

# COOS BAY VILLAGE

HIGHWAY 101 AT HEMLOCK AVE · COOS BAY · OR



## PROPERTY HIGHLIGHTS

- 1,000 SF - 12,178 SF (see attached site plan for details)
- Lease Rates \$2.00 - \$2.50/sf/month
- Waterfront location with plans for recreational mooring.
- Close proximity to the airport, hospital, recreational areas, and Bandon Dunes Golf Resort.
- Coos Bay will be the future site of a large Container Port.
- Sites adjacent to Highway 101, the main travel artery on the Oregon Coast, with highway signage opportunities.
- Traffic Counts Hwy 101 - 27,200 ADT



Coos Bay Village is a mixed use, waterfront village concept, combined the fun and energy of a city town center, with the natural beauty of a by front location. Truly the best of both worlds. Coos Bay Village is located in Coos Bay, Oregon, the largest city on the Oregon Coast. It is a PUD restaurant and retail focused site with ample parking, open space, common areas and walking paths to enjoy. The total leasable SF is ~ 72,000, with opportunities for national, regional and local partners, in addition to drive-thru, build-to-suit and ground lease options. The city of Coos Bay, and this area of Oregon, has a deep history for water based industries. Coos Bay Village hopes to celebrate this past, but in a modern way. This is a once in a lifetime opportunity to be part of a project

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 POPULATION	4,158	26,679	34,866
2022 AVG. HH INCOME	\$78,600	\$79,490	\$77,943
2022 DAYTIME POPULATION	3,630	15,239	16,627

## CONTACT:

SCOTT BUTH  
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# COOS BAY VILLAGE

