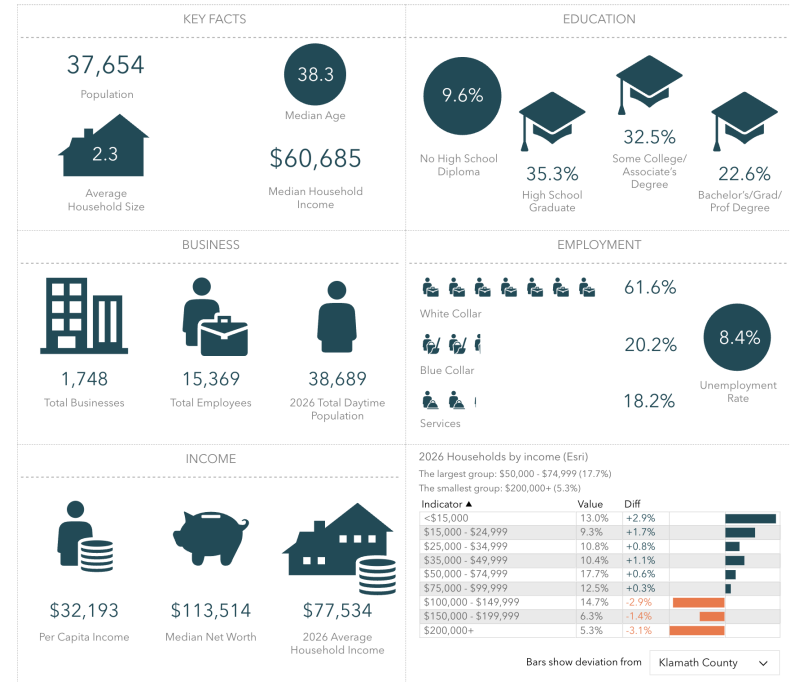
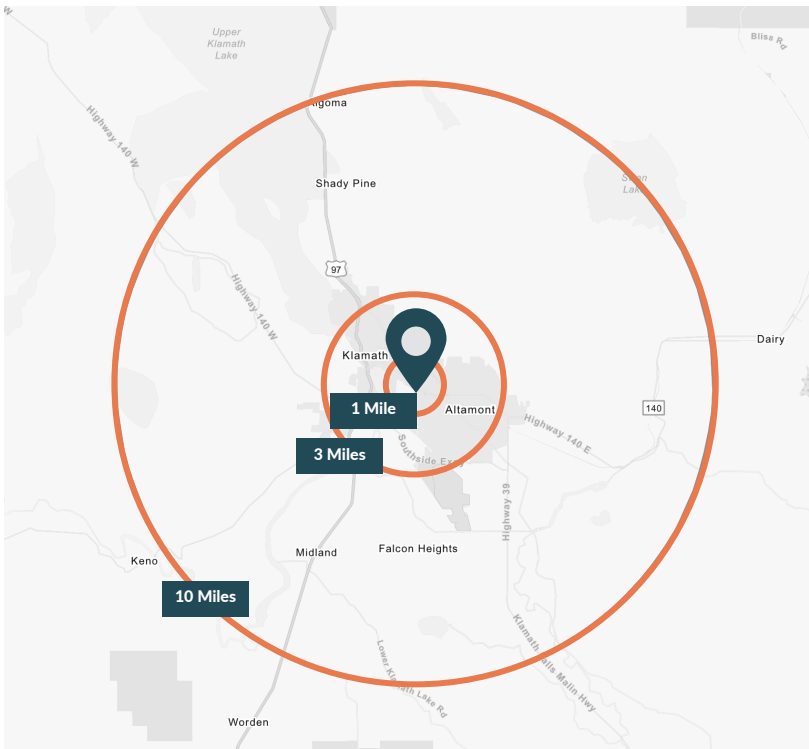
ECONOMIC BOOM

Klamath Falls has experienced a new boom in the past few years with several large housing developments being built and many new businesses locating in the area. Major local employers include:

- Air National Guard
- Collins Products
- Jeld Wen
- Oregon Institute of Technology
- Sky Lakes Medical Center

DEMOGRAPHICS

2026 SUMMARY	1 Mile	3 Miles	10 Miles
Population	37,654	48,152	54,062
Households	15,908	19,738	22,220
Families	9,074	11,688	13,419
Average Household Size	2.31	2.38	2.38
Owner Occupied Housing Units	8,878	11,853	13,934
Renter Occupied Housing Units	7,030	7,885	8,286
Median Age	38.3	38.9	39.9
Median Household Income	\$60,685	\$65,465	\$67,814
Average Household Income	\$77,534	\$86,939	\$90,858



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

2031 SUMMARY	1 Mile	3 Miles	10 Miles
Population	37,974	48,638	54,606
Households	16,133	20,037	22,556
Families	9,146	11,798	13,548
Average Household Size	2.30	2.37	2.37
Owner Occupied Housing Units	9,139	12,199	14,324
Renter Occupied Housing Units	6,993	7,838	8,232
Median Age	39.7	40.2	41.2
Median Household Income	\$66,037	\$72,374	\$75,184
Average Household Income	\$86,587	\$97,685	\$101,831



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