

NEW RESTAURANT/RETAIL OPPORTUNITIES

Klamath Falls at Campus Drive

2500 ALMOND STREET / KLAMATH FALLS, OR 97601



New development anchored by retail, restaurants and dual branded hotels

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Located in a high growth area just off Hwy 97 south of Upper Klamath Lake

AVAILABLE SPACES

- 2,000 - 5,000 SF Restaurant/retail with drive-thru

HIGHLIGHTS

- Great visibility from Hwy 39 and Bus 97
- Abundant parking
- Nearby revenue generators include:
 - Oregon Tech University with travelling professors and long-term contract employees
 - SkyLakes Medical Center with 200+ hospital beds (Level 3 Trauma Center), travelling doctors and nurses
 - Union Pacific Railroad's long-term stays, BNSF's workers, tourists (many stay 1 week+ to visit Crater Lake National Park - Oregon's only National Park)
 - Klamath Basin National Wildlife Refuges Complex
 - Lava Beds National Monument
 - Military Air Base (Kingsley Field)

TRAFFIC COUNTS

- Hwy 97 – 16,488 ADT ('22)
- Campus Drive – 13,960 ADT ('22)



MARKET DATA

- Area has a tremendous population growth rate, evidenced by many retailers incoming or interested to enter the market including Trader Joe's and Chipotle Mexican Grill. Lots of new homes / housing being built as well in the market.
- Klamath Falls has 20,000 people, but Altamont which is immediately adjacent and in unincorporated Klamath County (same trade area) has another 20,000 residents, bringing the population up to 40,000, making it larger than Redmond, Grants Pass, and nearly as large as Albany.
- Klamath County is also the 15th largest county in Oregon out of a total of 36 counties and has over 75K+ residents.



SKY LAKES MEDICAL CENTER

- Sky Lakes Medical Center has 200+ hospital beds (Level 3 Trauma Center) with travelling doctors and nurses. The hospital and its clinics have more than 1,700 employees.
- Sky Lakes Medical Center is a not-for-profit, community focused, internationally accredited acute-care teaching hospital dedicated to the people it serves. As a leader in the healthcare industry, Sky Lakes is also an economic and social asset for the community.
- Sky Lakes serves more than 80,000 people in Klamath and Lake counties in south-central Oregon, and Modoc and Siskiyou counties in northern California.
- As the only hospital in a 10,000-square-mile area, Sky Lakes combines small-town charm and neighborliness with big-city medical expertise in our facility.



OREGON INSTITUTE OF TECHNOLOGY (OREGON TECH UNIVERSITY)

