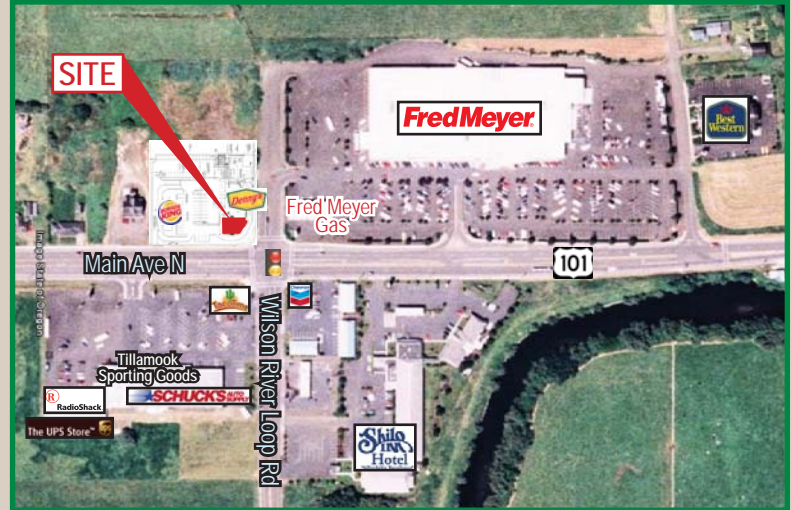


# NOW LEASING Tillamook **Fred Meyer** Shops

Tillamook, Oregon



**Location:** Hwy 101 & Wilson River Loop Rd, Tillamook, Oregon

**Available Space:** 1850 SF End-Cap Drive-Thru

**Rates:** Mid \$20's - Call for details

**Traffic Counts:** US Hwy 101/N Main Ave – 16,000 ADT (09)

### Comments:

- Most identifiable and convenient site in the growing regional Tillamook trade area
- Co-tenant with new Denny's and Burger King
- Very visible on State Hwy 101 (highest traffic counts) at full signalized intersection with Wilson River Loop Road which connects east to State Hwy 8
- Front and rear signage + pylon signage
- Convenient access at Fred Meyer main entry



