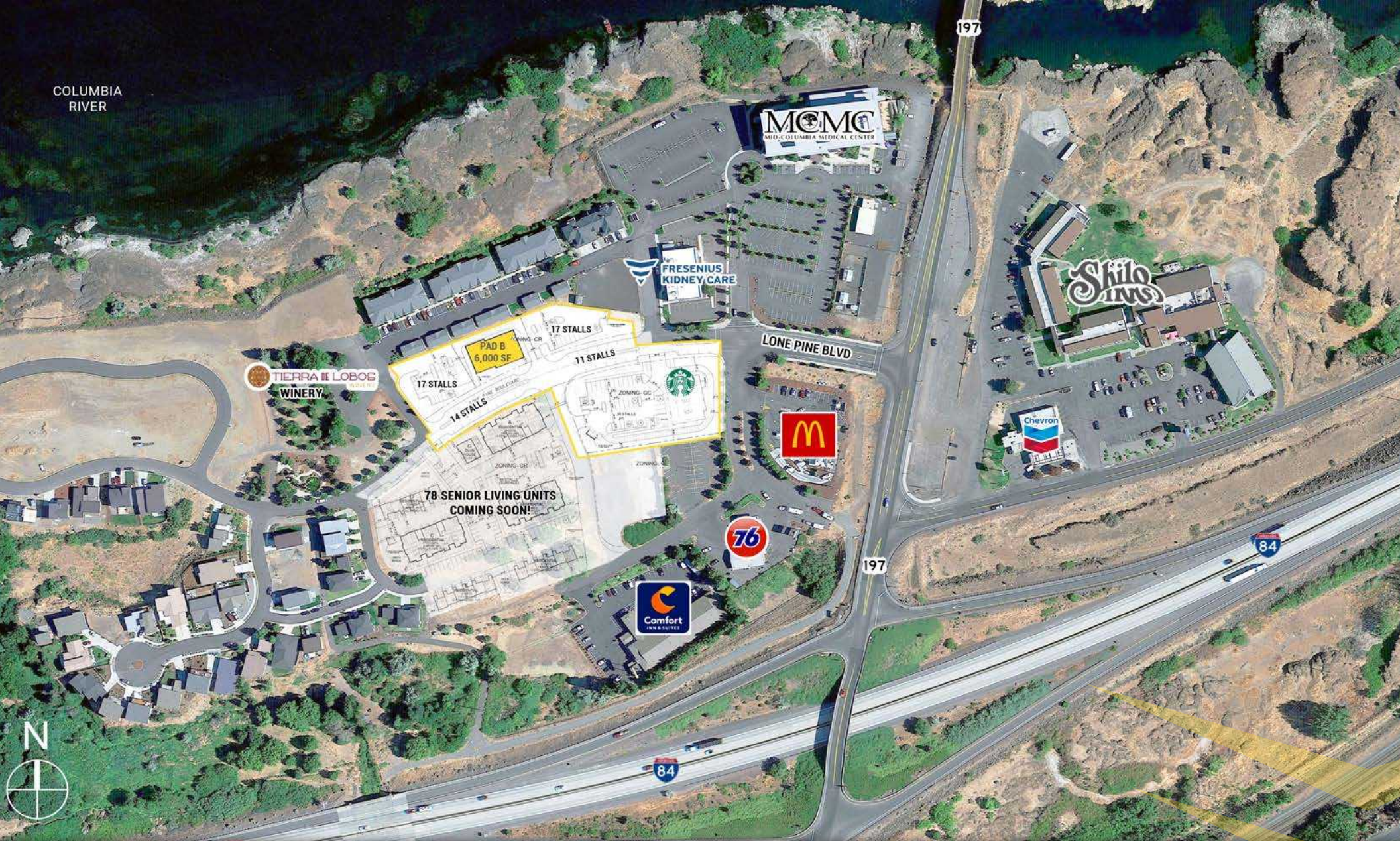


COLUMBIA RIVER



# LONE PINES

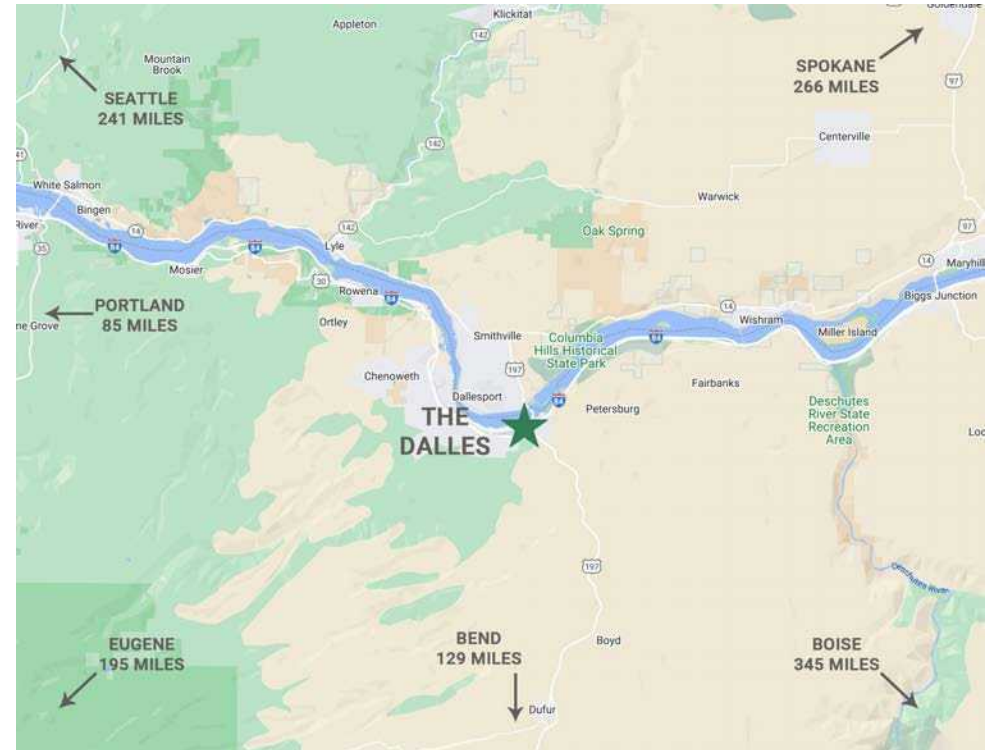
US Hwy 197 & Lone Pines Boulevard  
The Dalles, Oregon

# LISTING SUMMARY

Lone Pines Commercial Development  
US Hwy 197 & Lone Pines Boulevard, The Dalles, OR

## LONE PINES

Lone Pines is an exciting new development in the commercial core of Wasco County. Located at the strategic interchange of Interstate 84 and Highway 197. The new retail will serve not on the city of Dalles, OR, but also reach the adjacent communities across the Columbia River in Washington and towns to south and east as well. Lone Pines retail is part of the larger Lone Pines Development which includes up to 78 residential units comprised of a mix of apartments and townhomes. The Dalles serves as essentially the only commercial hub for Central and Eastern Oregon as well as a large swath of southern Washington. The site is surrounded by services, including: food, hotel, and medical to accomodate local residents as well as those who travel long distances to be able to meet their commercial needs. Two retail pads are available and able to be demised according to tenant need. The site is designed to be well parked and is ample enough to provide restaurant parking requirements. Two retail pads are available and demisable. Welcoming Starbucks - just signed!