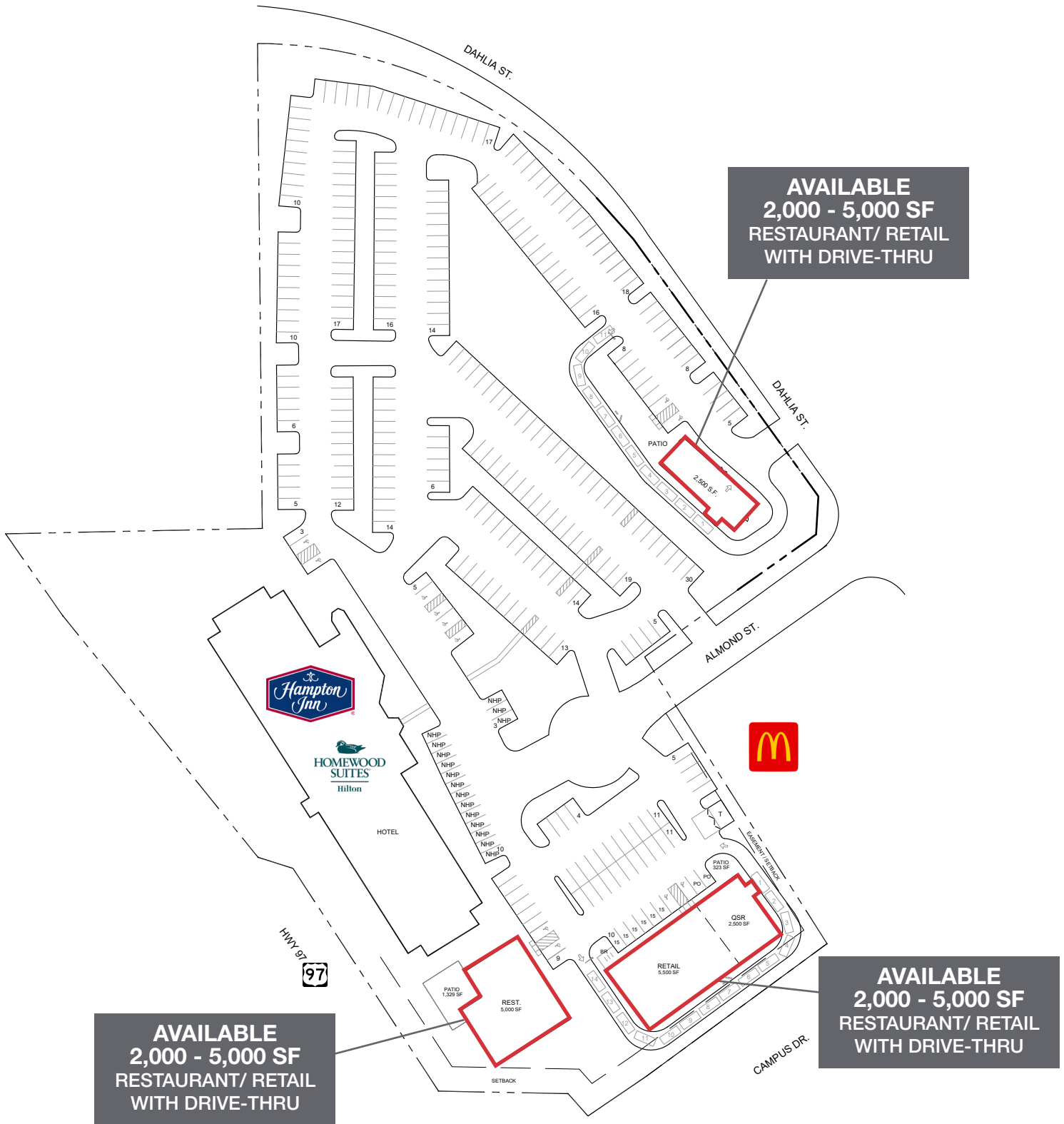
- Founded in 1947 as an institution to train and re-educate World War II veterans, Oregon Tech has grown immensely in size, scope, and service. Today, they're accredited by the Northwest Commission on Colleges and Universities and the student population is near 5,000, with an average student-to-faculty ratio of 16:1.
- In 2021, the Oregon Legislature designated Oregon Tech "Oregon's Polytechnic University." As a polytechnic university, they specialize in engineering, technology, healthcare, business, communication and applied sciences such as psychology and environmental science. The faculty and industry partners work hard to ensure students have the resources and training to tackle the challenges of both today and tomorrow.
- Recent Oregon Tech graduates earn a median starting salary of \$60,000.





