

NEW DEVELOPMENT

BROADWAY AVE. & VIRGINIA AVE. · NORTH BEND · OR



• APPROXIMATELY 1.22 ACRES

• TWO DRIVE-THRU OPPORTUNITIES

• OFFICE/ RETAIL UP TO 3,000 SF

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

• TRAFFIC COUNTS:

- BROADWAY AVE. 10,181 CPD
- VIRGINIA AVE. 14,492 CPD

Demographics



- 1 MILE – 7,094
- 3 MILE – 23,641
- 5 MILE – 32,199



- 1 MILE – 3,326
- 3 MILE – 12,125
- 5 MILE – 15,319



- 1 MILE – \$72,006
- 3 MILE – \$76,471
- 5 MILE – \$74,890

Scott Buth

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CHAINLINKS
RETAIL ADVISORS



4260 GALEWOOD ST. SUITE B LAKE OSWEGO, OR 97035

AERIAL



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SITE PLAN



site plan



drive thru bldgs.	- 5,200 s.f.
retail / office	- 2,205 s.f.
total	-7,405 s.f.

site area	1.22 acres
parking	45 stalls

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Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.4066/-124.2393

North Bend, OR 97459			
	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,094	23,641	32,199
2026 Projected Population	7,200	23,931	32,567
2020 Census Population	7,187	23,577	32,300
2010 Census Population	6,787	22,960	31,667
Projected Annual Growth 2021 to 2026	0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2021	0.4%	0.3%	0.2%
Households			
2021 Estimated Households	2,935	10,019	13,682
2026 Projected Households	3,021	10,267	14,010
2020 Census Households	2,945	9,998	13,728
2010 Census Households	2,803	9,895	13,646
Projected Annual Growth 2021 to 2026	0.6%	0.5%	0.5%
Historical Annual Growth 2010 to 2021	-	-	-
Age			
2021 Est. Population Under 10 Years	11.9%	11.1%	10.9%
2021 Est. Population 10 to 19 Years	11.6%	10.9%	10.7%
2021 Est. Population 20 to 29 Years	12.9%	12.8%	12.8%
2021 Est. Population 30 to 44 Years	19.3%	17.9%	17.9%
2021 Est. Population 45 to 59 Years	16.9%	16.1%	16.6%
2021 Est. Population 60 to 74 Years	18.5%	20.0%	20.5%
2021 Est. Population 75 Years or Over	8.9%	11.0%	10.6%
2021 Est. Median Age	39.4	42.0	42.3
Marital Status & Gender			
2021 Est. Male Population	47.8%	47.9%	48.3%
2021 Est. Female Population	52.2%	52.1%	51.7%
2021 Est. Never Married	26.1%	27.5%	27.6%
2021 Est. Now Married	50.7%	45.4%	44.6%
2021 Est. Separated or Divorced	17.2%	19.5%	20.1%
2021 Est. Widowed	6.1%	7.5%	7.7%
Income			
2021 Est. HH Income \$200,000 or More	4.1%	4.1%	3.4%
2021 Est. HH Income \$150,000 to \$199,999	4.4%	3.7%	3.5%
2021 Est. HH Income \$100,000 to \$149,999	17.5%	14.6%	15.0%
2021 Est. HH Income \$75,000 to \$99,999	12.7%	13.1%	13.0%
2021 Est. HH Income \$50,000 to \$74,999	24.7%	21.2%	21.2%
2021 Est. HH Income \$35,000 to \$49,999	12.0%	13.9%	14.9%
2021 Est. HH Income \$25,000 to \$34,999	9.0%	8.8%	9.0%
2021 Est. HH Income \$15,000 to \$24,999	6.6%	7.1%	7.9%
2021 Est. HH Income Under \$15,000	9.0%	13.5%	12.1%
2021 Est. Average Household Income	\$72,006	\$76,471	\$74,890
2021 Est. Median Household Income	\$64,013	\$58,913	\$58,279
2021 Est. Per Capita Income	\$29,937	\$32,664	\$32,038
2021 Est. Total Businesses	374	1,131	1,509
2021 Est. Total Employees	3,326	12,125	15,319

