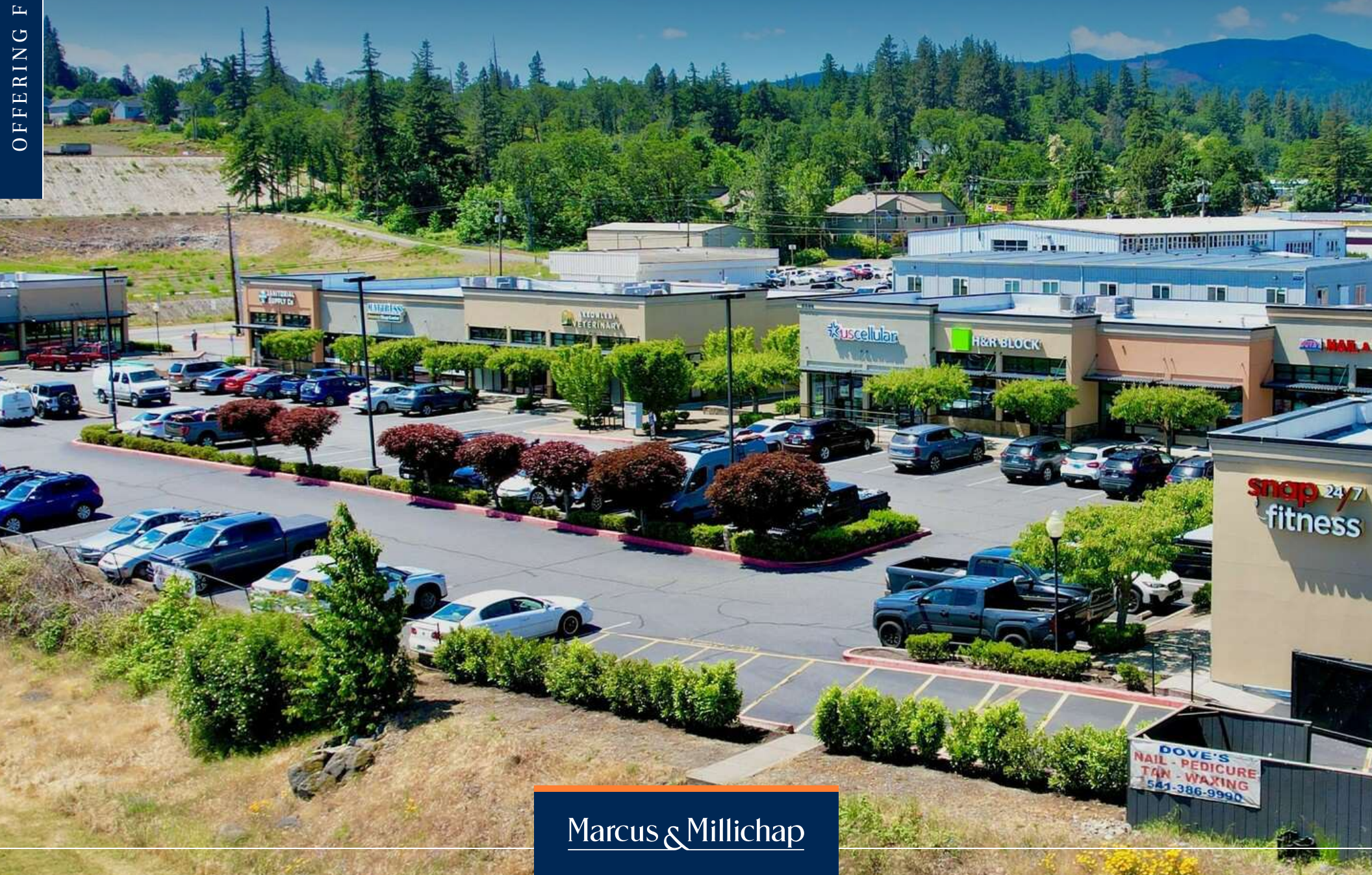


Hood River Square, 2940 Cascade Avenue, Suite 105, For Lease

2940 Cascade Ave, Hood River, OR 97031



Marcus & Millichap

2940 CASCADE AVENUE, SUITE 105 // Hood River Square

PROPERTY DESCRIPTION

Hood River Square:	
Total Square Footage	24,500
Floors	Single Story
Year Built/Renovated	2005/2024
Access	Just Off I-84, Exit 62
Forontage	110 Feet on Cascade Avenue
Lot Size	1.9 Acres
Parking	83
Parking Ratio	3.4:1,000 SF

LEASE TERMS

2940 Cascade Avenue, Suite 105:	
Rentable Square Footage	855
Lease Rate	\$1,425 per Month
Term	Negotiable, 3 to 5 Years
Type	Triple-Net (NNN)
Ceiling	13-Foot

