

FOR LEASE OR BTS

HOOD RIVER CENTER



1803 12TH ST, HOOD RIVER, OR 97031

km Kidder
Mathews

FOR LEASE

*Former sports bar/restaurant in
Hood River.*

KEY HIGHLIGHTS

Approximately 4,000 SF building

Fixtured kitchen includes walk-in fridge & freezer,
cook line, sinks, etc.

FOH furnishings intact

366 parking spaces, 3.15/1000

Along retail corridor on a major road with signalized
intersection

Inquire about BTS opportunity

Shopping center consists of 3 buildings, 10 retail
tenants

Shopping center includes 3 Anchor Tenants:

- Rosauer's regional grocery
- Walgreens national drugstore
- Bi-Mart regional general retail

\$20.00

NNN LEASE RATE PER SF

\$5.96

NNN PER SF



FOR LEASE

Restaurant or Build-to-Suit Opportunity.

HIGHLIGHTS

Rare opportunity to lease an approximately 4,000-square-foot freestanding building within Hood River Center, one of only two grocery-anchored shopping centers serving the Hood River trade area. Formerly occupied as a popular sports bar and restaurant, the building includes an existing commercial kitchen with walk-in refrigerator and freezer, cook line, sinks, and much of the front-of-house furnishings, allowing a new operator to significantly reduce startup costs and time to opening.

Available for lease at \$20.00 PSF NNN (estimated NNN expenses of \$5.96 PSF) or as a Build-to-Suit opportunity for tenants seeking a customized facility in one of Hood River's premier retail locations.

Located along Hood River's primary retail corridor, the property benefits from outstanding visibility, a signalized intersection, and shared access to 366 parking spaces. The center is anchored by Rosauer's Grocery, Walgreens, and Bi-Mart, providing consistent daily customer traffic from local residents and visitors throughout the Columbia River Gorge.



\$20.00

PRICE PER SF

\$5.96

NNN EXPENSES

FOR LEASE



HOOD RIVER CENTER

Hood River Center is one of only two grocery-anchored neighborhood shopping centers serving Hood River.

The 8.32-acre retail center consists of three multi-tenant buildings totaling 10 retail tenants and is anchored by Rosauer's Grocery, Walgreens, and Bi-Mart—three long-established regional and national retailers that generate consistent customer traffic.

The center provides 366 on-site parking spaces (approximately 3.15 spaces per 1,000 square feet) and occupies a highly visible location along Hood River's primary retail corridor at a signalized intersection. Hood River Center serves as a dominant shopping destination for residents throughout the Columbia River Gorge and benefits from year-round local demand as well as significant seasonal tourism.

The property's diverse tenant mix, established anchor tenancy, ample parking, and strategic location make Hood River Center one of the region's premier neighborhood retail centers.

FOR LEASE





HOOD RIVER CENTER

*For more information on
this property, please contact*

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