

# BIG BOX SPACE FOR LEASE ±84,000 SF



## FEATURES:

- **STRONG RETAIL CORRIDOR**
- **RARE ANCHOR & JR. ANCHOR SPACE AVAILABLE ±19,000 SF TO ±84,120 SF**
- **PLENTIFUL PARKING ON THE PROPERTY WITH AN ESTIMATED 875 SPACES AND A CURRENT ESTIMATED PARKING RATIO OF 5.6/1000**
- **FOUR CURB CUTS TO THE PARCEL ON SHASTA WAY AND AVALON STREET**
- **BENEFITS FROM LOCAL AND TOURIST TRAFFIC**

## 1776 AVALON STREET

## KLAMATH FALLS, OREGON

BROCK SWITZER  
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HSM PACIFIC REALTY, INC.  
0612 SW IDAHO ST, SUITE 2  
PORTLAND, OR 97239  
[WWW.HSPACIFIC.COM](http://WWW.HSPACIFIC.COM)

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## PROPERTY INFORMATION:

KLAMATH FALLS, OREGON - THE "CITY OF SUNSHINE" - IS THE COUNTY SEAT OF KLAMATH COUNTY, LOCATED IN THE SOUTH CENTRAL REGION OF OREGON AND BORDERING NORTHERN CALIFORNIA.

HOME TO KLAMATH LAKE AND JUST 60 MILES FROM CRATER LAKE NATIONAL PARK, KLAMATH IS A PRIME PLACE FOR A VARIETY OF OUTDOOR ADVENTURES FROM HIKING TO SAILING. KLAMATH ALSO BOASTS A NUMBER OF GOLF COURSES, AND KLAMATH COUNTY HOSTS A VARIETY OF CULTURAL FESTIVALS, ART EXHIBITS, THEATER PERFORMANCES, AND SPORTING EVENTS.

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: JELD WEN, COLLINS PRODUCTS, AIR NATIONAL GUARD, OREGON INSTITUTE OF TECHNOLOGY AND SKY LAKES MEDICAL CENTER.

THIS FORMER BIG-K K MART BUILDING IS A ±84,210 SF FREESTANDING BUILDING AND PLANNED REDEVELOPMENT TO FIT UP TO FOUR ANCHOR TENANTS. THE PROPERTY IS POSITIONED ONE BLOCK OFF THE "MAIN AND MAIN" INTERSECTION OF WASHBURN AND SOUTH SIXTH STREET, IS LOCATED IMMEDIATELY ACROSS FROM FRED MEYER, AND IS SURROUNDED BY STRONG NATIONAL RETAILERS.

## DEMOGRAPHICS (EST. 2013):

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
POPULATION	6,602	33,693	41,995	49,244
AVERAGE HOUSEHOLD INCOME	\$34,075	\$46,698	\$50,916	\$54,069
MEDIAN HOUSEHOLD INCOME	\$29,609	\$40,389	\$43,043	\$45,193
DAYTIME EMPLOYMENT	4,733	14,410	18,486	20,879

## SIGNIFICANT EMPLOYERS (5 MILES):

<u>EMPLOYERS:</u>	<u>EMPLOYEES:</u>
SKY LAKES MEDICAL CENTER	1,100
NEW CUSTOMER SERVICE CO	500
US AIR NATIONAL GUARD	400
COLUMBIA PLYWOOD CORP	300
FRED MEYER	207
COLLINS PRODUCTS LLC	200
ALBERTSONS	150
SHILO INN	150
JELD-WEN INC	150
MASAMI FOODS INC	140

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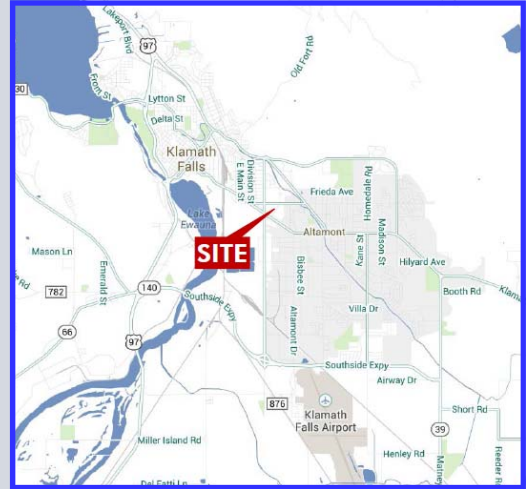
## MARKET RETAIL AERIAL:



