

# NEW DEVELOPMENT

N. BAYSHORE DR. (HWY 101) at TEAKWOOD AVE. · COOS BAY · OR



• NEW DEVELOPMENT NEAR COOS BAY VILLAGE

• UP TO 15,000 SF

• DRIVE THRU AVAILABLE

• OWNER IS WILLING TO CONSIDER BUILD-TO-SUIT OR GROUND LEASE

• TRAFFIC COUNTS:

• HWY 101: 21,261 CPD

## Demographics



- 1 MILE – 5,007
- 3 MILE – 28,085
- 5 MILE – 34,753



- 1 MILE – 4,718
- 3 MILE – 15,973
- 5 MILE – 16,632



- 1 MILE – \$81,520
- 3 MILE – \$78,656
- 5 MILE – \$77,804

*Scott Buth*

503-245-1400 x522

SCOTT@HSMPCIFIC.COM

CHAINLINKS  
RETAIL ADVISORS



4260 GALEWOOD ST. SUITE B LAKE OSWEGO, OR 97035

# AERIAL



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 RETAIL ADVISORS

**HSMI**  
 PACIFIC  
 RETAIL SOLUTIONS

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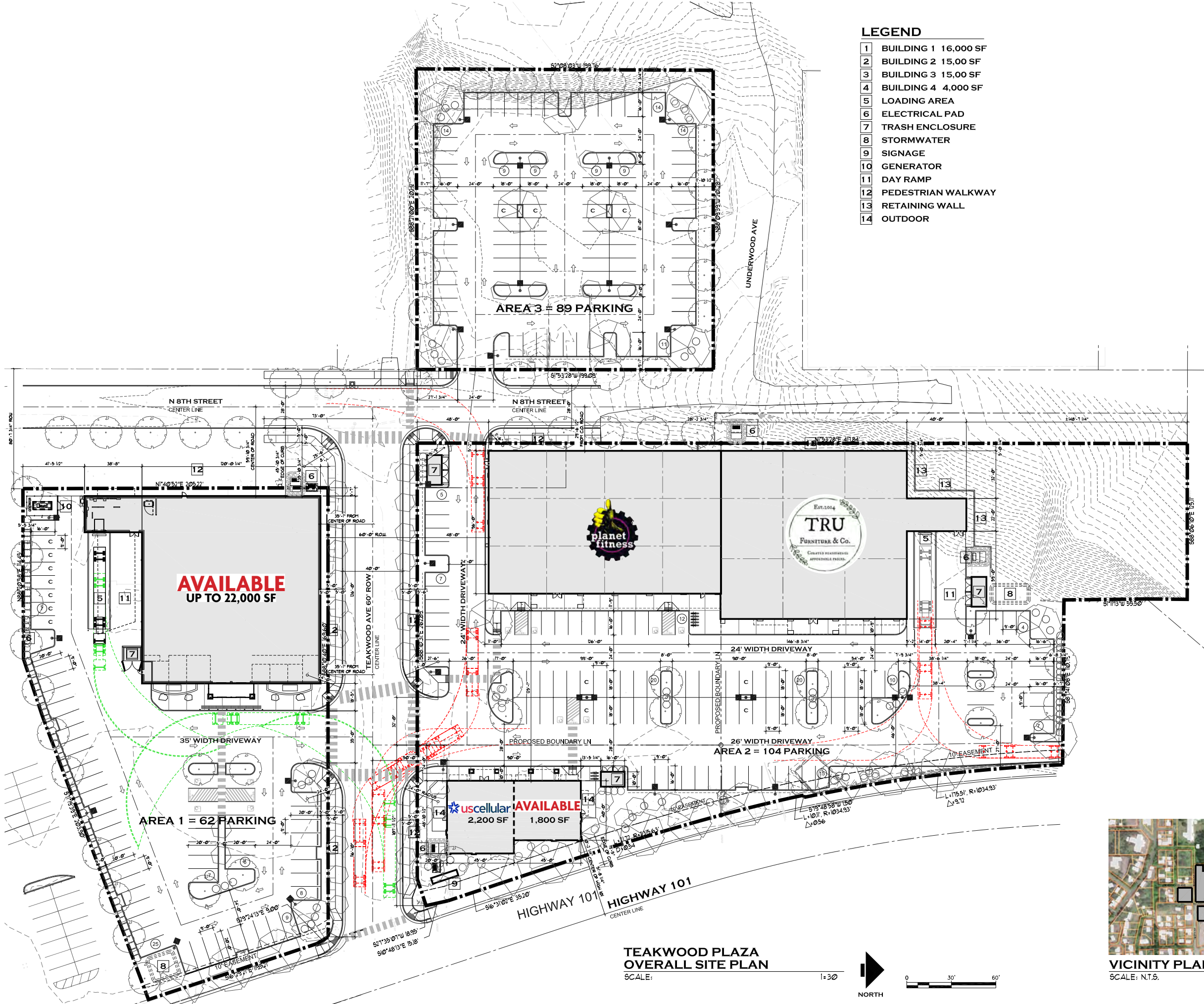


