

# FOR LEASE

URBAN  
WORKS

## RARE DRIVE-THRU OPPORTUNITY IN ASHLAND

AVAILABLE NOW | 4,200 SF



512 WALKER AVE | ASHLAND, OR

BRIAN GREELEY | 503.228.3147 | bgreeley@urbanworksrealestate.com  
urbanworksrealestate.com

# SUMMARY



## Address

512 Walker Ave - Ashland, OR

## Available Space

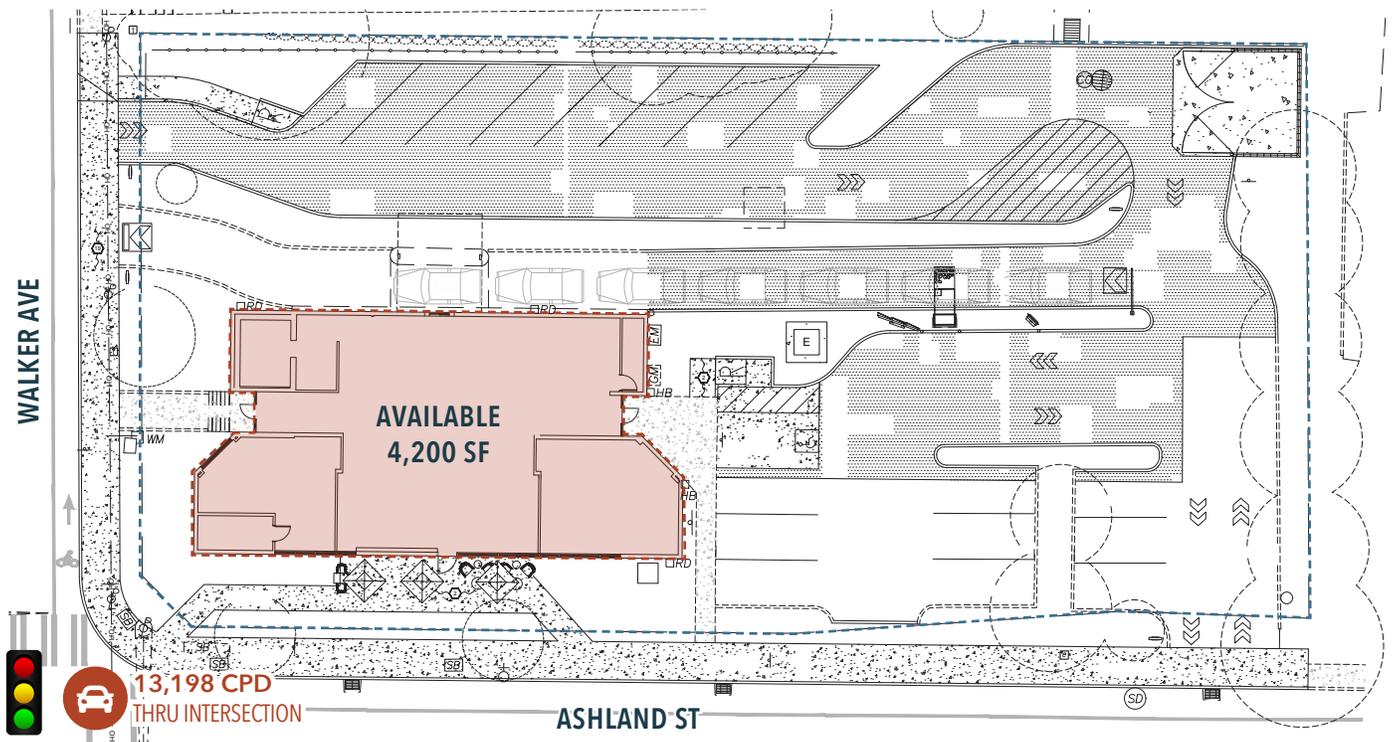
4,200 SF

## Uses

Retail / Restaurant / Fast food

## About the Building

This former café space with drive-thru in Ashland, Oregon offers a rare and valuable opportunity. The city no longer allows new drive-thru businesses, which makes existing locations like this one especially hard to come by. The space features built-out café layout with high-visibility drive-thru, and is well positioned for a coffee shop, bakery, or fast-casual concept looking to serve locals and steady visitor traffic. This turn-key site stands out as a unique chance to establish or expand a brand in Ashland, a community known for its tourism, college presence and year-round events.



# LOCATION



Demographics	½ Mile	1 Mile	3 Miles
2025 Population	3,487	10,760	23,154
Total Employees	1,712	3,654	10,325
Total Businesses	245	604	1,919
Average HH Income	\$90,768	\$94,616	\$108,884
Median Age	32	38.6	45.2
Any College	83.4%	84.2%	85.6%



Oregon Shakespeare Festival

**Ashland, Oregon** | Ashland offers an appealing business opportunity thanks to its steady flow of tourism, strong arts-driven economy and affluent, education-focused population. The Oregon Shakespeare Festival draws hundreds of thousands of visitors each year, creating a reliable customer base for hospitality, retail, dining and experience-based ventures. The city's emphasis on wellness, sustainability, and local craftsmanship also opens doors for niche businesses that cater to health-conscious and eco-minded consumers. With a supportive entrepreneurial climate, high visitor spending, and a community that values quality and creativity, Ashland stands out as a uniquely fertile environment for business growth.

