

**FOR LEASE    800-3000 SF**  
**Light Industrial Flex/Office**

1225 Wasco Street, Hood River, OR



**COPPER  
WEST**  
REAL ESTATE

COMMERCIAL



Anne Medenbach, CCIM, Commercial Broker OR/WA  
541-645-0646  
annem@copperwest.com



## Overview

Suite 1	800 SF 1st floor
Suite 2	3,000 SF 2nd Floor
Built/remodeled	1997
Lease Rate	\$1.00sf/mo
Lease Type	Modified Gross
Lease Term	1-3 years
Tenant expenses	Utilities
Landlord expense	Taxes & Insurance
Offered TI	Flooring, HVAC, paint wall reconfiguration

## Features:

- Open floor plan with lots of natural light
- Light industrial zoning
- On site parking for 1-2 cars
- Easy access to downtown/I-84
- 3 Phase power
- Kitchenette



## Close in Flex space!

Lots of natural light, close in, on site parking and flexible use. These to spaces are priced to move and worth a look for your business needs.

3000 sf of flex space on the second floor is ready for your ideas. It has: Kitchenette and restroom. It could be kept demised as is or opened up. Call broker for a tour. Landlord will install new mini splits, flooring and move walls as needed. Restroom, open areas and great rate, make this space perfect for your flex business. No elevator.

First floor office space is ready for your use with a conference room and large open work area.

This is a modified gross lease, with tenant paying: internet, garbage, insurance, natural gas and electric. No CAMs.

Landlord is looking for a 1 to 3 year lease.

There is on site parking. 2 spaces with upstairs and 1 for downstairs.

3 phase power.





### **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.

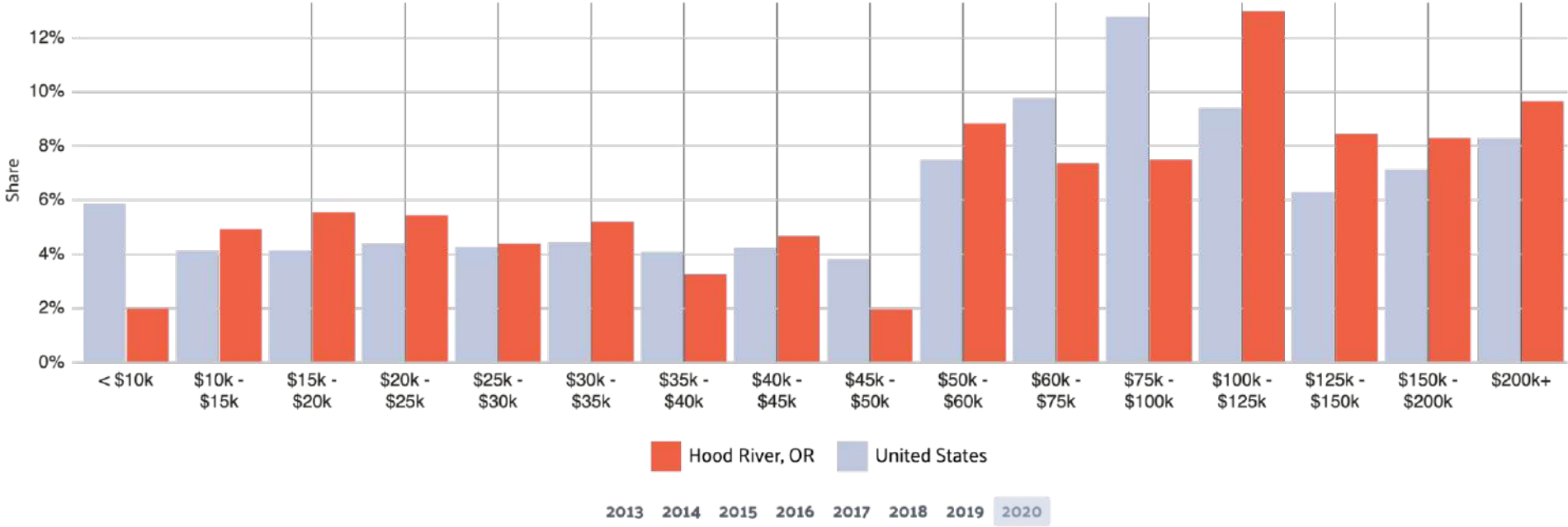
**\$65,567**  
MEDIAN HOUSEHOLD INCOME  
± \$12,299