WILSON ARCHITECTS, PLLC  
404 E 15TH ST. #7  
VANCOUVER, WA.  
98663  
(360) 696-4722



LEGEND

- 1 BUILDING 1 16,000 SF
- 2 BUILDING 2 15,00 SF
- 3 BUILDING 3 15,00 SF
- 4 BUILDING 4 4,000 SF
- 5 LOADING AREA
- 6 ELECTRICAL PAD
- 7 TRASH ENCLOSURE
- 8 STORMWATER
- 9 SIGNAGE
- 10 GENERATOR
- 11 DAY RAMP
- 12 PEDESTRIAN WALKWAY
- 13 RETAINING WALL
- 14 OUTDOOR



TEAKWOOD PLAZA  
LOT 400, 500, 3200  
COOSBAY, OREGON 97420

DATE	SCALE
11-09-22	AS SHOWN
JOB NO.	DRAWN BY
4118	RG1
REVISIONS:	

**A1.1**  
OVERALL SITE PLAN  
PROPERTY INFO

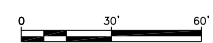


VICINITY PLAN  
SCALE: N.T.S.

TEAKWOOD PLAZA  
OVERALL SITE PLAN

SCALE:

1"=30'



# Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.3855/-124.2206

2460 N Bayshore Dr Coos Bay, OR 97420	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	5,207	28,256	34,245
2027 Projected Population	5,130	28,417	34,384
2020 Census Population	5,203	28,251	34,314
2010 Census Population	5,188	27,614	33,753
Projected Annual Growth 2022 to 2027	-0.3%	0.1%	-
Historical Annual Growth 2010 to 2022	-	0.2%	0.1%
<b>Households</b>			
2022 Estimated Households	2,312	12,037	14,537
2027 Projected Households	2,281	12,103	14,597
2020 Census Households	2,315	11,991	14,520
2010 Census Households	2,300	11,907	14,506
Projected Annual Growth 2022 to 2027	-0.3%	0.1%	-
Historical Annual Growth 2010 to 2022	-	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	10.8%	10.8%	10.6%
2022 Est. Population 10 to 19 Years	10.4%	10.9%	10.9%
2022 Est. Population 20 to 29 Years	11.7%	12.1%	11.5%
2022 Est. Population 30 to 44 Years	18.5%	18.7%	18.3%
2022 Est. Population 45 to 59 Years	16.8%	16.7%	17.1%
2022 Est. Population 60 to 74 Years	20.3%	20.7%	21.6%
2022 Est. Population 75 Years or Over	11.5%	10.2%	10.0%
2022 Est. Median Age	42.6	42.2	43.1
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	48.4%	48.5%	48.9%
2022 Est. Female Population	51.6%	51.5%	51.1%
2022 Est. Never Married	33.6%	30.4%	28.7%
2022 Est. Now Married	39.7%	43.0%	44.7%
2022 Est. Separated or Divorced	18.5%	20.1%	19.7%
2022 Est. Widowed	8.1%	6.5%	7.0%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	5.4%	3.5%	3.6%
2022 Est. HH Income \$150,000 to \$199,999	4.3%	4.4%	4.8%
2022 Est. HH Income \$100,000 to \$149,999	12.6%	17.2%	16.7%
2022 Est. HH Income \$75,000 to \$99,999	16.2%	13.3%	13.4%
2022 Est. HH Income \$50,000 to \$74,999	17.9%	19.6%	20.0%
2022 Est. HH Income \$35,000 to \$49,999	14.6%	12.6%	12.1%
2022 Est. HH Income \$25,000 to \$34,999	8.4%	8.8%	8.8%
2022 Est. HH Income \$15,000 to \$24,999	5.7%	8.6%	9.4%
2022 Est. HH Income Under \$15,000	14.9%	11.9%	11.2%
2022 Est. Average Household Income	\$81,268	\$80,335	\$79,612
2022 Est. Median Household Income	\$60,345	\$62,796	\$62,501
2022 Est. Per Capita Income	\$36,237	\$34,464	\$34,014
2022 Est. Total Businesses	263	1,490	1,598
2022 Est. Total Employees	5,474	15,998	16,619

