

FOR SALE

0.98 AC OF PRIME RETAIL LAND IN SEASIDE, OR



Property Highlights, Nearby Retailers and Demos

- PRIME RETAIL SITE FOR SALE
- HIGH TRAFFIC CORRIDOR ON OREGON COAST
- 750,000 - 1,000,000 TOURISM VISITS ANUALLY
- PERFECT FOR COFFEE, FAST FOOD, JR BOX. ETC.
- CALL FOR PRICING INFORMATION



- 1 MILE – 5,551
- 3 MILE – 8,721
- 5 MILE – 10,479
- 10 MILE – 15,443



- 1 MILE – 3,822
- 3 MILE – 4,499
- 5 MILE – 4,851
- 10 MILE – 6,128



- 1 MILE – \$62,462
- 3 MILE – \$76,867
- 5 MILE – \$82,345
- 10 MILE – \$88,490

Contact:

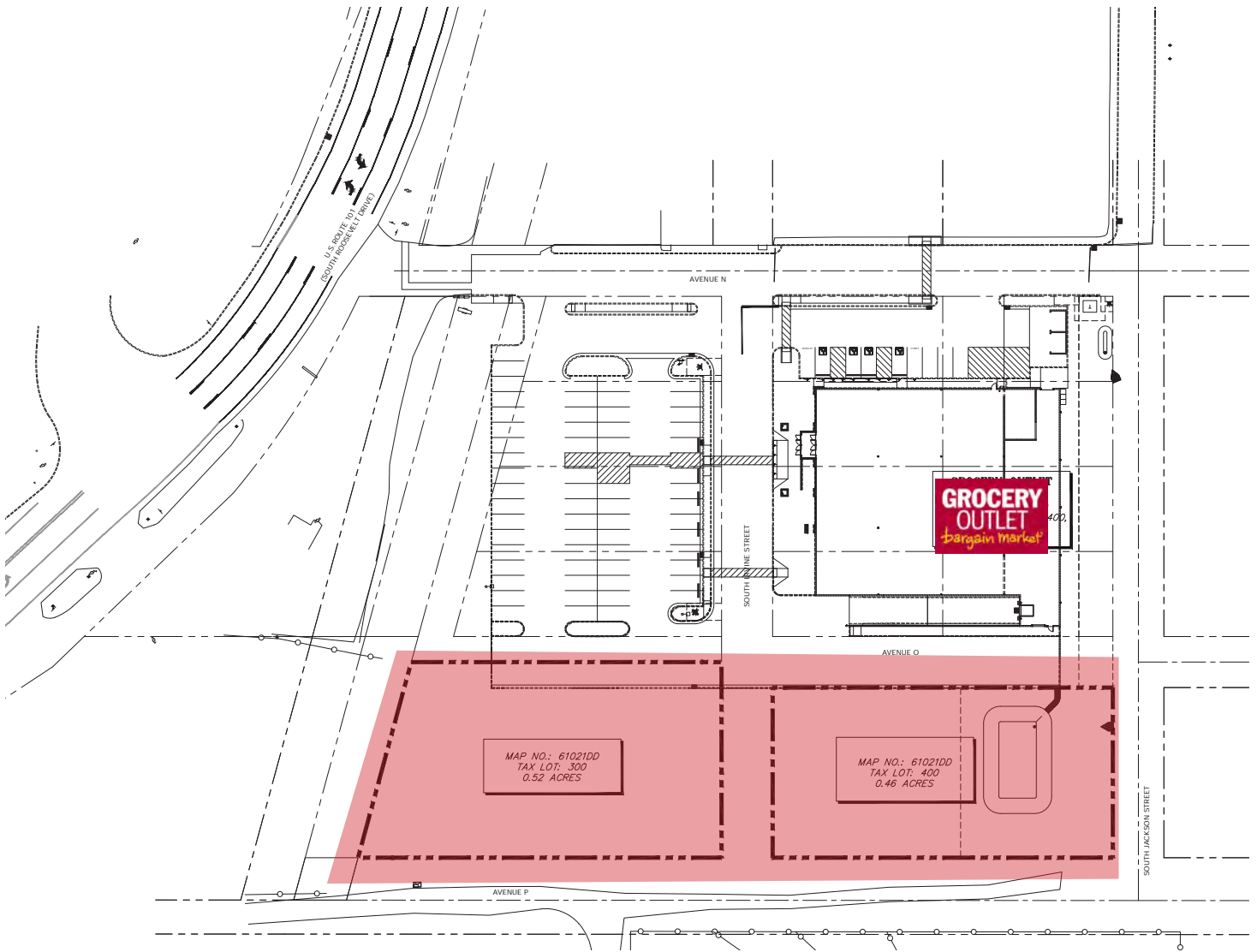
Brock Switzer:
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