### Demographics:

#### Tillamook County

Population 2010	24,901
2010 Average HH Income	\$49,074
Employees	11,049

Source: Regis - SitesUSA

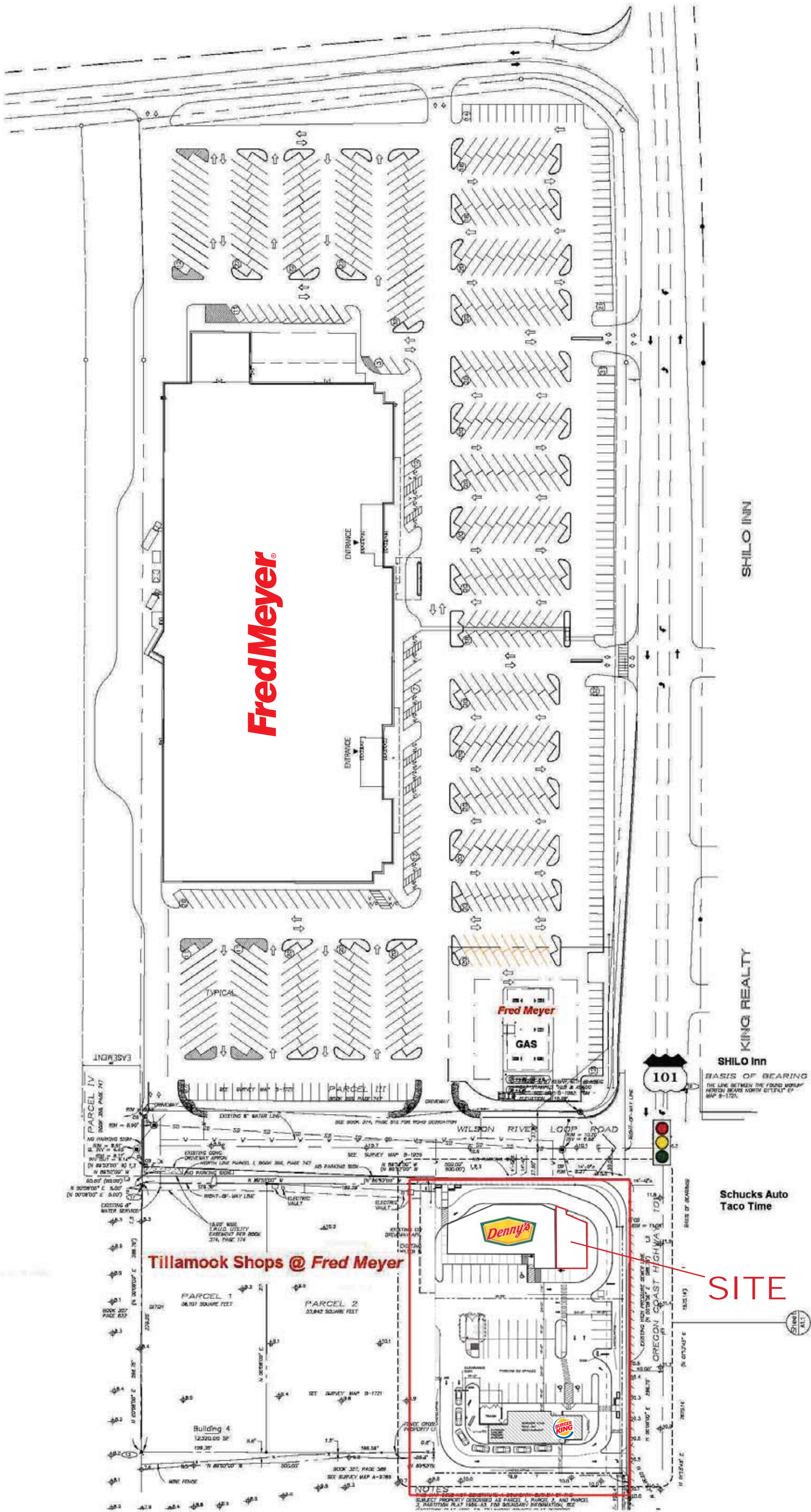


**Jeff Olson**

jeff@cra-nw.com

(503) 274-0211 x 160

Commercial Realty Advisors NW, LLC  
733 S.W. 2nd Avenue, Suite 200  
Portland, Oregon 97204  
www.cra-nw.com