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Lat/Lon: 43.3855/-124.2206

2460 N Bayshore Dr Coos Bay, OR 97420		1 mi radius	3 mi radius	5 mi radius
<b>Race</b>				
2022 Est. White		85.6%	84.6%	84.6%
2022 Est. Black		0.6%	0.9%	0.9%
2022 Est. Asian or Pacific Islander		2.1%	2.5%	2.3%
2022 Est. American Indian or Alaska Native		1.5%	1.6%	1.7%
2022 Est. Other Races		10.2%	10.5%	10.5%
<b>Hispanic</b>				
2022 Est. Hispanic Population		427	2,566	3,038
2022 Est. Hispanic Population		8.2%	9.1%	8.9%
2027 Proj. Hispanic Population		8.2%	9.1%	8.9%
2020 Hispanic Population		7.6%	8.4%	8.0%
<b>Education (Adults 25 &amp; Older)</b>				
2022 Est. Adult Population (25 Years or Over)		3,810	20,462	24,973
2022 Est. Elementary (Grade Level 0 to 8)		3.3%	2.0%	1.9%
2022 Est. Some High School (Grade Level 9 to 11)		6.7%	7.3%	6.9%
2022 Est. High School Graduate		26.1%	28.0%	28.7%
2022 Est. Some College		24.6%	28.6%	29.4%
2022 Est. Associate Degree Only		11.6%	9.9%	9.5%
2022 Est. Bachelor Degree Only		13.4%	15.9%	15.5%
2022 Est. Graduate Degree		14.3%	8.3%	8.0%
<b>Housing</b>				
2022 Est. Total Housing Units		2,571	13,296	16,109
2022 Est. Owner-Occupied		51.1%	55.7%	57.4%
2022 Est. Renter-Occupied		38.8%	34.8%	32.8%
2022 Est. Vacant Housing		10.1%	9.5%	9.8%
<b>Homes Built by Year</b>				
2022 Homes Built 2010 or later		0.7%	0.9%	1.4%
2022 Homes Built 2000 to 2009		6.6%	6.6%	7.9%
2022 Homes Built 1990 to 1999		3.9%	7.7%	8.3%
2022 Homes Built 1980 to 1989		6.0%	7.1%	7.7%
2022 Homes Built 1970 to 1979		10.6%	21.3%	20.6%
2022 Homes Built 1960 to 1969		12.1%	11.2%	10.4%
2022 Homes Built 1950 to 1959		21.8%	14.3%	13.9%
2022 Homes Built Before 1949		28.2%	21.5%	19.9%
<b>Home Values</b>				
2022 Home Value \$1,000,000 or More		2.8%	2.1%	2.1%
2022 Home Value \$500,000 to \$999,999		4.8%	5.4%	6.4%
2022 Home Value \$400,000 to \$499,999		8.1%	6.5%	7.2%
2022 Home Value \$300,000 to \$399,999		13.7%	13.7%	14.8%
2022 Home Value \$200,000 to \$299,999		29.9%	31.6%	30.5%
2022 Home Value \$150,000 to \$199,999		21.0%	14.9%	13.9%
2022 Home Value \$100,000 to \$149,999		13.0%	11.4%	10.9%
2022 Home Value \$50,000 to \$99,999		5.2%	7.7%	7.7%
2022 Home Value \$25,000 to \$49,999		0.6%	3.5%	3.4%
2022 Home Value Under \$25,000		0.9%	3.1%	3.3%
2022 Median Home Value		\$228,340	\$224,111	\$232,731
2022 Median Rent		\$843	\$760	\$761