4260 Galewood St. Suite B, Lake Oswego, OR 97035

SITE PLAN AND SIGNAGE



SEASIDE, OR



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.9854/-123.9225

825 Avenue N		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Seaside, OR 97138					
Population					
2023 Estimated Population		5,551	8,721	10,479	15,443
2028 Projected Population		5,541	8,807	10,685	15,764
2020 Census Population		5,335	8,125	9,811	14,799
2010 Census Population		4,937	7,431	8,824	13,194
Projected Annual Growth 2023 to 2028		-	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2023		1.0%	1.3%	1.4%	1.3%
Households					
2023 Estimated Households		2,528	3,915	4,670	6,827
2028 Projected Households		2,596	4,065	4,895	7,155
2020 Census Households		2,408	3,617	4,337	6,489
2010 Census Households		2,252	3,359	3,971	5,866
Projected Annual Growth 2023 to 2028		0.5%	0.8%	1.0%	1.0%
Historical Annual Growth 2010 to 2023		0.9%	1.3%	1.4%	1.3%
Age					
2023 Est. Population Under 10 Years		10.0%	9.8%	9.6%	9.3%
2023 Est. Population 10 to 19 Years		9.7%	9.9%	9.9%	10.0%
2023 Est. Population 20 to 29 Years		12.5%	12.0%	11.6%	10.7%
2023 Est. Population 30 to 44 Years		20.0%	19.4%	19.0%	17.9%
2023 Est. Population 45 to 59 Years		16.5%	17.2%	17.4%	17.6%
2023 Est. Population 60 to 74 Years		21.8%	22.6%	23.3%	25.4%
2023 Est. Population 75 Years or Over		9.3%	9.2%	9.1%	9.1%
2023 Est. Median Age		43.0	43.9	44.6	46.5
Marital Status & Gender					
2023 Est. Male Population		48.9%	49.2%	49.2%	49.4%
2023 Est. Female Population		51.1%	50.8%	50.8%	50.6%
2023 Est. Never Married		27.1%	26.3%	25.7%	26.1%
2023 Est. Now Married		32.2%	38.8%	41.7%	44.7%
2023 Est. Separated or Divorced		31.9%	27.0%	25.4%	22.5%
2023 Est. Widowed		8.8%	7.8%	7.3%	6.6%
Income					
2023 Est. HH Income \$200,000 or More		2.4%	4.4%	5.7%	6.9%
2023 Est. HH Income \$150,000 to \$199,999		2.8%	4.0%	5.0%	5.6%
2023 Est. HH Income \$100,000 to \$149,999		9.2%	13.7%	14.9%	16.6%
2023 Est. HH Income \$75,000 to \$99,999		10.6%	11.4%	11.6%	13.0%
2023 Est. HH Income \$50,000 to \$74,999		16.1%	16.7%	16.8%	17.7%
2023 Est. HH Income \$35,000 to \$49,999		14.8%	13.3%	12.7%	11.1%
2023 Est. HH Income \$25,000 to \$34,999		15.0%	12.4%	11.1%	9.1%
2023 Est. HH Income \$15,000 to \$24,999		18.5%	14.2%	12.7%	11.1%
2023 Est. HH Income Under \$15,000		10.7%	9.8%	9.6%	8.9%
2023 Est. Average Household Income		\$62,462	\$76,867	\$82,345	\$88,490
2023 Est. Median Household Income		\$43,692	\$54,747	\$60,130	\$67,033
2023 Est. Per Capita Income		\$28,574	\$34,652	\$36,820	\$39,242
2023 Est. Total Businesses		495	648	732	954
2023 Est. Total Employees		3,822	4,499	4,851	6,128

