

# 2585 NW KLINE STREET

ROSEBURG · OR



## PROPERTY HIGHLIGHTS

- 5.46 Acres
- 3.46 Apx. Acres Zoned P-O Professional Office, Remaining 2 Acres Zoned MR-29
- Prime Office Location and High Density Residential
- Great Mountain and City Views

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 POPULATION	4,686	16,646	26,935
2019 AVG. HH INCOME	\$88,854	\$74,670	\$70,044
2019 DAYTIME POPULATION	7,057	17,820	23,341

## CONTACT:

**SCOTT BUTH**

scott@hsm Pacific.com 503.245.1400 x522



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

**MARK BANTA**

mark@cra-nw.com 503.274.0211



# 2585 NW KLINE STREET

ROSEBURG · OR



## CONTACT:

SCOTT BUTH

scott@hsmacific.com 503.245.1400 x522



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

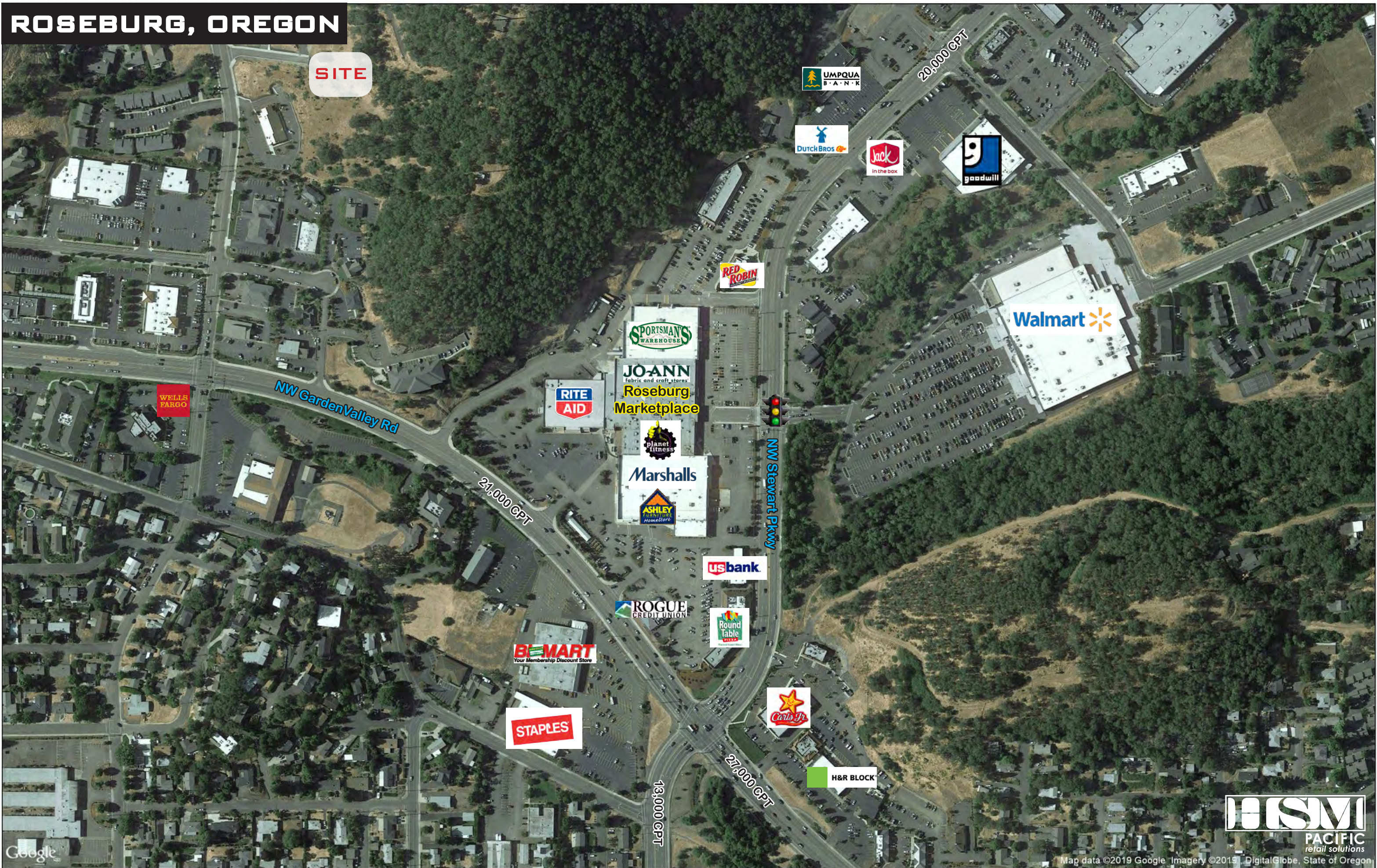
MARK BANTA

mark@cra-nw.com 503.274.0211



# ROSEBURG, OREGON

SITE



Google

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty



Map data ©2019 Google Imagery ©2019 DigitalGlobe, State of Oregon

©2019, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

Lat: 43.23441 Long: -123.37330 Zoom: 17

Logos are for identification purposes only and may be trademarks of their respective companies.



# FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.2371/-123.377

RF1

## 2585 NW Kline St

### Roseburg, OR 97471

	1 mi radius	2 mi radius	3 mi radius	
<b>POPULATION</b>	2019 Estimated Population	4,686	16,646	26,935
	2024 Projected Population	4,953	17,603	28,415
	2010 Census Population	4,567	16,233	26,263
	2000 Census Population	4,189	15,590	24,854
	Projected Annual Growth 2019 to 2024	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2019	0.6%	0.4%	0.4%
<b>HOUSEHOLDS</b>	2019 Estimated Households	2,130	7,553	12,126
	2024 Projected Households	2,183	7,741	12,400
	2010 Census Households	1,999	7,057	11,306
	2000 Census Households	1,689	6,478	10,324