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Race			
2021 Est. White	82.7%	81.7%	81.8%
2021 Est. Black	0.4%	0.5%	0.5%
2021 Est. Asian or Pacific Islander	2.2%	2.3%	2.0%
2021 Est. American Indian or Alaska Native	2.1%	2.1%	2.3%
2021 Est. Other Races	12.6%	13.4%	13.4%
Hispanic			
2021 Est. Hispanic Population	575	2,200	2,890
2021 Est. Hispanic Population	8.1%	9.3%	9.0%
2026 Proj. Hispanic Population	8.5%	9.8%	9.5%
2020 Hispanic Population	7.8%	8.4%	8.2%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	5,003	16,936	23,213
2021 Est. Elementary (Grade Level 0 to 8)	1.6%	2.5%	2.2%
2021 Est. Some High School (Grade Level 9 to 11)	6.3%	7.0%	7.9%
2021 Est. High School Graduate	25.8%	28.5%	28.9%
2021 Est. Some College	33.2%	31.0%	30.9%
2021 Est. Associate Degree Only	11.2%	10.0%	10.2%
2021 Est. Bachelor Degree Only	14.4%	12.2%	11.9%
2021 Est. Graduate Degree	7.4%	8.7%	8.0%
Housing			
2021 Est. Total Housing Units	3,166	10,898	14,916
2021 Est. Owner-Occupied	53.4%	51.8%	53.4%
2021 Est. Renter-Occupied	39.3%	40.1%	38.3%
2021 Est. Vacant Housing	7.3%	8.1%	8.3%
Homes Built by Year			
2021 Homes Built 2010 or later	1.0%	1.5%	1.4%
2021 Homes Built 2000 to 2009	4.5%	6.4%	7.7%
2021 Homes Built 1990 to 1999	10.0%	8.1%	8.1%
2021 Homes Built 1980 to 1989	8.1%	8.8%	8.7%
2021 Homes Built 1970 to 1979	18.0%	21.3%	19.9%
2021 Homes Built 1960 to 1969	11.3%	11.9%	10.7%
2021 Homes Built 1950 to 1959	12.8%	14.0%	15.2%
2021 Homes Built Before 1949	27.1%	19.8%	19.9%
Home Values			
2021 Home Value \$1,000,000 or More	0.2%	0.8%	0.7%
2021 Home Value \$500,000 to \$999,999	3.4%	4.4%	4.7%
2021 Home Value \$400,000 to \$499,999	5.5%	4.6%	4.9%
2021 Home Value \$300,000 to \$399,999	20.7%	14.4%	14.6%
2021 Home Value \$200,000 to \$299,999	29.3%	26.4%	27.0%
2021 Home Value \$150,000 to \$199,999	22.3%	19.1%	18.1%
2021 Home Value \$100,000 to \$149,999	12.1%	11.5%	13.3%
2021 Home Value \$50,000 to \$99,999	3.3%	9.2%	8.7%
2021 Home Value \$25,000 to \$49,999	1.2%	5.2%	4.1%
2021 Home Value Under \$25,000	2.0%	4.5%	3.9%
2021 Median Home Value	\$233,589	\$202,416	\$206,401
2021 Median Rent	\$777	\$743	\$727

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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	5,740	19,533	26,706
2021 Est. Civilian Employed	53.0%	51.0%	53.0%
2021 Est. Civilian Unemployed	4.3%	4.3%	4.2%
2021 Est. in Armed Forces	2.3%	1.1%	0.9%
2021 Est. not in Labor Force	40.4%	43.6%	41.9%
2021 Labor Force Males	47.0%	47.2%	47.8%
2021 Labor Force Females	53.0%	52.8%	52.2%
Occupation			
2021 Occupation: Population Age 16 Years or Over	3,041	9,957	14,149
2021 Mgmt, Business, & Financial Operations	12.3%	11.2%	11.5%
2021 Professional, Related	23.3%	22.2%	20.7%
2021 Service	21.5%	23.5%	22.9%
2021 Sales, Office	21.2%	20.0%	20.9%
2021 Farming, Fishing, Forestry	1.8%	2.9%	3.4%
2021 Construction, Extraction, Maintenance	6.3%	5.4%	5.7%
2021 Production, Transport, Material Moving	13.6%	14.8%	14.9%
2021 White Collar Workers	56.8%	53.4%	53.1%
2021 Blue Collar Workers	43.2%	46.6%	46.9%
Transportation to Work			
2021 Drive to Work Alone	82.7%	79.8%	79.7%
2021 Drive to Work in Carpool	5.6%	8.9%	9.1%
2021 Travel to Work by Public Transportation	0.8%	1.9%	1.8%
2021 Drive to Work on Motorcycle	-	-	-
2021 Walk or Bicycle to Work	5.3%	3.7%	3.6%
2021 Other Means	1.5%	1.4%	1.2%
2021 Work at Home	4.1%	4.2%	4.6%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	67.7%	62.0%	57.1%
2021 Travel to Work in 15 to 29 Minutes	19.4%	24.0%	28.5%
2021 Travel to Work in 30 to 59 Minutes	11.2%	10.4%	10.8%
2021 Travel to Work in 60 Minutes or More	1.7%	3.7%	3.6%
2021 Average Travel Time to Work	10.9	12.0	12.8
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$164.39 M	\$583.27 M	\$786 M
2021 Est. Apparel	\$5.72 M	\$20.23 M	\$27.2 M
2021 Est. Contributions, Gifts	\$9.2 M	\$32.6 M	\$43.62 M
2021 Est. Education, Reading	\$4.96 M	\$17.57 M	\$23.34 M
2021 Est. Entertainment	\$9.18 M	\$32.44 M	\$43.66 M
2021 Est. Food, Beverages, Tobacco	\$25.41 M	\$90.31 M	\$121.86 M
2021 Est. Furnishings, Equipment	\$5.72 M	\$20.22 M	\$27.23 M
2021 Est. Health Care, Insurance	\$15.28 M	\$54.49 M	\$73.65 M
2021 Est. Household Operations, Shelter, Utilities	\$53.54 M	\$190.58 M	\$256.8 M
2021 Est. Miscellaneous Expenses	\$3.1 M	\$11.01 M	\$14.84 M
2021 Est. Personal Care	\$2.21 M	\$7.83 M	\$10.55 M
2021 Est. Transportation	\$30.08 M	\$105.99 M	\$143.24 M

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