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Race					
2023 Est. White		83.6%	83.7%	84.2%	85.3%
2023 Est. Black		2.1%	2.1%	1.9%	1.4%
2023 Est. Asian or Pacific Islander		2.5%	2.3%	2.2%	2.4%
2023 Est. American Indian or Alaska Native		0.6%	0.7%	0.7%	0.7%
2023 Est. Other Races		11.3%	11.1%	10.9%	10.2%
Hispanic					
2023 Est. Hispanic Population		653	1,007	1,169	1,531
2023 Est. Hispanic Population		11.8%	11.5%	11.2%	9.9%
2028 Proj. Hispanic Population		11.9%	11.6%	11.2%	9.9%
2020 Hispanic Population		16.1%	15.4%	14.7%	12.4%
Education (Adults 25 & Older)					
2023 Est. Adult Population (25 Years or Over)		4,095	6,469	7,811	11,631
2023 Est. Elementary (Grade Level 0 to 8)		0.9%	1.2%	1.3%	1.2%
2023 Est. Some High School (Grade Level 9 to 11)		6.3%	5.3%	5.2%	5.1%
2023 Est. High School Graduate		33.1%	30.6%	29.4%	28.3%
2023 Est. Some College		27.1%	26.1%	26.3%	25.7%
2023 Est. Associate Degree Only		10.2%	10.4%	9.7%	9.7%
2023 Est. Bachelor Degree Only		13.3%	15.6%	16.7%	18.9%
2023 Est. Graduate Degree		9.0%	10.8%	11.4%	11.2%
Housing					
2023 Est. Total Housing Units		3,769	6,060	7,390	11,042
2023 Est. Owner-Occupied		28.1%	31.5%	33.0%	36.6%
2023 Est. Renter-Occupied		39.0%	33.1%	30.2%	25.2%
2023 Est. Vacant Housing		32.9%	35.4%	36.8%	38.2%
Homes Built by Year					
2023 Homes Built 2010 or later		1.4%	1.8%	2.4%	3.6%
2023 Homes Built 2000 to 2009		5.4%	6.8%	7.7%	7.5%
2023 Homes Built 1990 to 1999		11.6%	11.2%	10.8%	11.2%
2023 Homes Built 1980 to 1989		10.8%	10.7%	10.2%	10.9%
2023 Homes Built 1970 to 1979		10.9%	9.9%	9.6%	9.3%
2023 Homes Built 1960 to 1969		2.5%	2.8%	2.9%	2.6%
2023 Homes Built 1950 to 1959		7.4%	5.6%	5.4%	4.9%
2023 Homes Built Before 1949		17.0%	15.6%	14.2%	11.9%
Home Values					
2023 Home Value \$1,000,000 or More		2.3%	3.5%	3.6%	3.3%
2023 Home Value \$500,000 to \$999,999		13.2%	16.4%	18.9%	27.0%
2023 Home Value \$400,000 to \$499,999		23.3%	21.3%	21.9%	20.8%
2023 Home Value \$300,000 to \$399,999		27.9%	26.9%	26.1%	23.5%
2023 Home Value \$200,000 to \$299,999		10.4%	13.4%	13.3%	10.9%
2023 Home Value \$150,000 to \$199,999		1.3%	1.3%	1.3%	1.7%
2023 Home Value \$100,000 to \$149,999		5.5%	3.7%	3.3%	3.4%
2023 Home Value \$50,000 to \$99,999		1.4%	1.2%	1.2%	2.7%
2023 Home Value \$25,000 to \$49,999		3.4%	2.2%	1.7%	1.6%
2023 Home Value Under \$25,000		11.4%	10.2%	8.5%	5.2%
2023 Median Home Value		\$359,850	\$371,883	\$384,524	\$413,752
2023 Median Rent		\$855	\$882	\$877	\$886