ADDITIONAL HIGHLIGHTS

Intetstate-84 (I-84)	28,000 VPD
Cascade Avenue	12,000 VPD



Hood River Square // PROPERTY & AVAILABLE SPACE DESCRIPTIONS

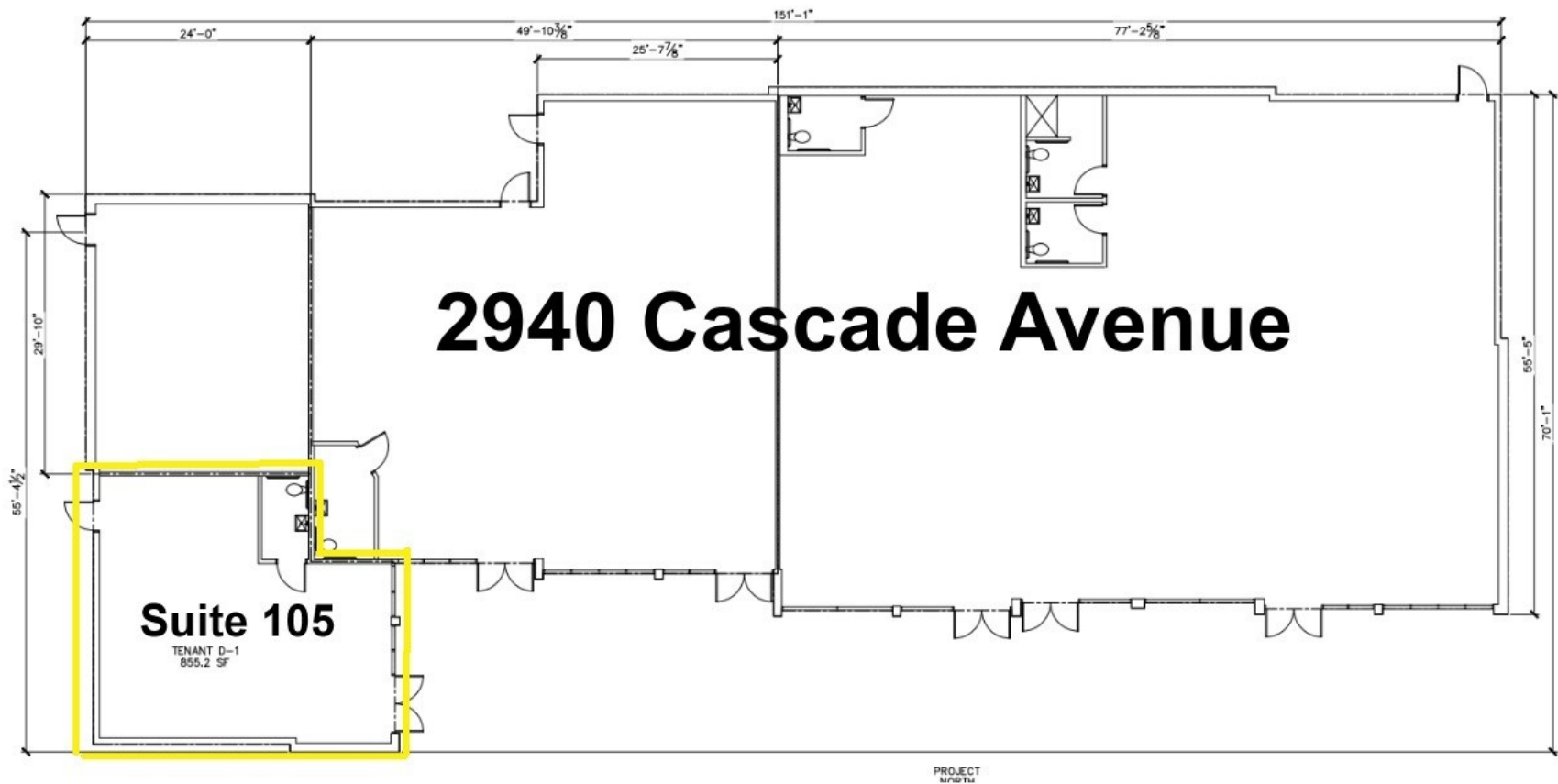


PROPERTY DESCRIPTION

Hood River Square (HR Square) is a beautiful 24,500 square-foot, 13-tenant retail center situated in the heart of Hood River's Westside Urban Renewal District. The center was constructed in 2005, recently updated, and is conveniently located just off Interstate-84, exit 62. With 110 feet of frontage on Highway 30/Cascade Avenue the center enjoys excellent visibility to over 12,000 vehicles per day. HR Square is located between Les Schwab and Walmart. Tenant signage can be seen from the Walmart parking area.

The available space, Suite 105, is an 855 square-foot retail/office suite, consisting of an entry area, private office, kitchenette, private restroom, and storage space. This offer represents an incredible opportunity for a small-business owner, or franchise, to reap the benefits of HR Square's visibility and established retail presents. The Center is beautifully landscaped and offers 83 shared surface parking spaces, a 3.4/1,000 parking ratio. The majority of the tenants have been at this location since the center opened. The center includes restaurant, fitness, janitorial-supply, mattress, veterinary, mobile-phone, nail salon, laundromat and professional-office services.

SUITE 105 FLOOR PLAN // Hood River Square







City Of Hood River // MARKET OVERVIEW

