

FOR SALE

Pacific Crest Pub & Hostel

Cascade Locks, Oregon



Location:

500 Wanapa St, Cascade Locks, Oregon
 Cascade Locks is in the Columbia Gorge near the Columbia River

Available Space:

Pacific Crest Pub & Hostel
 Business and building with 5,094 SF for sale

Economics:

\$679,500

Traffic Count:

I-84 – 23,200 ADT (08)



Comments:

- Historic building constructed in 1910 in beautiful Cascade Locks, Oregon
- Includes strong existing Pacific Crest Pub restaurant business, potential for hostel or hotel business, and existing Pacific Crest Pub & Hostel Horseradish business
- Well positioned for future growth with hiking/geo-caching theme
- \$300,000 assumable SBA loan
- Owner recently invested over \$200,000 in restaurant upgrades



Demographics:

	1 Mile	3 Mile	5 Mile
Population 2009	1,945	3,611	5,616
Population Forecast 2014	2,019	3,762	5,891
2009 Average HH Income	\$44,162	\$45,015	\$45,917
Employees	978	1,411	1,899

Source: Regis - SitesUSA



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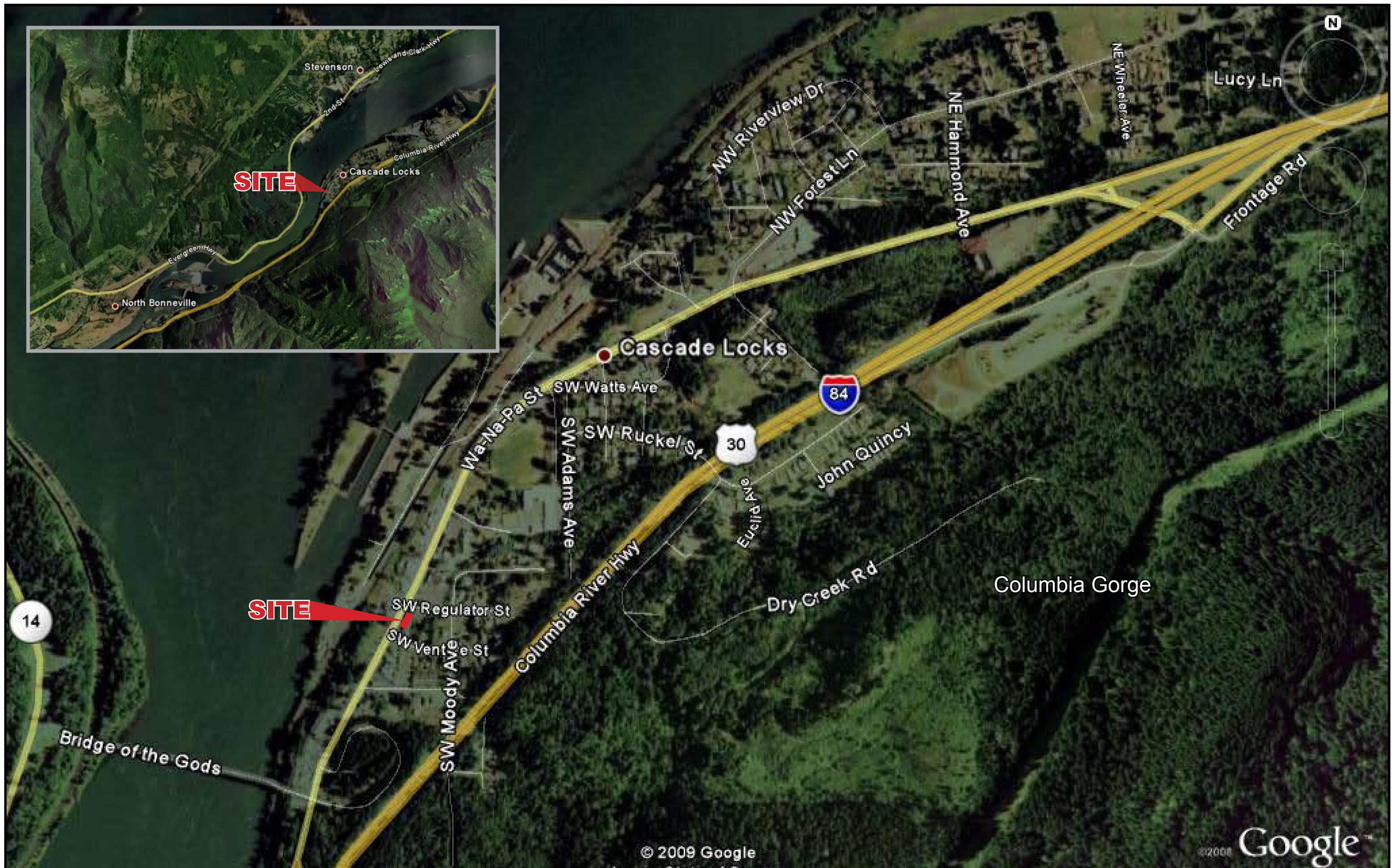
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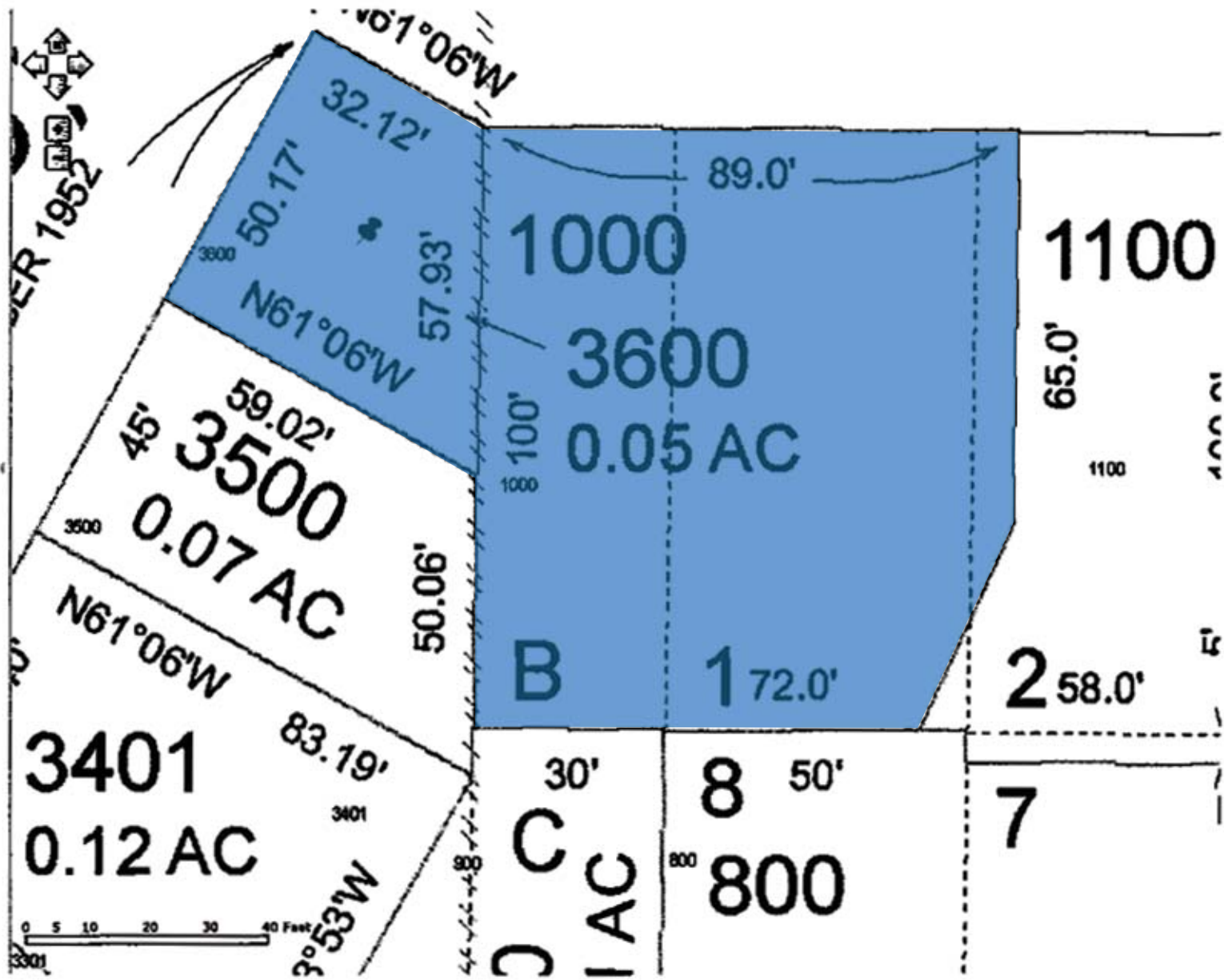
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PARCEL





FULL DEMOGRAPHIC PROFILE
 1990 - 2000 Census, 2009 Estimates & 2014 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.664831/-121.89621

