

FOR SALE \$590,000

706 & 708 Columbia St, Hood River, OR

COPPER
WEST
REAL ESTATE

COMMERCIAL



CCIM



WASCO STREET

COLUMBIA STREET

*boundary lines are approximate

Overview

Building Size	1,015 SF
Lot Size	.13 acres
Built	1995
Zoning	C-1
Listing Price	\$590,000
NOI	\$22,352
Yr build	1995

100% leased

PRIME DOWNTOWN LOCATION

- Owner/user opportunity hard to come by small office space
- On- site parking
- Flexible Commercial Zoning
- Great access
- Opportunity Zone
- CCR's protect view and access





706 Columbia St- Leased to 8/31/2028

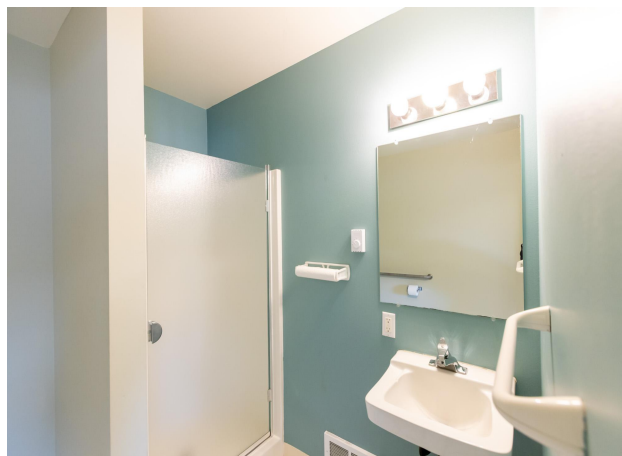
- Single-level unit
- Reception/common area, 2 offices
- 1 full bath and kitchenette

708 Columbia St- Leased to 7/30/2028

- Upper level unit with stairs
- Reception/common area, 2 offices
- 1 full bath and kitchenette

Property Overview:

- 3 designated on-site parking spaces
- Views of downtown and Gorge
- Walkable to downtown amenities



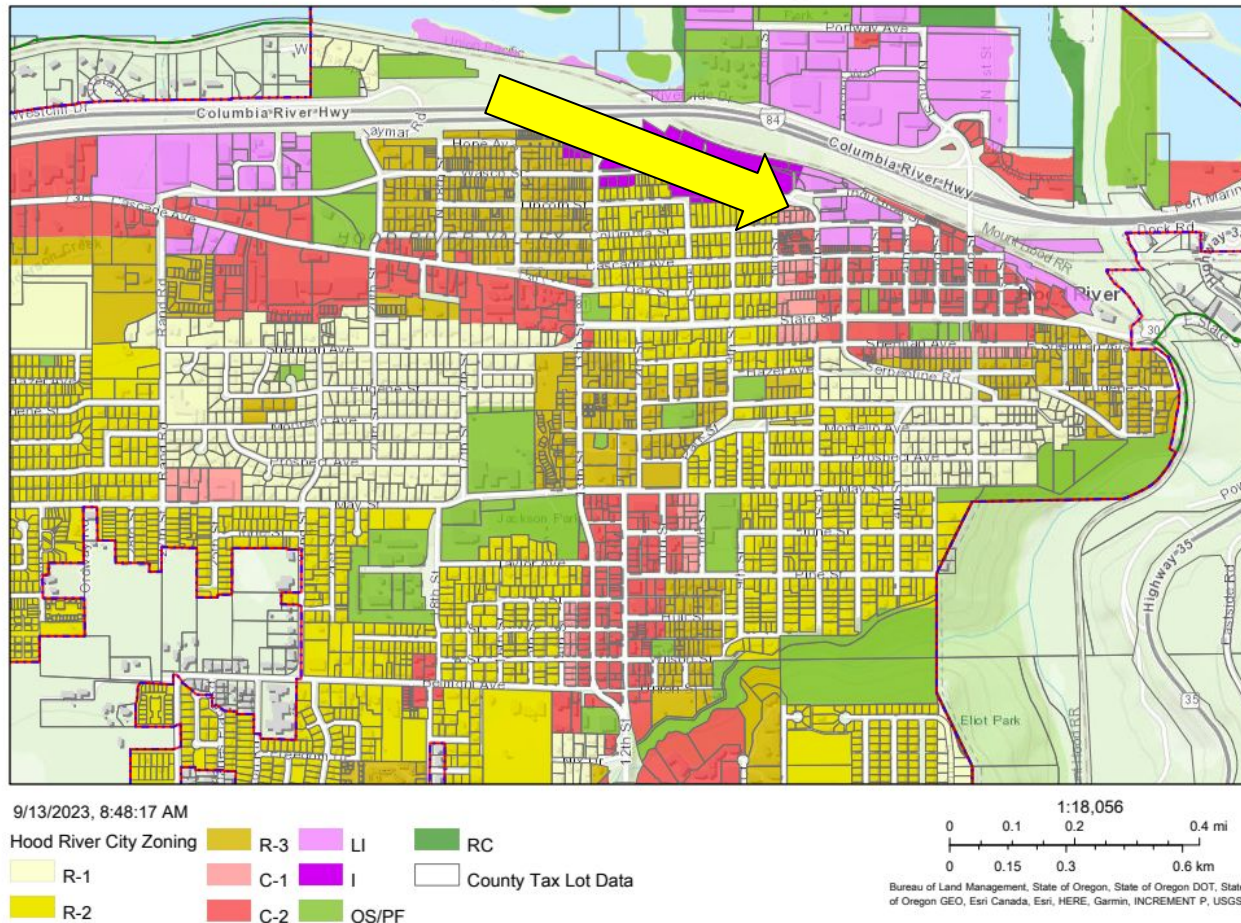
INCOME	SF	Monthly income	Annual rate	Annual income	Lease exp. date
Suite 706	607	\$1,200.00	\$23.72	\$14,400.00	8/31/2028
Suite 708	607	\$1,287.50	\$25.45	\$15,450.00	7/30/2028
Effective Gross Income				\$29,850.00	
EXPENSES					
Taxes	Actual			\$3,887.22	
Insurance	Estimated	2.00%		\$1,271.00	
Water/sewer	Estimated			\$2,339.00	
Total Expenses				\$7,497.22	
Net Operating Income				\$22,352.78	