RENDERINGS

Site Plan



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KLAMATH FALLS TRADE AREA

Upper Klamath Lake



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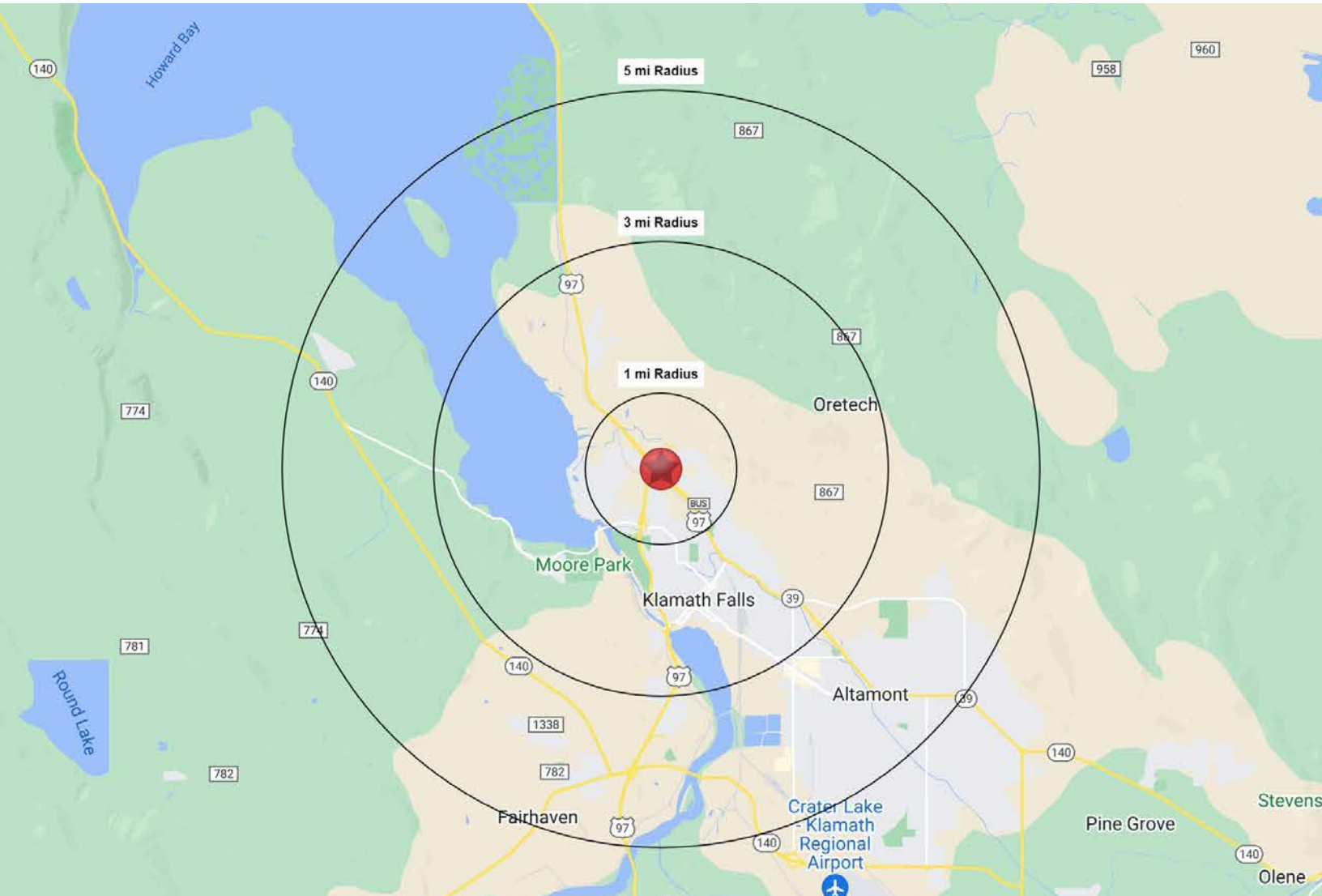
NA Elliott



STEARNS ELEMENTARY

ALTAMONT

Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	5,328	18,853	35,746
Estimated Households	1,870	7,367	13,773
Average HH Income	\$93,619	\$80,331	\$77,597
Median Home Value	\$424,396	\$240,619	\$244,358
Occupation Population 16+	2,229	7,462	14,195
Median Age	33.5	34.4	36.6
Food and Beverage Monthly Expenditure	\$832 14.8%	\$738 14.8%	\$722 14.8%

Source: Regis - SitesUSA (2024)