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Labor Force				
2023 Est. Labor Population Age 16 Years or Over	4,670	7,338	8,819	13,064
2023 Est. Civilian Employed	48.4%	48.3%	48.5%	49.1%
2023 Est. Civilian Unemployed	2.5%	2.9%	2.9%	2.7%
2023 Est. in Armed Forces	0.2%	0.2%	0.3%	0.9%
2023 Est. not in Labor Force	48.9%	48.6%	48.2%	47.3%
2023 Labor Force Males	48.5%	48.8%	48.8%	49.0%
2023 Labor Force Females	51.5%	51.2%	51.2%	51.0%
Occupation				
2023 Occupation: Population Age 16 Years or Over	2,260	3,547	4,281	6,419
2023 Mgmt, Business, & Financial Operations	7.9%	10.4%	11.7%	13.3%
2023 Professional, Related	14.0%	15.6%	16.7%	18.4%
2023 Service	25.3%	24.4%	23.4%	22.7%
2023 Sales, Office	25.9%	24.1%	23.7%	22.6%
2023 Farming, Fishing, Forestry	2.0%	1.8%	1.6%	2.1%
2023 Construction, Extraction, Maintenance	10.5%	10.8%	10.5%	8.9%
2023 Production, Transport, Material Moving	14.4%	12.9%	12.3%	12.0%
2023 White Collar Workers	47.8%	50.1%	52.2%	54.3%
2023 Blue Collar Workers	52.2%	49.9%	47.8%	45.7%
Transportation to Work				
2023 Drive to Work Alone	60.5%	60.7%	61.9%	63.1%
2023 Drive to Work in Carpool	10.7%	11.0%	10.3%	9.4%
2023 Travel to Work by Public Transportation	3.3%	3.1%	2.7%	2.2%
2023 Drive to Work on Motorcycle	-	-	-	0.2%
2023 Walk or Bicycle to Work	17.3%	14.6%	12.9%	11.9%
2023 Other Means	0.4%	0.5%	0.5%	0.8%
2023 Work at Home	7.8%	10.2%	11.7%	12.3%
Travel Time				
2023 Travel to Work in 14 Minutes or Less	60.4%	57.3%	56.3%	53.6%
2023 Travel to Work in 15 to 29 Minutes	25.8%	27.1%	28.5%	30.2%
2023 Travel to Work in 30 to 59 Minutes	9.2%	10.6%	10.6%	10.9%
2023 Travel to Work in 60 Minutes or More	4.6%	5.0%	4.6%	5.3%
2023 Average Travel Time to Work	12.0	12.7	12.9	13.6
Consumer Expenditure				
2023 Est. Total Household Expenditure	\$128.07 M	\$226.41 M	\$281.78 M	\$436.62 M
2023 Est. Apparel	\$4.42 M	\$7.87 M	\$9.83 M	\$15.24 M
2023 Est. Contributions, Gifts	\$6.99 M	\$12.74 M	\$16.08 M	\$25.22 M
2023 Est. Education, Reading	\$3.72 M	\$6.88 M	\$8.77 M	\$13.77 M
2023 Est. Entertainment	\$6.99 M	\$12.57 M	\$15.75 M	\$24.6 M
2023 Est. Food, Beverages, Tobacco	\$20.01 M	\$35.03 M	\$43.4 M	\$66.96 M
2023 Est. Furnishings, Equipment	\$4.35 M	\$7.83 M	\$9.81 M	\$15.31 M
2023 Est. Health Care, Insurance	\$12.07 M	\$21.16 M	\$26.23 M	\$40.61 M
2023 Est. Household Operations, Shelter, Utilities	\$42.46 M	\$74.22 M	\$91.97 M	\$141.77 M
2023 Est. Miscellaneous Expenses	\$2.42 M	\$4.3 M	\$5.36 M	\$8.31 M
2023 Est. Personal Care	\$1.72 M	\$3.05 M	\$3.79 M	\$5.88 M
2023 Est. Transportation	\$22.91 M	\$40.76 M	\$50.79 M	\$78.96 M

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