HIGHWAY 101 AT HEMLOCK AVE · COOS BAY · OR

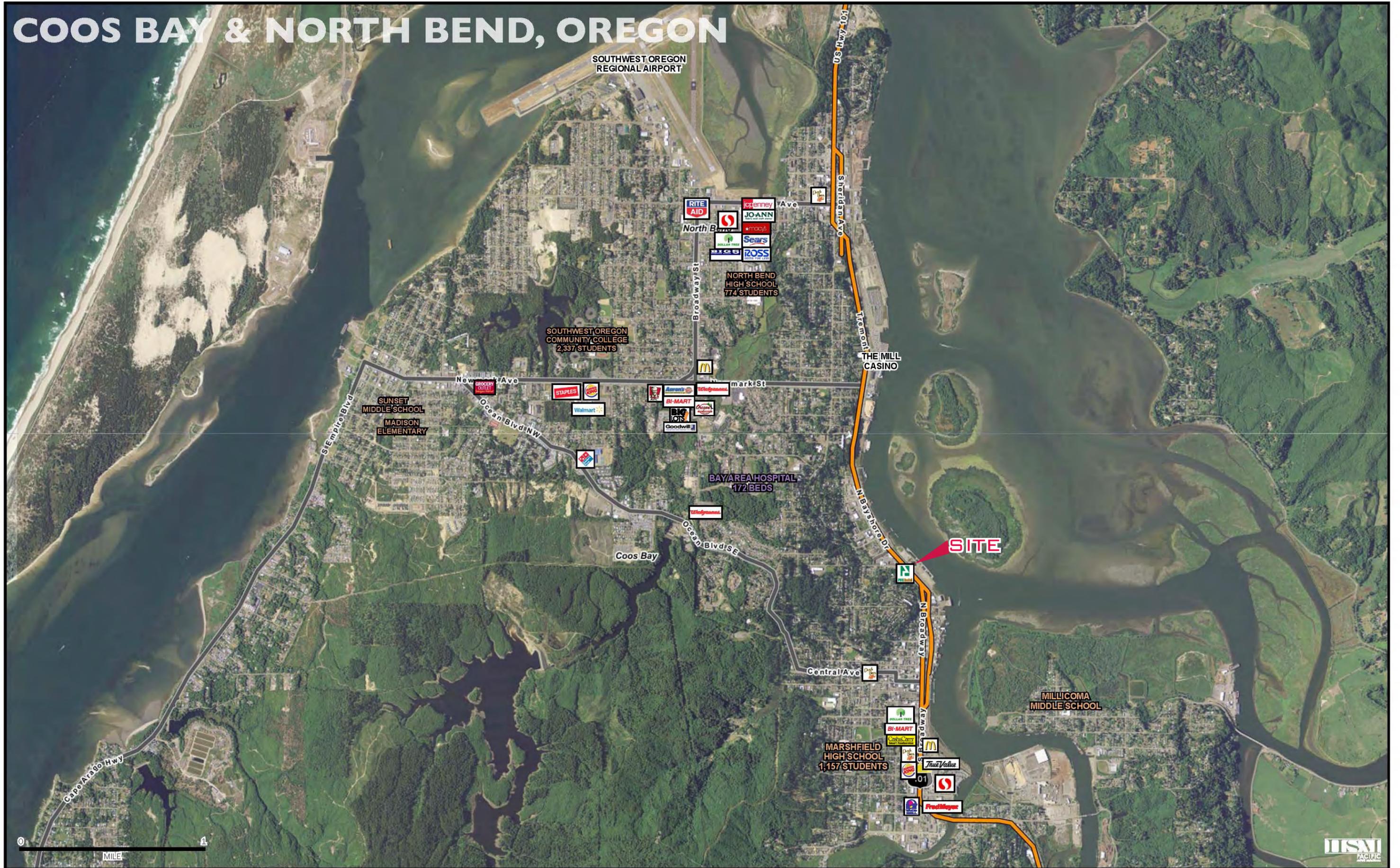


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# COOS BAY & NORTH BEND, OREGON





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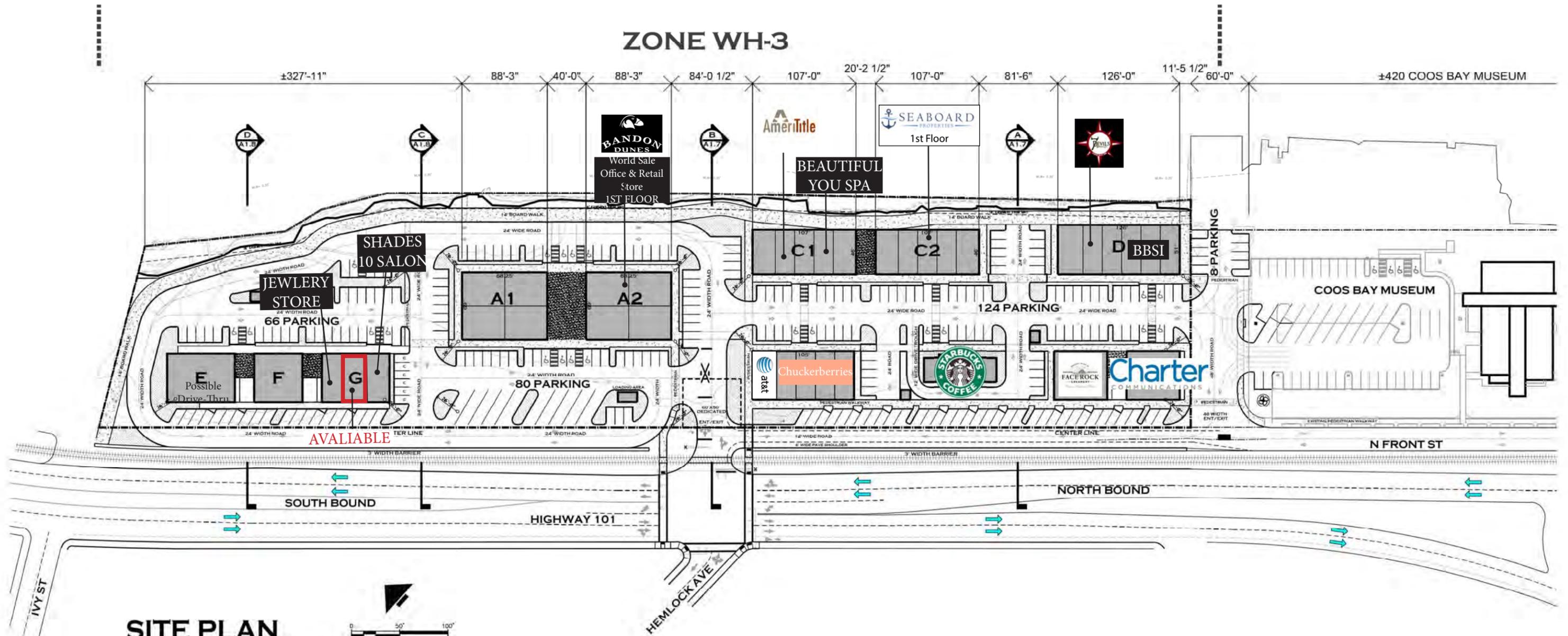
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Lat: 43.37749 Long: -124.21670 Zoom: 0.53 m