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Demographics — full profile

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

2500 Almond Street Klamath Falls, OR 97601	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	5,328	18,853	35,746
2028 Projected Population	5,178	18,248	35,314
2020 Census Population	5,098	18,076	34,116
2010 Census Population	4,940	17,579	32,790
Projected Annual Growth 2023 to 2028	-0.6%	-0.6%	-0.2%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.7%
Households			
2023 Estimated Households	1,870	7,367	13,773
2028 Projected Households	1,758	6,922	13,224
2020 Census Households	1,968	7,597	14,136
2010 Census Households	1,896	7,280	13,502
Projected Annual Growth 2023 to 2028	-1.2%	-1.2%	-0.8%
Historical Annual Growth 2010 to 2023	-0.1%	-	0.2%
Age			
2023 Est. Population Under 10 Years	9.8%	11.7%	12.2%
2023 Est. Population 10 to 19 Years	15.4%	12.3%	11.8%
2023 Est. Population 20 to 29 Years	18.7%	18.3%	15.7%
2023 Est. Population 30 to 44 Years	18.5%	20.2%	19.7%
2023 Est. Population 45 to 59 Years	15.3%	16.2%	16.2%
2023 Est. Population 60 to 74 Years	14.4%	14.8%	16.7%
2023 Est. Population 75 Years or Over	7.9%	6.5%	7.7%
2023 Est. Median Age	33.5	34.4	36.6
Marital Status & Gender			
2023 Est. Male Population	49.2%	50.1%	49.8%
2023 Est. Female Population	50.8%	49.9%	50.2%
2023 Est. Never Married	37.7%	37.3%	34.1%
2023 Est. Now Married	38.9%	34.3%	37.6%
2023 Est. Separated or Divorced	18.5%	23.0%	22.0%
2023 Est. Widowed	4.9%	5.5%	6.4%
Income			
2023 Est. HH Income \$200,000 or More	5.7%	5.2%	4.3%
2023 Est. HH Income \$150,000 to \$199,999	6.2%	5.0%	5.3%
2023 Est. HH Income \$100,000 to \$149,999	13.3%	10.5%	10.9%
2023 Est. HH Income \$75,000 to \$99,999	13.8%	10.8%	12.5%
2023 Est. HH Income \$50,000 to \$74,999	18.3%	16.4%	16.8%
2023 Est. HH Income \$35,000 to \$49,999	12.6%	12.7%	12.2%
2023 Est. HH Income \$25,000 to \$34,999	10.8%	9.5%	9.7%
2023 Est. HH Income \$15,000 to \$24,999	9.1%	11.2%	11.0%
2023 Est. HH Income Under \$15,000	10.2%	18.7%	17.3%
2023 Est. Average Household Income	\$93,619	\$80,331	\$77,597
2023 Est. Median Household Income	\$67,643	\$54,507	\$55,657
2023 Est. Per Capita Income	\$33,600	\$31,734	\$30,165
2023 Est. Total Businesses	182	990	1,805
2023 Est. Total Employees	3,841	10,605	17,169

Demographics — full profile

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

2500 Almond Street Klamath Falls, OR 97601	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	75.9%	77.3%	78.2%
2023 Est. Black	1.1%	1.3%	1.4%
2023 Est. Asian or Pacific Islander	9.0%	4.5%	3.0%
2023 Est. American Indian or Alaska Native	2.7%	3.1%	3.2%
2023 Est. Other Races	11.3%	13.9%	14.2%
Hispanic			
2023 Est. Hispanic Population	688	3,017	5,862
2023 Est. Hispanic Population	12.9%	16.0%	16.4%
2028 Proj. Hispanic Population	12.9%	15.9%	16.3%
2020 Hispanic Population	10.1%	14.2%	14.4%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	3,389	12,516	24,340
2023 Est. Elementary (Grade Level 0 to 8)	2.3%	3.9%	3.8%
2023 Est. Some High School (Grade Level 9 to 11)	4.5%	7.0%	7.6%
2023 Est. High School Graduate	25.4%	31.9%	32.6%
2023 Est. Some College	28.1%	25.7%	24.6%
2023 Est. Associate Degree Only	8.4%	7.7%	8.4%
2023 Est. Bachelor Degree Only	20.6%	14.7%	14.5%
2023 Est. Graduate Degree	10.6%	9.1%	8.5%
Housing			
2023 Est. Total Housing Units	2,090	8,312	15,480
2023 Est. Owner-Occupied	58.2%	56.0%	57.4%
2023 Est. Renter-Occupied	31.2%	32.6%	31.6%
2023 Est. Vacant Housing	10.5%	11.4%	11.0%
Homes Built by Year			
2023 Homes Built 2010 or later	2.8%	4.9%	3.7%
2023 Homes Built 2000 to 2009	6.8%	7.5%	9.0%
2023 Homes Built 1990 to 1999	7.7%	6.3%	7.0%
2023 Homes Built 1980 to 1989	7.1%	7.6%	8.1%
2023 Homes Built 1970 to 1979	20.4%	16.0%	17.0%
2023 Homes Built 1960 to 1969	11.5%	7.6%	8.5%
2023 Homes Built 1950 to 1959	13.3%	10.4%	10.7%
2023 Homes Built Before 1949	19.8%	28.3%	25.0%
Homes Values			
2023 Home Value \$1,000,000 or More	2.8%	3.8%	2.4%
2023 Home Value \$500,000 to \$999,999	5.3%	8.8%	9.4%
2023 Home Value \$400,000 to \$499,999	6.7%	7.2%	7.4%
2023 Home Value \$300,000 to \$399,999	10.8%	12.7%	14.5%
2023 Home Value \$200,000 to \$299,999	40.5%	27.5%	25.6%
2023 Home Value \$150,000 to \$199,999	9.8%	10.3%	12.0%
2023 Home Value \$100,000 to \$149,999	12.4%	11.2%	10.5%
2023 Home Value \$50,000 to \$99,999	6.8%	10.2%	8.7%
2023 Home Value \$25,000 to \$49,999	1.0%	1.4%	2.7%
2023 Home Value Under \$25,000	4.1%	6.8%	6.9%
2023 Median Home Value	\$243,396	\$240,619	\$244,358
2023 Median Rent	\$747	\$706	\$721