**Fred Meyer**

**Fred Meyer**

**GAS**



**SITE**

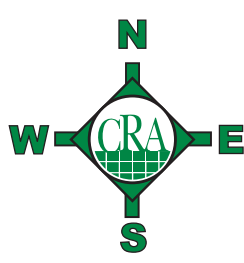
**Tillamook Shops @ Fred Meyer**

**Schucks Auto Taco Time**

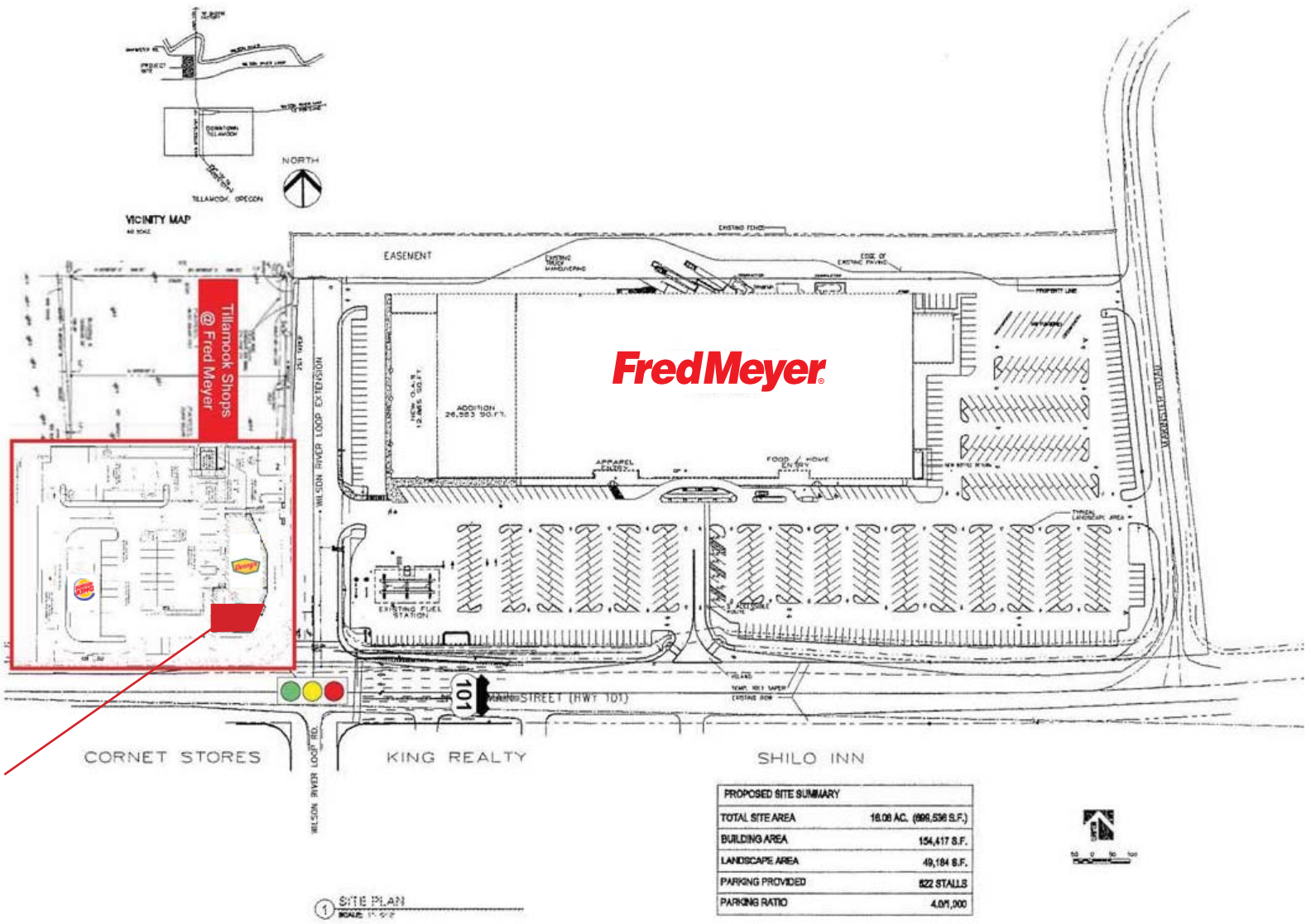
**SHILO Inn**  
BASIS OF BEARING  
THE LINE BETWEEN THE FOOD MARKET  
SECTION BEARS NORTH 01°15'12" E  
MAP 9-1721.

**SHILO KING REALTY**

**NOTES**  
SUBJECT PROPERTY DESCRIBED AS PARCEL 1, PARCEL 2, AND PARCEL 3, PARTITION PLAT 1555-43 FOR BOUNDARY INFORMATION, REC. 01/15/2014 AT 10:00 AM.