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# COOS BAY VILLAGE MASTER PLAN

## ZONE WH-3



### SITE PLAN



#### PROJECT TEAM

**ARCHITECT:**  
WILSON ASSOCIATES  
ARCHITECTS AND PLANNERS  
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EMAIL: larry@wilsonarchitects.us

**CIVIL:**  
SNW CONSULTING ENGINEERS & GEOLOGISTS INC  
SENIOR PROJECT MANAGER  
ATTN: JUSTIN WILSON, PE  
275 MARKET AVENUE  
COOS BAY, OREGON 97420  
PHONE: (541) 266-8893  
FAX: (541) 266-9498  
EMAIL: info@snw-coosbay.com

**OWNER:**  
FACE ROCK CREAMERY  
PRESIDENT  
ATTN: GREGORY BROSBIT  
P.O. BOX 1982  
BANDON, OREGON 98714  
PHONE: (425) 622-7105  
FAX:  
EMAIL: gbrobit@facerockcreamery.com

#### BUILDING FOOTPRINT

BUILDING - A1	6,089 SF
BUILDING - A2	8,089 SF
BUILDING - B	5,250 SF
BUILDING - C1	4,922 SF
BUILDING - C2	4,922 SF
BUILDING - D	6,426 SF
BUILDING - E	3,500 SF
BUILDING - F	2,500 SF
BUILDING - G	3,500 SF
BUILDING - H	2,017 SF
BUILDING - I	2,750 SF
BUILDING - J	2,750 SF
<b>BUILDING TOTAL FOOTPRINT</b>	<b>50,715 SF 15.10 %</b>

#### FLOOR AREA CALCULATION

BUILDING - A1	12,178 SF
BUILDING - A2	12,178 SF
BUILDING - B	5,250 SF
BUILDING - C1	9,844 SF
BUILDING - C2	9,844 SF
BUILDING - D	6,426 SF
BUILDING - E	3,500 SF
BUILDING - F	2,500 SF
BUILDING - G	3,500 SF
BUILDING - H	2,017 SF
BUILDING - I	2,750 SF
BUILDING - J	2,750 SF
<b>BUILDING TOTAL AREA</b>	<b>72,737 SF</b>

#### PROPOSED PARKING

STANDARD PARKING 9'X18'	258 SPACES
COMPACT PARKING 9'X16'	20 SPACES
<b>TOTAL PARKING</b>	<b>278 SPACES</b>
RV PARKING 12'X39'	10 SPACES

#### MUSEUM PARKING

MUSEUM PARKING 9'X18' (E)	34 SPACES
MUSEUM PARKING 12'X20' (E)	16 SPACES
MUSEUM PARKING 9'X18' (N)	2 SPACES
MUSEUM PARKING 12'X20' (N)	3 SPACES
<b>TOTAL MUSEUM PARKING</b>	<b>55 SPACES</b>

#### BOARDWALK

<b>TOTAL AREA</b>	<b>17,643.53 SF</b>
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#### LANDSCAPE

LANDSCAPE AREA (PARCEL 400)	20,239.06 SF
LANDSCAPE AREA (PARCEL 100)	8,062.72 SF
LANDSCAPE AREA	28,301.78 SF
ABANDON RD PUBLIC EASEMENT	474.11 SF
BOARDWALK	17,643.53 SF
LANDSCAPE ALONG THE BANK	17,208.26 SF
<b>TOTAL AREA</b>	<b>63,627.68 SF</b>