December 2009

RF1

500 Wa-na-pa St Cascade Locks, Oregon		3.00 mi radius	5.00 mi radius	7.00 mi radius
POPULATION	2009 Estimated Population	1,945	3,611	5,616
	2014 Projected Population	2,019	3,762	5,891
	2000 Census Population	1,771	3,301	5,117
	1990 Census Population	1,569	2,866	4,411
	Historical Annual Growth 1990 to 2009	1.3%	1.4%	1.4%
	Projected Annual Growth 2009 to 2014	0.8%	0.8%	1.0%
HOUSEHOLDS	2009 Est. Households	783	1,436	2,216
	2014 Proj. Households	849	1,553	2,398
	2000 Census Households	669	1,243	1,927
	1990 Census Households	607	1,098	1,678
	Historical Annual Growth 1990 to 2009	1.5%	1.6%	1.7%
	Projected Annual Growth 2009 to 2014	1.7%	1.6%	1.6%
AGE	2009 Est. Population 0 to 9 Years	11.8%	12.1%	12.0%
	2009 Est. Population 10 to 19 Years	15.6%	14.4%	13.8%
	2009 Est. Population 20 to 29 Years	12.4%	13.1%	13.6%
	2009 Est. Population 30 to 44 Years	18.3%	18.1%	17.8%
	2009 Est. Population 45 to 59 Years	23.2%	23.1%	23.3%
	2009 Est. Population 60 to 74 Years	12.6%	13.8%	14.4%
	2009 Est. Population 75 Years Plus	6.1%	5.3%	5.1%
	2009 Est. Median Age	38.0	38.2	38.4
MARITAL STATUS & SEX	2009 Est. Male Population	47.8%	48.6%	48.8%
	2009 Est. Female Population	52.2%	51.4%	51.2%
	2009 Est. Never Married	22.6%	22.9%	22.9%
	2009 Est. Now Married	50.1%	53.3%	54.5%
	2009 Est. Separated or Divorced	21.0%	17.6%	16.4%
	2009 Est. Widowed	6.3%	6.1%	6.2%
INCOME	2009 Est. HH Income \$200,000 or More	0.8%	0.8%	0.9%
	2009 Est. HH Income \$150,000 to 199,999	0.5%	0.8%	1.0%
	2009 Est. HH Income \$100,000 to 149,999	5.9%	5.9%	6.0%
	2009 Est. HH Income \$75,000 to 99,999	12.0%	11.4%	11.2%
	2009 Est. HH Income \$50,000 to 74,999	19.6%	21.5%	22.1%
	2009 Est. HH Income \$35,000 to 49,999	17.3%	18.2%	18.5%
	2009 Est. HH Income \$25,000 to 34,999	10.1%	10.4%	10.7%
	2009 Est. HH Income \$15,000 to 24,999	13.6%	13.8%	13.6%
	2009 Est. HH Income \$0 to 14,999	20.2%	17.3%	16.0%
	2009 Est. Average Household Income	\$ 44,162	\$ 45,015	\$ 45,917
	2009 Est. Median HH Income	\$ 38,794	\$ 41,303	\$ 42,494
	2009 Est. Per Capita Income	\$ 18,250	\$ 18,229	\$ 18,386
	2009 Est. Number of Businesses	80	136	204
2009 Est. Total Number of Employees	978	1,411	1,899	

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RACE	2009 Est. White Population	94.1%	93.8%	93.7%
	2009 Est. Black Population	0.1%	0.2%	0.3%
	2009 Est. Asian & Pacific Islander	0.8%	0.9%	0.9%
	2009 Est. American Indian & Alaska Native	3.3%	3.2%	3.1%
	2009 Est. Other Races Population	1.7%	1.9%	2.0%
HISPANIC	2009 Est. Hispanic Population	186	332	491
	2009 Est. Hispanic Population Percent	9.6%	9.2%	8.7%
	2014 Proj. Hispanic Population Percent	10.1%	9.6%	9.1%
	2000 Hispanic Population Percent	7.7%	7.4%	7.0%
EDUCATION (Adults 25 or Older)	2009 Est. Adult Population (25 Years or Older)	1,283	2,404	3,765
	2009 Est. Elementary (0 to 8)	5.0%	5.0%	4.9%
	2009 Est. Some High School (9 to 11)	12.0%	11.5%	11.1%
	2009 Est. High School Graduate (12)	34.4%	34.6%	34.6%
	2009 Est. Some College (13 to 16)	30.5%	30.5%	30.1%
	2009 Est. Associate Degree Only	5.8%	5.9%	6.0%
	2009 Est. Bachelor Degree Only	9.0%	9.0%	9.2%
	2009 Est. Graduate Degree	3.3%	3.7%	4.1%
HOUSING	2009 Est. Total Housing Units	879	1,605	2,475
	2009 Est. Owner Occupied Percent	55.2%	59.4%	61.4%
	2009 Est. Renter Occupied Percent	33.9%	30.1%	28.1%
	2009 Est. Vacant Housing Percent	10.9%	10.5%	10.4%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	3.0%	2.9%	2.8%
	2000 Homes Built 1995 to 1998	8.8%	7.9%	7.8%
	2000 Homes Built 1990 to 1994	6.2%	6.9%	7.0%
	2000 Homes Built 1980 to 1989	10.5%	11.2%	11.4%
	2000 Homes Built 1970 to 1979	23.7%	25.7%	26.3%
	2000 Homes Built 1960 to 1969	9.3%	13.2%	15.4%
	2000 Homes Built 1950 to 1959	11.2%	9.2%	8.3%
	2000 Homes Built Before 1949	27.5%	23.1%	21.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	1.0%	0.6%	0.4%
	2000 Home Value \$500,000 to \$999,999	0.2%	0.5%	0.6%
	2000 Home Value \$400,000 to \$499,999	-	0.2%	0.2%
	2000 Home Value \$300,000 to \$399,999	3.3%	2.8%	2.8%
	2000 Home Value \$200,000 to \$299,999	9.7%	9.0%	9.5%
	2000 Home Value \$150,000 to \$199,999	11.7%	14.9%	17.0%
	2000 Home Value \$100,000 to \$149,999	39.2%	40.4%	41.0%
	2000 Home Value \$50,000 to \$99,999	32.1%	29.6%	26.5%
	2000 Home Value \$25,000 to \$49,999	2.6%	2.2%	1.9%
	2000 Home Value \$0 to \$24,999	-	-	-
	2000 Median Home Value	\$ 119,151	\$ 121,654	\$ 126,169
	2000 Median Rent	\$ 302	\$ 338	\$ 355