### 5 Mile Radius



POPULATION

20,067



DAYTIME POPULATION

8,428



HOUSEHOLDS

7,954



AVERAGE  
HOUSEHOLD INCOME

99,338

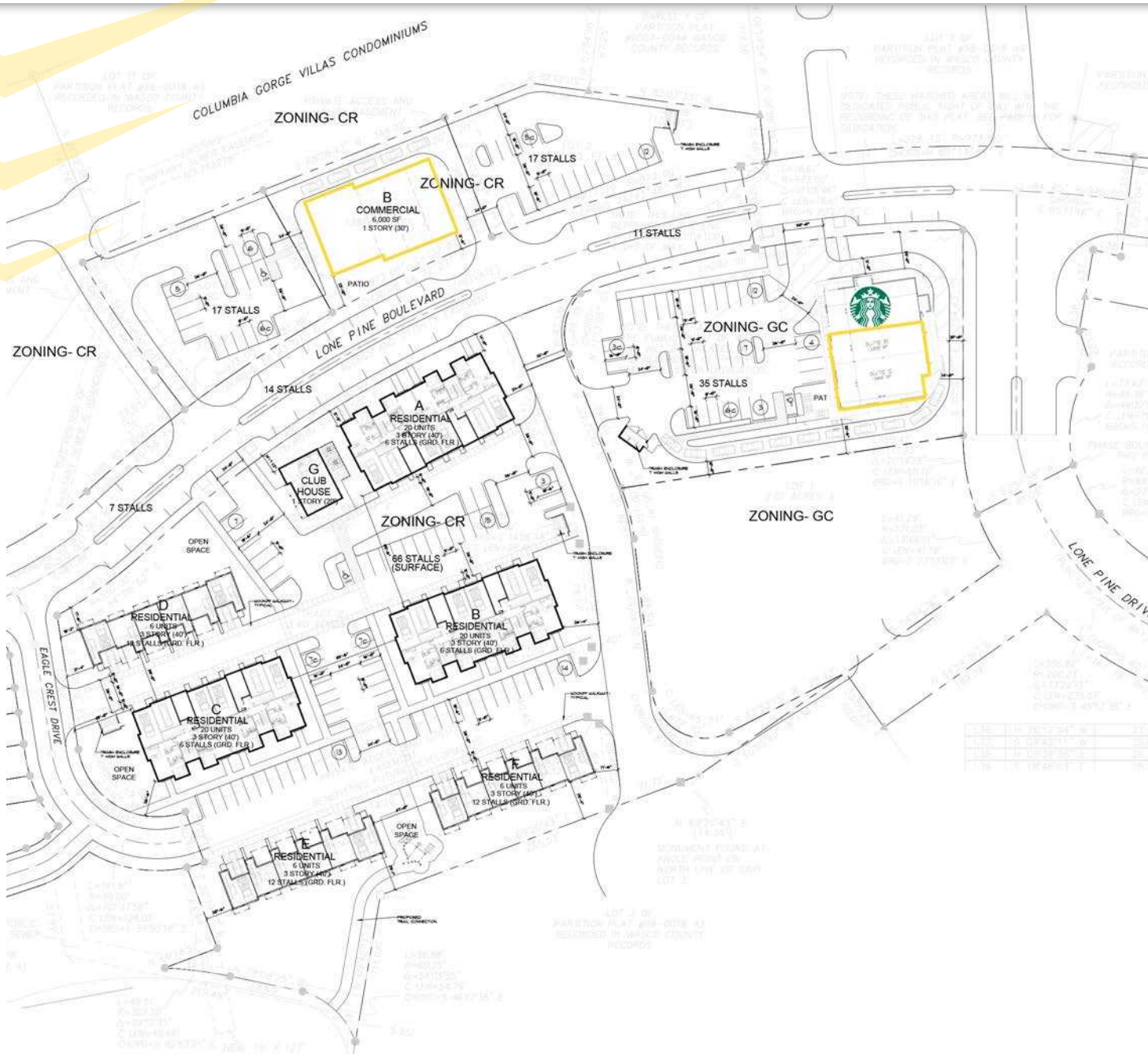


TOTAL NON-RETAIL ANNUAL  
CONSUMER EXPENDITURE

\$294.61M

# SITE PLAN

Lone Pines Commercial Development  
US Hwy 197 & Lone Pines Boulevard, The Dalles, OR



## PAD A | FLOOR PLAN



### PAD A

- Suite A | Starbucks
- Suite B | 1,300 SF
- Suite C | 1,980 SF
- Parking | 28-66 Stalls

### PAD B

- 6,000 SF | Restaurant/Retail
- Parking | 30-72 Stalls

# CITY SUMMARY

THE DALLES, OR AERIAL

Lone Pines Commercial Development  
US Hwy 197 & Lone Pines Boulevard, The Dalles, OR



# CITY SUMMARY

THE DALLES, OR

Lone Pines Commercial Development  
US Hwy 197 & Lone Pines Boulevard, The Dalles, OR



**THE DALLES, OR** is curved along a bend in the Columbia River with Mount Hood National Forest to the south, The Dalles provides spectacular views of the mountains and the river. The Dalles is rich with history -- this was the town where the Oregon Trail ended. The Dalles incorporated in 1857, and today is the largest city in Wasco County and the county seat. The area is a major producer of sweet cherries, with more than 6,000 acres of the city containing cherry trees.

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