<b>STORMWATER AREA</b>	<b>20,932.30 SF 6.2 %</b>
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#### PROPERTY INFORMATION

MAP NO	25S13W268B
PARCEL NO	400
ACCOUNT NO	6418200
ACRES	4.84 AC
PCLCD	INDUSTRIAL LAND
PLAN ZONE	WH-3
TAXDC	6962
TLID	25S13W268BTL0040000
MAP NO	25S13W268D
PARCEL NO	100
ACCOUNT NO	6418800
ACRES	2.54 AC
PCLCD	INDUSTRIAL LAND
PLAN ZONE	WH-3
TAXDC	6962
TLID	25S13W268DTL0010000
LOT AREA - 25S13W268B	4.84 AC
LOT AREA - 25S13W268D	2.54 AC
<b>TOTAL LOT AREA</b>	<b>7.38 AC (321,472.8 SF)</b>
ABANDON ROAD (APPROX)	14,344 SF
<b>OVERALL AREA</b>	<b>335,816.8 SF</b>

#### CODE SUMMARY

17.340.030 PARKING DESIGN STANDARDS.  
STANDARD 9X18  
COMPACT 6X16 UP TO 25 PERCENT OF ALL REQUIRED  
TABLE 17.340.030 - BICYCLE PARKING

TABLE 17.340.030 - BICYCLE PARKING  
COMMERCIAL - ONE SPACE PER USE PLUS ONE SPACE PER 50 VEHICLE PARKING SPACES

17.362.060 LANDSCAPING.  
AT A MINIMUM, 15 PERCENT OF EACH NEW COMMERCIAL OR INDUSTRIAL ZONED LOT OR DEVELOPMENT  
MUST BE LANDSCAPED TO THE STANDARDS WITHIN THIS CHAPTER.  
A MINIMUM FIVE-FOOT-WIDE LANDSCAPED STRIP SHALL BE PROVIDED WHERE VEHICLE PARKING OR  
LOADING ADJOINS A PUBLIC ROAD RIGHT-OF-WAY.  
17.362.020 HEIGHT OF FENCES AND HEDGES.  
[ORD. 473 § 3 (EXH. A), 2016].  
17.362.030 SOLID WASTE  
[ORD. 473 § 3 (EXH. A), 2016].  
17.362.040 LIGHTING. [ORD. 473 § 3 (EXH. A), 2016].  
17.362.050 NOISE. [ORD. 473 § 3 (EXH. A), 2016].



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

SHEET NO

A1.1

DATE: 11.26.18

# Full Profile

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



Lat/Lon: 43.3769/-124.2152

Coos Bay, OR 97420			
	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	4,158	26,679	34,866
2027 Projected Population	4,163	26,703	34,915
2020 Census Population	4,097	26,630	34,754
2010 Census Population	4,160	26,109	34,179
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	-	0.2%	0.2%
<b>Households</b>			
2022 Estimated Households	1,917	11,369	14,750
2027 Projected Households	1,930	11,460	14,878
2020 Census Households	1,886	11,346	14,694
2010 Census Households	1,899	11,299	14,676
Projected Annual Growth 2022 to 2027	0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2022	-	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	9.7%	10.5%	10.4%
2022 Est. Population 10 to 19 Years	11.0%	11.4%	11.3%
2022 Est. Population 20 to 29 Years	12.0%	12.0%	11.6%
2022 Est. Population 30 to 44 Years	16.1%	16.3%	16.0%
2022 Est. Population 45 to 59 Years	19.1%	19.0%	19.3%
2022 Est. Population 60 to 74 Years	21.1%	20.9%	21.9%
2022 Est. Population 75 Years or Over	11.0%	9.8%	9.5%
2022 Est. Median Age	45.0	43.7	44.4
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	49.2%	49.0%	49.3%
2022 Est. Female Population	50.8%	51.0%	50.7%
2022 Est. Never Married	29.4%	29.6%	27.4%
2022 Est. Now Married	41.3%	43.9%	45.1%
2022 Est. Separated or Divorced	21.2%	19.4%	20.2%
2022 Est. Widowed	8.0%	7.1%	7.3%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	4.6%	3.4%	3.4%
2022 Est. HH Income \$150,000 to \$199,999	4.2%	4.2%	4.5%
2022 Est. HH Income \$100,000 to \$149,999	14.1%	16.4%	16.5%
2022 Est. HH Income \$75,000 to \$99,999	15.1%	13.1%	13.2%
2022 Est. HH Income \$50,000 to \$74,999	17.4%	20.1%	20.3%
2022 Est. HH Income \$35,000 to \$49,999	15.8%	12.8%	12.4%
2022 Est. HH Income \$25,000 to \$34,999	10.8%	8.6%	8.9%
2022 Est. HH Income \$15,000 to \$24,999	5.1%	8.7%	9.3%
2022 Est. HH Income Under \$15,000	12.9%	12.7%	11.6%
2022 Est. Average Household Income	\$78,600	\$79,490	\$77,943
2022 Est. Median Household Income	\$62,272	\$61,568	\$61,183
2022 Est. Per Capita Income	\$36,439	\$34,113	\$33,191
2022 Est. Total Businesses	401	1,426	1,600
2022 Est. Total Employees	3,630	15,239	16,627