## AREA MAP:



## LOCATION MAP:



# 1776 AVALON STREET

# KLAMATH FALLS, OREGON



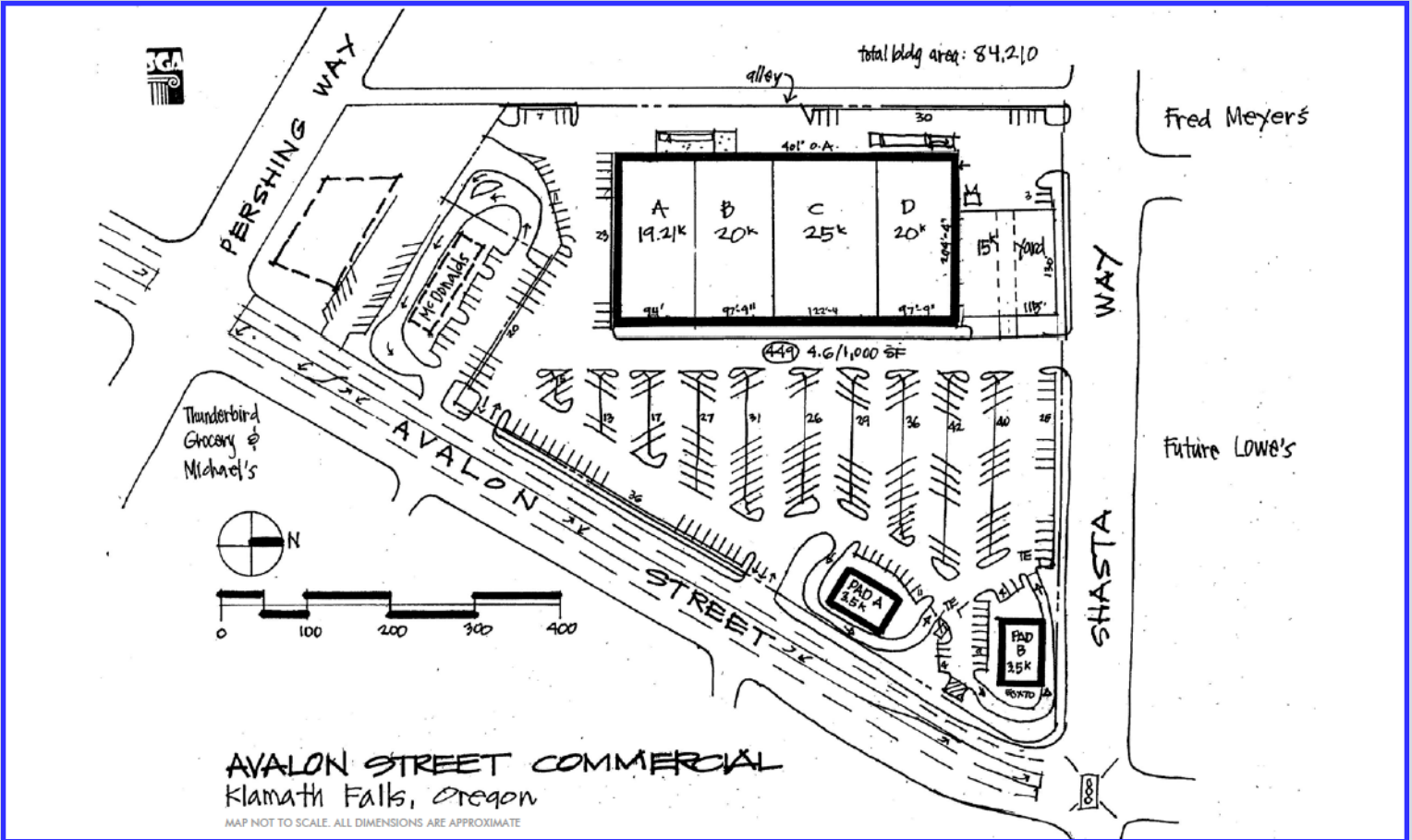
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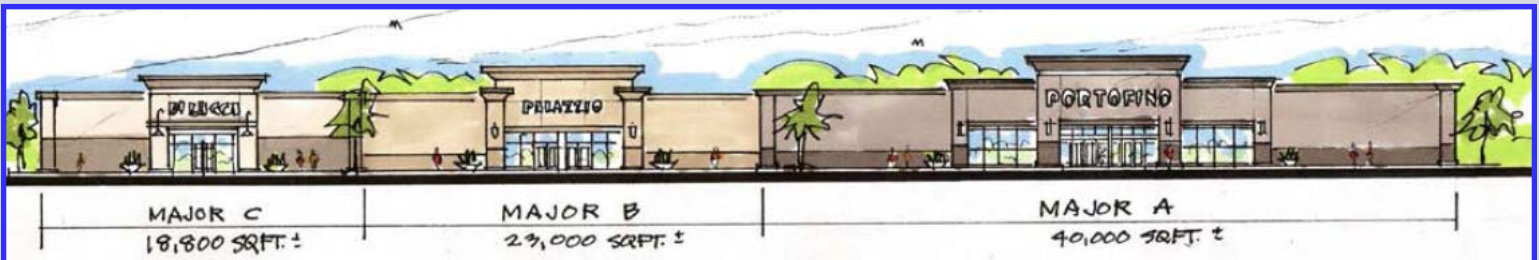
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## OPTIONAL DEMISING PLAN:



## PROPOSED ELEVATIONS:



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