Nestled in the Columbia River Gorge National Scenic Area, at the foothills of the Mount Hood and Cascade Mountains, Hood River sits at the confluence of the Columbia and Hood Rivers. It is considered a “sports mecca” and the number four small city for Art Vibrancy by the New York Times and National Center for Arts. The city is 30 miles north of Mount Hood, the tallest mountain peak in the state, and 60 miles east of Portland, Oregon. Although Hood River is considered a small city, the Gorge and its top tourist attraction, Multnomah Falls, reports more than two million visitors annually. The area offers world-class wind sports, kayaking, skiing and mountain biking.

Originally settled as an agriculture and wildlife center in the Pacific Northwest with prominent fishing, logging, and trading, in recent years Hood River has become better known for its tourism, apple, pear, and cherry

orchards, highly regarded craft-beer, cider and wine industries, and aviation technologies. Major employers include Insitu Aerospace, Hood Technologies, Cardinal IG Company, The Fruit Company, pFriem Family Brewers, Double Mountain Brewery, Full Sail Brewing, Diamond Fruit Growers, Tofurky/Turtle Island Foods, Hood River Distillers, Hood river County School System, City of Hood River, Best Western, Columbia Gorge Hotel, and Providence Healthcare System, in addition to dozens of wineries, breweries, and government agencies. The Hood River metropolitan area’s population is estimated to be 23,838 in the 2021 Census, with 8,847 households with average income of \$103,929 per household. The demographics are changing quickly, with average household income is projected to increase by more than 7.0% by 2026, with an additional 1,000 households. With limited land available, infill development properties are in high demand.





EXCLUSIVELY LISTED BY

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