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<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	4,296	23,341	28,314
2022 Est. Civilian Employed	54.9%	56.5%	55.5%
2022 Est. Civilian Unemployed	3.9%	3.6%	3.3%
2022 Est. in Armed Forces	0.1%	0.6%	0.7%
2022 Est. not in Labor Force	41.1%	39.2%	40.5%
2022 Labor Force Males	47.9%	47.8%	48.3%
2022 Labor Force Females	52.1%	52.2%	51.7%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	2,358	13,192	15,709
2022 Mgmt, Business, & Financial Operations	10.8%	10.9%	11.2%
2022 Professional, Related	33.5%	25.1%	23.7%
2022 Service	17.3%	22.5%	22.3%
2022 Sales, Office	16.3%	20.4%	21.1%
2022 Farming, Fishing, Forestry	2.1%	3.1%	3.7%
2022 Construction, Extraction, Maintenance	6.7%	5.3%	5.6%
2022 Production, Transport, Material Moving	13.3%	12.7%	12.6%
2022 White Collar Workers	60.5%	56.4%	55.9%
2022 Blue Collar Workers	39.5%	43.6%	44.1%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	78.2%	79.7%	79.4%
2022 Drive to Work in Carpool	11.8%	9.8%	9.4%
2022 Travel to Work by Public Transportation	0.7%	1.4%	1.4%
2022 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
2022 Walk or Bicycle to Work	2.9%	2.9%	2.5%
2022 Other Means	1.1%	1.7%	1.6%
2022 Work at Home	5.2%	4.5%	5.6%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	59.3%	57.9%	54.7%
2022 Travel to Work in 15 to 29 Minutes	25.0%	30.2%	33.3%
2022 Travel to Work in 30 to 59 Minutes	11.4%	8.5%	8.5%
2022 Travel to Work in 60 Minutes or More	4.3%	3.4%	3.6%
2022 Average Travel Time to Work	11.8	12.1	12.7
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$140.65 M	\$725.06 M	\$870.71 M
2022 Est. Apparel	\$4.89 M	\$25.12 M	\$30.15 M
2022 Est. Contributions, Gifts	\$7.96 M	\$40.5 M	\$48.68 M
2022 Est. Education, Reading	\$4.32 M	\$21.78 M	\$26.15 M
2022 Est. Entertainment	\$7.85 M	\$40.49 M	\$48.67 M
2022 Est. Food, Beverages, Tobacco	\$21.7 M	\$112.1 M	\$134.53 M
2022 Est. Furnishings, Equipment	\$4.89 M	\$25.23 M	\$30.32 M
2022 Est. Health Care, Insurance	\$13.1 M	\$67.9 M	\$81.62 M
2022 Est. Household Operations, Shelter, Utilities	\$45.93 M	\$236.36 M	\$283.67 M
2022 Est. Miscellaneous Expenses	\$2.65 M	\$13.71 M	\$16.47 M
2022 Est. Personal Care	\$1.89 M	\$9.75 M	\$11.71 M
2022 Est. Transportation	\$25.47 M	\$132.13 M	\$158.74 M

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