Demographics — full profile

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2500 Almond Street Klamath Falls, OR 97601	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	4,449	15,459	29,006
2023 Est. Civilian Employed	50.1%	48.3%	48.9%
2023 Est. Civilian Unemployed	4.1%	3.1%	2.8%
2023 Est. in Armed Forces	1.9%	1.3%	1.4%
2023 Est. not in Labor Force	43.9%	47.4%	46.9%
2023 Labor Force Males	49.7%	50.0%	49.5%
2023 Labor Force Females	50.3%	50.0%	50.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	2,229	7,462	14,195
2023 Mgmt, Business, & Financial Operations	14.9%	14.4%	14.7%
2023 Professional, Related	22.3%	19.6%	21.2%
2023 Service	12.3%	15.9%	14.2%
2023 Sales, Office	27.5%	25.8%	24.4%
2023 Farming, Fishing, Forestry	0.9%	1.1%	0.9%
2023 Construction, Extraction, Maintenance	3.9%	4.9%	7.0%
2023 Production, Transport, Material Moving	18.2%	18.3%	17.6%
2023 White Collar Workers	64.7%	59.9%	60.3%
2023 Blue Collar Workers	35.3%	40.1%	39.7%
Transportation to Work			
2023 Drive to Work Alone	76.7%	74.6%	78.4%
2023 Drive to Work in Carpool	13.1%	10.7%	10.2%
2023 Travel to Work by Public Transportation	1.6%	1.1%	0.8%
2023 Drive to Work on Motorcycle	0.2%	-	-
2023 Walk or Bicycle to Work	2.1%	4.1%	2.9%
2023 Other Means	0.6%	0.4%	0.6%
2023 Work at Home	5.7%	9.1%	7.1%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	60.4%	64.1%	60.1%
2023 Travel to Work in 15 to 29 Minutes	29.7%	23.9%	28.4%
2023 Travel to Work in 30 to 59 Minutes	5.2%	6.3%	6.6%
2023 Travel to Work in 60 Minutes or More	4.6%	5.7%	4.9%
2023 Average Travel Time to Work	12.3	11.9	12.6
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$126 M	\$439.96 M	\$803.68 M
2023 Est. Apparel	\$4.41 M	\$15.41 M	\$28.11 M
2023 Est. Contributions, Gifts	\$7.02 M	\$24.53 M	\$44.54 M
2023 Est. Education, Reading	\$3.89 M	\$13.87 M	\$25 M
2023 Est. Entertainment	\$7.07 M	\$24.55 M	\$44.86 M
2023 Est. Food, Beverages, Tobacco	\$19.47 M	\$68.13 M	\$124.55 M
2023 Est. Furnishings, Equipment	\$4.39 M	\$15.23 M	\$27.85 M
2023 Est. Health Care, Insurance	\$11.68 M	\$40.55 M	\$74.4 M
2023 Est. Household Operations, Shelter, Utilities	\$41.06 M	\$143.99 M	\$262.79 M
2023 Est. Miscellaneous Expenses	\$2.37 M	\$8.28 M	\$15.11 M
2023 Est. Personal Care	\$1.69 M	\$5.89 M	\$10.77 M
2023 Est. Transportation	\$22.95 M	\$79.52 M	\$145.72 M