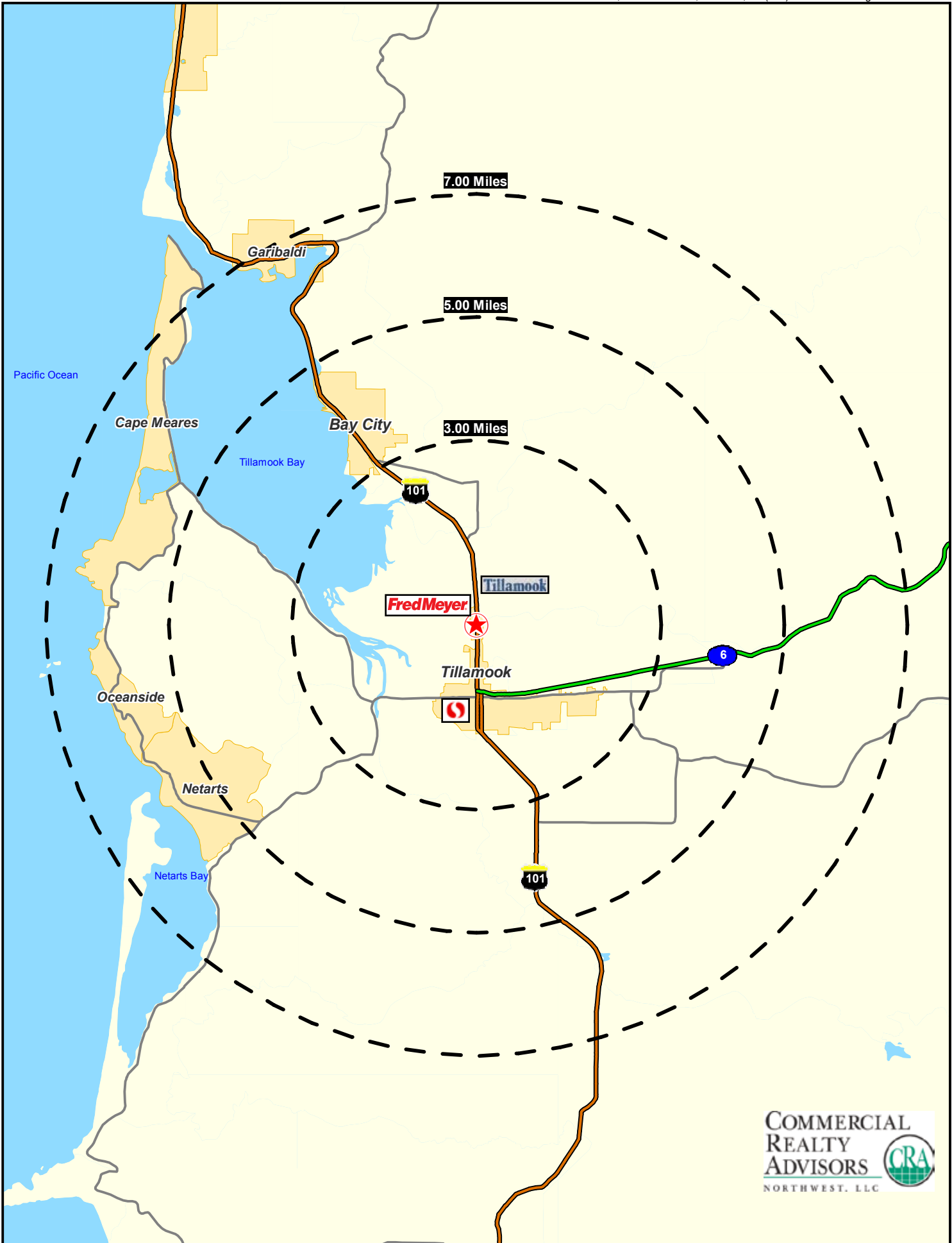


SITE



Fred Meyer





# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 45.45645/-123.7588

## Tillamook

<b>POPULATION</b>	2010 Estimated Population	24,901
	2015 Projected Population	24,813
	2000 Census Population	24,262
	1990 Census Population	21,570
	Historical Annual Growth 1990 to 2010	0.8%
	Projected Annual Growth 2010 to 2015	-0.1%
<b>HOUSEHOLDS</b>	2010 Est. Households	12,206
	2015 Proj. Households	13,286
	2000 Census Households	10,200
	1990 Census Households	8,845
	Historical Annual Growth 1990 to 2010	1.9%
	Projected Annual Growth 2010 to 2015	1.8%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	10.9%
	2010 Est. Population 10 to 19 Years	11.0%
	2010 Est. Population 20 to 29 Years	12.0%
	2010 Est. Population 30 to 44 Years	17.0%
	2010 Est. Population 45 to 59 Years	21.5%
	2010 Est. Population 60 to 74 Years	17.9%
	2010 Est. Population 75 Years Plus	9.6%
	2010 Est. Median Age	42.7
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	50.1%
	2010 Est. Female Population	49.9%
	2010 Est. Never Married	18.5%
	2010 Est. Now Married	57.8%
	2010 Est. Separated or Divorced	15.9%
	2010 Est. Widowed	7.8%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	1.3%
	2010 Est. HH Income \$150,000 to \$199,999	2.5%
	2010 Est. HH Income \$100,000 to \$149,999	6.4%
	2010 Est. HH Income \$75,000 to \$99,999	8.6%
	2010 Est. HH Income \$50,000 to \$74,999	13.8%
	2010 Est. HH Income \$35,000 to \$49,999	16.8%
	2010 Est. HH Income \$25,000 to \$34,999	16.2%
	2010 Est. HH Income \$15,000 to \$24,999	16.7%
	2010 Est. HH Income \$0 to \$14,999	17.6%
	2010 Est. Average Household Income	\$49,074
	2010 Est. Median HH Income	\$35,106
	2010 Est. Per Capita Income	\$24,823
	2010 Est. Number of Businesses	1,467
	2010 Est. Total Number of Employees	11,049