# Full Profile

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



Lat/Lon: 43.3769/-124.2152

<b>Coos Bay, OR 97420</b>			
	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Race</b>			
2022 Est. White	82.5%	82.6%	82.3%
2022 Est. Black	0.5%	0.6%	0.6%
2022 Est. Asian or Pacific Islander	1.8%	2.1%	2.1%
2022 Est. American Indian or Alaska Native	1.9%	1.9%	2.1%
2022 Est. Other Races	13.3%	12.9%	12.9%
<b>Hispanic</b>			
2022 Est. Hispanic Population	362	2,326	2,987
2022 Est. Hispanic Population	8.7%	8.7%	8.6%
2027 Proj. Hispanic Population	8.7%	8.7%	8.6%
2020 Hispanic Population	8.1%	8.1%	8.0%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	3,023	19,213	25,284
2022 Est. Elementary (Grade Level 0 to 8)	1.7%	1.7%	2.0%
2022 Est. Some High School (Grade Level 9 to 11)	7.4%	7.9%	7.5%
2022 Est. High School Graduate	28.4%	28.0%	29.2%
2022 Est. Some College	21.5%	29.4%	30.0%
2022 Est. Associate Degree Only	10.7%	9.9%	9.3%
2022 Est. Bachelor Degree Only	13.7%	15.3%	14.5%
2022 Est. Graduate Degree	16.6%	7.8%	7.5%
<b>Housing</b>			
2022 Est. Total Housing Units	2,116	12,351	16,082
2022 Est. Owner-Occupied	46.3%	56.8%	58.2%
2022 Est. Renter-Occupied	44.3%	35.3%	33.6%
2022 Est. Vacant Housing	9.4%	7.9%	8.3%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	0.6%	0.9%	1.5%
2022 Homes Built 2000 to 2009	7.2%	6.5%	7.9%
2022 Homes Built 1990 to 1999	5.5%	8.0%	8.6%
2022 Homes Built 1980 to 1989	4.7%	6.9%	7.8%
2022 Homes Built 1970 to 1979	12.4%	20.7%	20.8%
2022 Homes Built 1960 to 1969	12.5%	11.2%	10.5%
2022 Homes Built 1950 to 1959	13.9%	14.8%	14.2%
2022 Homes Built Before 1949	33.8%	23.2%	20.4%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	3.2%	1.8%	1.7%
2022 Home Value \$500,000 to \$999,999	3.1%	3.5%	4.2%
2022 Home Value \$400,000 to \$499,999	7.2%	4.7%	5.7%
2022 Home Value \$300,000 to \$399,999	10.7%	12.1%	13.2%
2022 Home Value \$200,000 to \$299,999	34.1%	34.6%	32.9%
2022 Home Value \$150,000 to \$199,999	20.2%	17.0%	15.3%
2022 Home Value \$100,000 to \$149,999	12.7%	13.8%	13.0%
2022 Home Value \$50,000 to \$99,999	8.3%	7.0%	7.9%
2022 Home Value \$25,000 to \$49,999	0.2%	2.5%	2.9%
2022 Home Value Under \$25,000	0.2%	2.9%	3.2%
2022 Median Home Value	\$221,704	\$211,673	\$219,740
2022 Median Rent	\$818	\$741	\$738