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LABOR FORCE	2009 Est. Labor: Population Age 16+	1,535	2,862	4,479
	2009 Est. Civilian Employed	53.9%	53.5%	53.1%
	2009 Est. Civilian Unemployed	8.2%	9.1%	9.6%
	2009 Est. in Armed Forces	0.1%	0.1%	0.1%
	2009 Est. not in Labor Force	37.8%	37.4%	37.3%
	2009 Labor Force: Males	47.7%	48.5%	48.8%
	2009 Labor Force: Females	52.3%	51.5%	51.2%
OCCUPATION	2000 Occupation: Population Age 16+	747	1,382	2,136
	2000 Mgmt, Business, & Financial Operations	7.5%	9.5%	10.8%
	2000 Professional and Related	15.7%	14.9%	14.9%
	2000 Service	22.9%	21.7%	21.2%
	2000 Sales and Office	21.9%	20.7%	19.8%
	2000 Farming, Fishing, and Forestry	1.9%	2.0%	2.2%
	2000 Construction, Extraction, & Maintenance	13.6%	13.7%	13.3%
	2000 Production, Transport, & Material Moving	16.4%	17.5%	17.8%
	2000 Percent White Collar Workers	45.2%	45.1%	45.5%
2000 Percent Blue Collar Workers	54.8%	54.9%	54.5%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	74.3%	75.5%	75.8%
	2000 Drive to Work in Carpool	12.6%	13.8%	14.7%
	2000 Travel to Work by Public Transportation	0.5%	0.6%	0.6%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	7.9%	5.9%	4.8%
	2000 Other Means	1.0%	0.6%	0.5%
	2000 Work at Home	3.7%	3.5%	3.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	45.1%	44.6%	44.5%
	2000 Travel to Work in 15 to 29 Minutes	15.8%	17.4%	18.7%
	2000 Travel to Work in 30 to 59 Minutes	27.5%	26.2%	24.7%
	2000 Travel to Work in 60 Minutes or More	11.6%	11.7%	12.0%
	2000 Average Travel Time to Work	23.2	24.1	24.5
CONSUMER EXPENDITURE	2009 Est. Total Household Expenditure (in Millions)	\$ 31.6	\$ 58.6	\$ 91.6
	2009 Est. Apparel	\$ 1.5	\$ 2.8	\$ 4.3
	2009 Est. Contributions & Gifts	\$ 1.8	\$ 3.4	\$ 5.4
	2009 Est. Education & Reading	\$ 0.8	\$ 1.4	\$ 2.2
	2009 Est. Entertainment	\$ 1.7	\$ 3.2	\$ 5.1
	2009 Est. Food, Beverages & Tobacco	\$ 5.2	\$ 9.6	\$ 15.0
	2009 Est. Furnishings And Equipment	\$ 1.3	\$ 2.5	\$ 3.9
	2009 Est. Health Care & Insurance	\$ 2.3	\$ 4.4	\$ 6.8
	2009 Est. Household Operations & Shelter & Utilities	\$ 9.4	\$ 17.5	\$ 27.3
	2009 Est. Miscellaneous Expenses	\$ 0.5	\$ 1.0	\$ 1.6
	2009 Est. Personal Care	\$ 0.5	\$ 0.9	\$ 1.3
	2009 Est. Transportation	\$ 6.4	\$ 11.9	\$ 18.6

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