**3.51k**  
NUMBER OF HOUSEHOLDS  
± 475

In 2020, the median household income of the 3.51k households in Hood River, OR grew to \$65,567 from the previous year's value of \$60,542.

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.



## PROPERTY VALUE

**\$385,900**

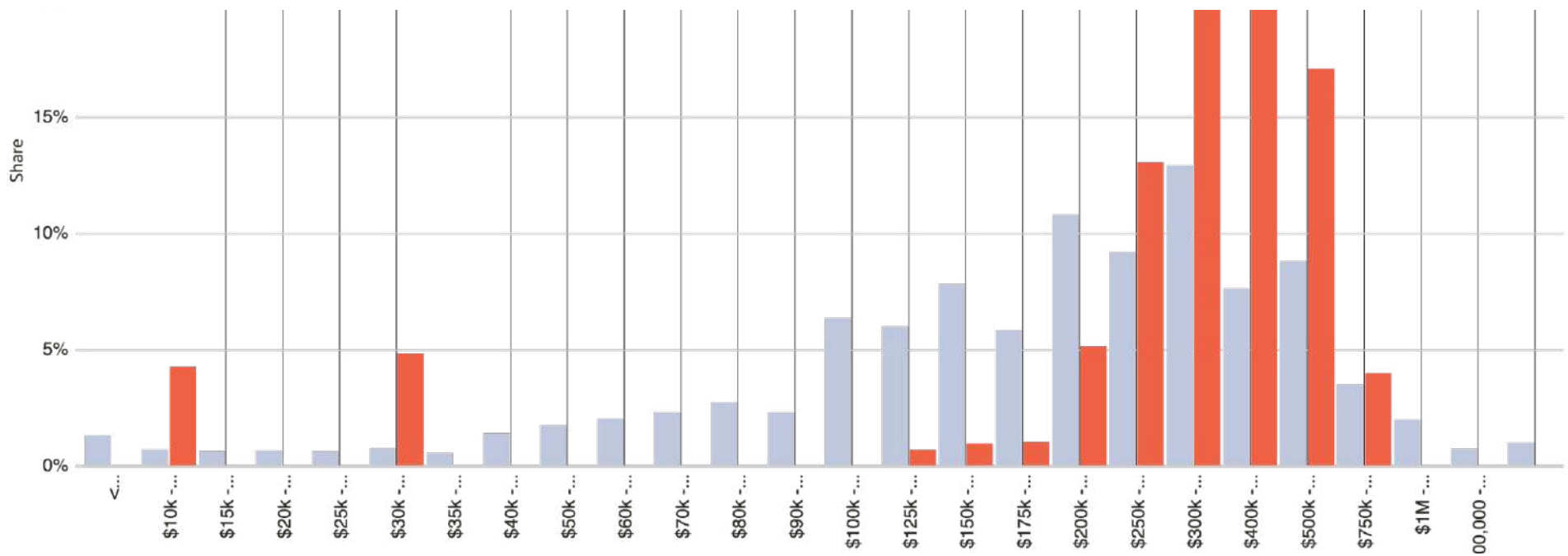
MEDIAN PROPERTY VALUE 2020  
±\$43,034

**\$1,886**

MEDIAN PROPERTY TAXES  
±\$319

The following chart display 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 \$400k - \$500k range.

Data from the Census Bureau ACS 5-year Estimate.





# Your Commercial Broker in The Gorge.



BUY • SELL • LEASE • INVEST

Anne Medenbach  
CCIM, Commercial Broker OR/WA  
541-645-0646  
annem@copperwest.com