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## Tillamook

<b>RACE</b>	2010 Est. White Population	94.8%
	2010 Est. Black Population	0.5%
	2010 Est. Asian & Pacific Islander	1.2%
	2010 Est. American Indian & Alaska Native	1.4%
	2010 Est. Other Races Population	2.1%
<b>HISPANIC</b>	2010 Est. Hispanic Population	2,162
	2010 Est. Hispanic Population Percent	8.7%
	2015 Proj. Hispanic Population Percent	10.0%
	2000 Hispanic Population Percent	
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	18,063
	2010 Est. Elementary (0 to 8)	3.8%
	2010 Est. Some High School (9 to 11)	7.1%
	2010 Est. High School Graduate (12)	36.7%
	2010 Est. Some College (13 to 16)	27.7%
	2010 Est. Associate Degree Only	6.7%
	2010 Est. Bachelor Degree Only	10.3%
	2010 Est. Graduate Degree	7.7%
<b>HOUSING</b>	2010 Est. Total Housing Units	18,528
	2010 Est. Owner Occupied Percent	42.9%
	2010 Est. Renter Occupied Percent	23.0%
	2010 Est. Vacant Housing Percent	34.1%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	3.1%
	2000 Homes Built 1995 to 1998	9.0%
	2000 Homes Built 1990 to 1994	9.1%
	2000 Homes Built 1980 to 1989	14.6%
	2000 Homes Built 1970 to 1979	20.4%
	2000 Homes Built 1960 to 1969	10.2%
	2000 Homes Built 1950 to 1959	9.8%
	2000 Homes Built Before 1949	23.9%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.4%
	2000 Home Value \$500,000 to \$999,999	1.4%
	2000 Home Value \$400,000 to \$499,999	2.5%
	2000 Home Value \$300,000 to \$399,999	6.0%
	2000 Home Value \$200,000 to \$299,999	16.6%
	2000 Home Value \$150,000 to \$199,999	20.0%
	2000 Home Value \$100,000 to \$149,999	27.5%
	2000 Home Value \$50,000 to \$99,999	24.1%
	2000 Home Value \$25,000 to \$49,999	1.3%
	2000 Home Value \$0 to \$24,999	0.3%
	2000 Median Home Value	\$156,367
	2000 Median Rent	\$422

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## Tillamook

<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	20,587
	2010 Est. Civilian Employed	51.1%
	2010 Est. Civilian Unemployed	7.4%
	2010 Est. in Armed Forces	0.2%
	2010 Est. not in Labor Force	41.4%
	2010 Labor Force: Males	49.7%
	2010 Labor Force: Females	50.3%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	10,981
	2000 Mgmt, Business, & Financial Operations	13.0%
	2000 Professional & Related	14.2%
	2000 Service	17.3%
	2000 Sales and Office	21.8%
	2000 Farming, Fishing, and Forestry	6.5%
	2000 Construction, Extraction, & Maintenance	9.8%
	2000 Production, Transport, & Material Moving	17.3%
	2000 Percent White Collar Workers	49.1%
	2000 Percent Blue Collar Workers	50.9%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	70.9%
	2000 Drive to Work in Carpool	14.9%
	2000 Travel to Work by Public Transportation	0.6%
	2000 Drive to Work on Motorcycle	0.1%
	2000 Walk or Bicycle to Work	5.9%
	2000 Other Means	1.2%
	2000 Work at Home	6.5%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	53.0%
	2000 Travel to Work in 15 to 29 Minutes	27.4%
	2000 Travel to Work in 30 to 59 Minutes	12.0%
	2000 Travel to Work in 60 Minutes or More	7.7%
	2000 Average Travel Time to Work	18.9
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$526 M
	2010 Est. Apparel	\$24.9 M
	2010 Est. Contributions & Gifts	\$32.5 M
	2010 Est. Education & Reading	\$13.3 M
	2010 Est. Entertainment	\$29.0 M
	2010 Est. Food, Beverages & Tobacco	\$86.0 M
	2010 Est. Furnishings & Equipment	\$22.3 M
	2010 Est. Health Care & Insurance	\$39.7 M
	2010 Est. Household Operations & Shelter & Utilities	\$157 M
	2010 Est. Miscellaneous Expenses	\$9.04 M
	2010 Est. Personal Care	\$7.68 M
2010 Est. Transportation	\$105 M	

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