Leases are Modified Gross.

Financing Scenario	
Purchase price	\$590,000.00
Down payment. 25%	\$118,000.00
Financed amount	\$472,000.00
interest rate	6.50%
Balloon	5 year
Amortization period	20 yrs
Monthly mortgage	\$3,299.00

Provided for general budgeting only. Lender rates & terms will vary.

City of Hood River Zoning



Approved for Professional office use. Check with City on Change of Use process and Short Term Rentals

<https://hoodriver.municipal.codes/HRMC/17.03.040>

Zoned C-1, check with city on AirBNB

Outright permitted uses include:

1. Detached single-family dwellings for residential use and accessory structures
2. Duplexes and triplexes for residential use
3. Manufactured homes
4. Home occupation
5. Bed and breakfast facilities
6. Family day care
7. Residential care facility
8. Group residential, if less than fifteen (15) persons
9. Transportation facilities
10. Hosted homeshares
11. Vacation homes rentals
12. Townhouse projects for residential use with 3 or fewer townhouses
13. Middle housing subject

Subject to Site Plan Review:

1. Professional offices
2. Change of use
3. Parking lots of four (4) or more spaces, new or expanded, and or the equivalent of paving equal to four (4) or more parking spaces
4. Multi-family dwellings for residential use
5. Group residential, if fifteen (15) or more persons
6. Transportation facilities
7. Townhouse projects for residential use with 4 or more townhouses

Hood River, OR - Outdoor mecca

Located in the Columbia River Gorge National Scenic Area, at the base of Mount Hood and the confluence of the Columbia, White Salmon and Hood Rivers, Hood River is known worldwide! The city is about 30 miles north of Mount Hood and 60 miles east of Portland, Oregon. Although Hood River is considered a small city, more than two million visitors come annually. The area offers world-class windsports, white water sports, skiing, mountain biking and many other tantalizing adventure options. It is the number four small city for Art Vibrancy by the New York Times and National Center for Arts.

Originally based in natural resources, Hood River has added value to those industries with award winning food, craft-beer, cider, wine and high tech aviation. Major employers include Insitu Aerospace, Hood Technologies, The Fruit Company, Pfriem, Double Mountain, Full Sail, Encore Consumer Capital, Tofurky/Turtle Island Foods, Hood River Distillers, and Providence Healthcare System in addition to dozens of wineries, breweries, and government agencies.

Hood River has a population of 7.75k people with a median age of 36.6 and a median household income of \$65,567. Between 2019 and 2020 the population of Hood River, OR grew from 7,715 to 7,745, a 0.389% increase and its median household income grew from \$60,542 to \$65,567, a 8.3% increase.