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# Full Profile

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



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<b>Coos Bay, OR 97420</b>				
	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	
<b>Labor Force</b>				
2022 Est. Labor Population Age 16 Years or Over	3,519	22,111	28,952	
2022 Est. Civilian Employed	56.3%	56.1%	55.0%	
2022 Est. Civilian Unemployed	3.2%	3.7%	3.5%	
2022 Est. in Armed Forces	0.1%	0.7%	0.7%	
2022 Est. not in Labor Force	40.4%	39.4%	40.7%	
2022 Labor Force Males	49.3%	48.5%	48.9%	
2022 Labor Force Females	50.7%	51.5%	51.1%	
<b>Occupation</b>				
2022 Occupation: Population Age 16 Years or Over	1,979	12,415	15,922	
2022 Mgmt, Business, & Financial Operations	9.6%	11.4%	11.1%	
2022 Professional, Related	37.1%	25.2%	23.5%	
2022 Service	16.5%	22.4%	22.5%	
2022 Sales, Office	18.4%	20.7%	20.9%	
2022 Farming, Fishing, Forestry	2.3%	3.1%	3.8%	
2022 Construction, Extraction, Maintenance	3.6%	5.6%	5.6%	
2022 Production, Transport, Material Moving	12.5%	11.7%	12.5%	
2022 White Collar Workers	65.1%	57.2%	55.6%	
2022 Blue Collar Workers	34.9%	42.8%	44.4%	
<b>Transportation to Work</b>				
2022 Drive to Work Alone	69.4%	81.1%	80.6%	
2022 Drive to Work in Carpool	18.7%	9.1%	9.7%	
2022 Travel to Work by Public Transportation	0.8%	1.3%	1.2%	
2022 Drive to Work on Motorcycle	0.2%	0.1%	0.1%	
2022 Walk or Bicycle to Work	5.9%	3.1%	2.7%	
2022 Other Means	-	1.4%	1.5%	
2022 Work at Home	5.0%	3.9%	4.2%	
<b>Travel Time</b>				
2022 Travel to Work in 14 Minutes or Less	62.0%	56.5%	53.9%	
2022 Travel to Work in 15 to 29 Minutes	22.4%	31.3%	34.0%	
2022 Travel to Work in 30 to 59 Minutes	11.5%	8.6%	8.5%	
2022 Travel to Work in 60 Minutes or More	4.0%	3.6%	3.6%	
2022 Average Travel Time to Work	10.4	12.2	12.8	
<b>Consumer Expenditure</b>				
2022 Est. Total Household Expenditure	\$113.71 M	\$679.91 M	\$870.64 M	
2022 Est. Apparel	\$3.95 M	\$23.55 M	\$30.14 M	
2022 Est. Contributions, Gifts	\$6.39 M	\$37.89 M	\$48.52 M	
2022 Est. Education, Reading	\$3.47 M	\$20.47 M	\$26.14 M	
2022 Est. Entertainment	\$6.33 M	\$37.91 M	\$48.6 M	
2022 Est. Food, Beverages, Tobacco	\$17.57 M	\$105.2 M	\$134.65 M	
2022 Est. Furnishings, Equipment	\$3.94 M	\$23.63 M	\$30.28 M	
2022 Est. Health Care, Insurance	\$10.58 M	\$63.61 M	\$81.56 M	
2022 Est. Household Operations, Shelter, Utilities	\$37.18 M	\$221.79 M	\$283.78 M	
2022 Est. Miscellaneous Expenses	\$2.15 M	\$12.84 M	\$16.45 M	
2022 Est. Personal Care	\$1.53 M	\$9.14 M	\$11.7 M	
2022 Est. Transportation	\$20.61 M	\$123.88 M	\$158.81 M	

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