

FOR LEASE 1800 sq ft High visibility restaurant

4040 Westcliff Dr., Hood River, OR



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WEST
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Overview

Building Size	1,800SF
Built/remodeled	2002
Lease Rate	\$1.50/sf/mo
Lease Type	NNN
Lease Term	3-5 years
Tenant expenses	Utilities, Bldg insurance/taxes, garbage and internet. Estimated at \$0.30/sf/mo

Features:

- Great visibility
- On site parking
- Full kitchen and hood
- Walk in cooler
- 2 Restrooms
- Large Storage room
- Outdoor seating with tables
- Bar



High visibility Restaraunt

Excellent destination location with visibility from I-84 and easy access off of Exit 62.

Right sized front of house with full kitchen and walk in cooler. 1800sf is about half front and half back. Full remodel of kitchen just completed. All equipment stays with cooler, grill, wash sinks, prep area, hood and large conditioned storage area.

Seats 30+ in house with large bar. Outside offers plenty of parking and room for outdoor seating or pods.

Operating expenses are estimated at \$500/month including NNN (Taxes & insurance, maintenance).

Landlord is looking for a minimum 3 year lease. Landlord owns 57 hotel units on site and would like to have events hosted here. There is also an option for breakfast provision to guests by a new tenant. There are 140 short term stay units adjacent to this site.



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

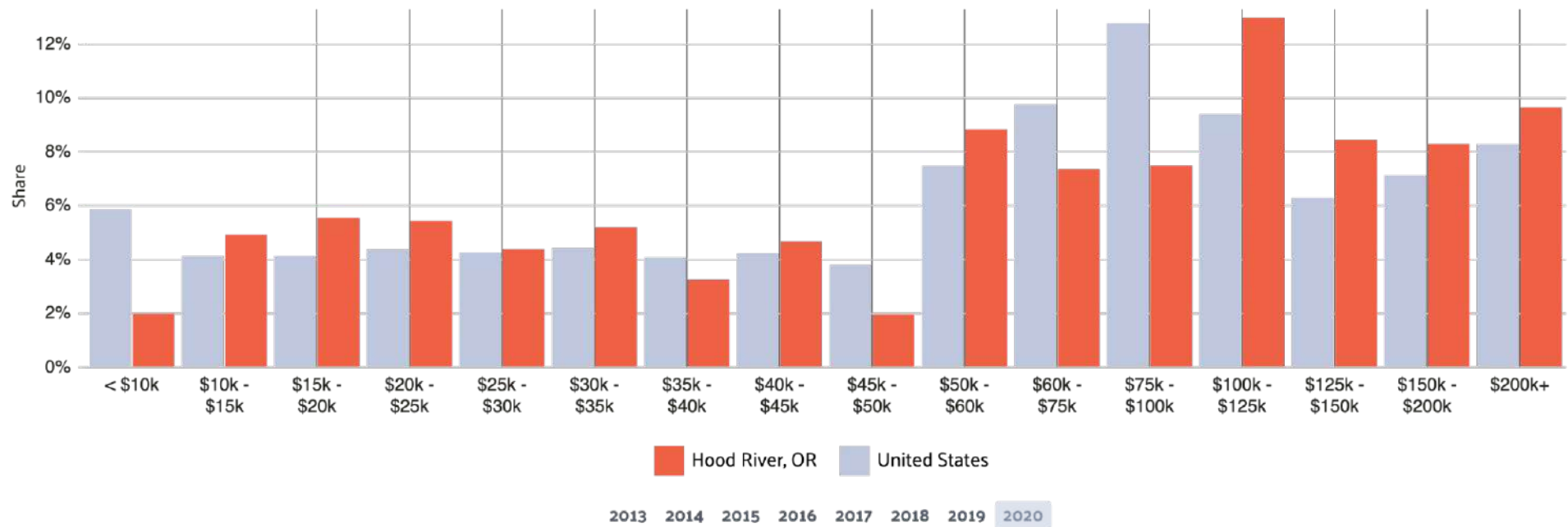
NUMBER OF HOUSEHOLDS

± 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

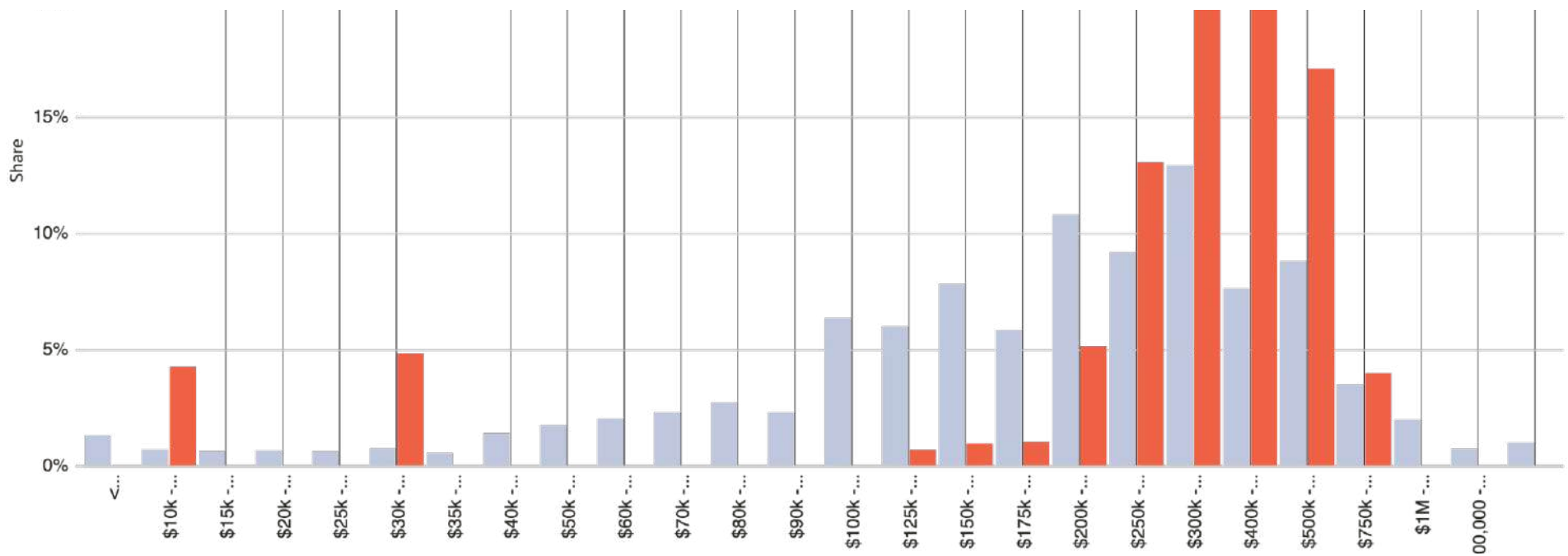
MEDIAN PROPERTY VALUE 2020
±\$43,034

\$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.





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