HOUSEHOLD INCOME

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

\$85,647

MEDIAN HOUSEHOLD INCOME

± \$12,299

3.51k

NUMBER OF HOUSEHOLDS

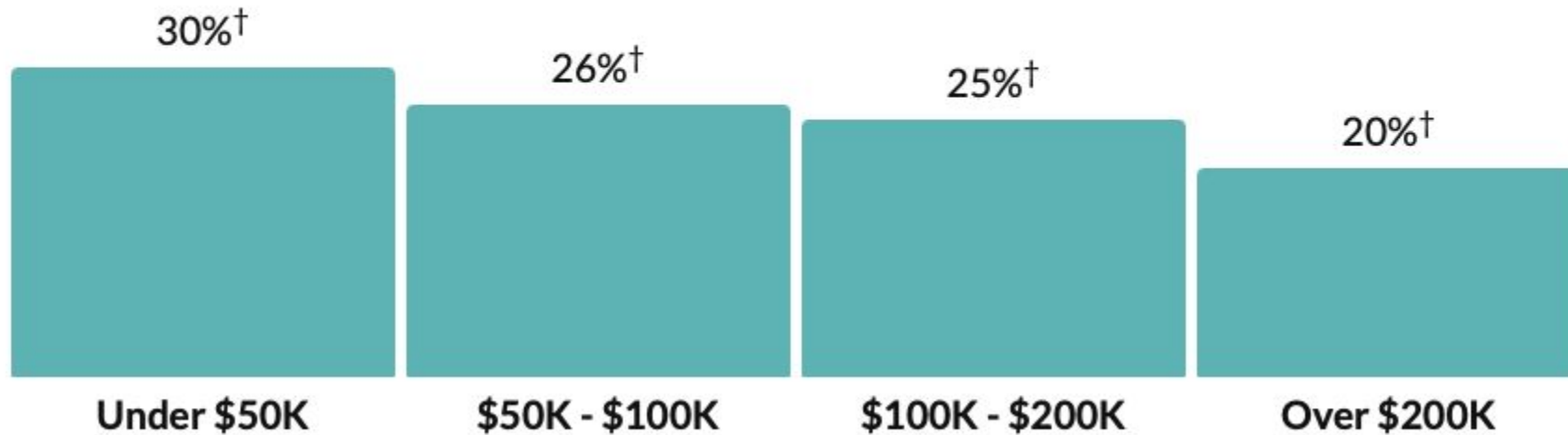
± 475

In 2025 the median household income of the 3.51k households in Hood River, OR grew to \$85,647 from the previous year's value. .

The following chart displays the households in Hood River, OR distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$100k - \$125k range.

Data from the Census Bureau ACS 5-year Estimate.

Household income



PROPERTY VALUE

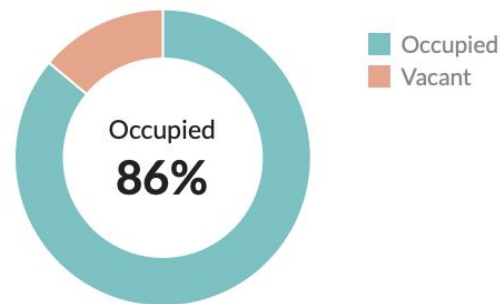
\$684,100

MEDIAN PROPERTY VALUE 2020
±\$43,034

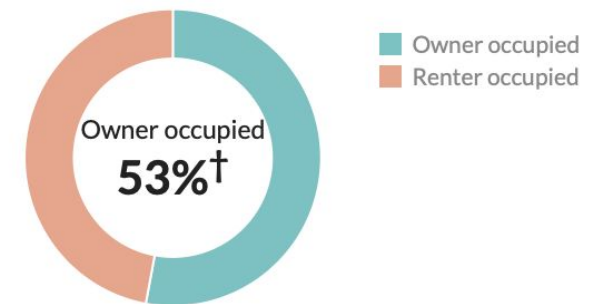
\$1,886

MEDIAN PROPERTY TAXES
±\$319

Occupied vs. Vacant



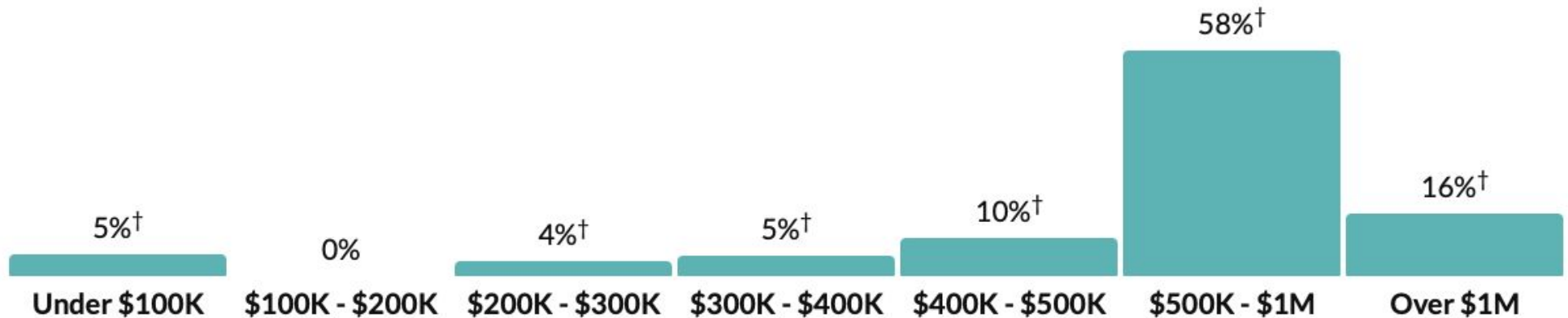
Ownership of occupied units



The following chart displays the households distributed between a series of property value buckets compared to the national averages for each bucket. In Hood River, OR the largest share of households have a property value in the \$500K-\$1M range.

Data from the Census Bureau ACS 5-year Estimate.

Value of owner-occupied housing units





Your Commercial Broker in The Gorge.



BUY • SELL • LEASE • INVEST

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