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	1.4%	0.9%	0.9%
<b>AGE</b>	2019 Est. Population Under 10 Years	9.0%	11.5%	11.5%
	2019 Est. Population 10 to 19 Years	9.7%	10.4%	10.3%
	2019 Est. Population 20 to 29 Years	8.0%	11.7%	12.7%
	2019 Est. Population 30 to 44 Years	13.6%	16.4%	16.7%
	2019 Est. Population 45 to 59 Years	16.2%	16.7%	17.1%
	2019 Est. Population 60 to 74 Years	21.4%	18.6%	18.7%
	2019 Est. Population 75 Years or Over	22.0%	14.7%	13.0%
	2019 Est. Median Age	53.8	44.7	43.6
<b>MARITAL STATUS &amp; GENDER</b>	2019 Est. Male Population	46.0%	47.0%	48.0%
	2019 Est. Female Population	54.0%	53.0%	52.0%
	2019 Est. Never Married	18.2%	25.4%	26.5%
	2019 Est. Now Married	54.4%	45.0%	42.9%
	2019 Est. Separated or Divorced	17.3%	20.4%	21.7%
	2019 Est. Widowed	10.0%	9.3%	8.9%
<b>INCOME</b>	2019 Est. HH Income \$200,000 or More	8.2%	4.7%	3.7%
	2019 Est. HH Income \$150,000 to \$199,999	9.4%	4.6%	4.4%
	2019 Est. HH Income \$100,000 to \$149,999	12.8%	9.7%	10.5%
	2019 Est. HH Income \$75,000 to \$99,999	16.9%	15.6%	14.8%
	2019 Est. HH Income \$50,000 to \$74,999	14.7%	15.9%	17.2%
	2019 Est. HH Income \$35,000 to \$49,999	10.2%	13.4%	13.3%
	2019 Est. HH Income \$25,000 to \$34,999	11.1%	10.6%	10.3%
	2019 Est. HH Income \$15,000 to \$24,999	11.2%	15.1%	14.1%
	2019 Est. HH Income Under \$15,000	5.5%	10.4%	11.7%
	2019 Est. Average Household Income	\$88,854	\$74,670	\$70,044
	2019 Est. Median Household Income	\$74,965	\$59,767	\$57,257
2019 Est. Per Capita Income	\$40,888	\$34,250	\$32,007	
2019 Est. Total Businesses	697	1,529	2,203	
2019 Est. Total Employees	7,057	17,820	23,341	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.2371/-123.377

RF1

## 2585 NW Kline St

## Roseburg, OR 97471

1 mi radius 2 mi radius 3 mi radius

	1 mi radius	2 mi radius	3 mi radius	
<b>RACE</b>	2019 Est. White	90.6%	89.4%	89.5%
	2019 Est. Black	0.5%	1.2%	1.2%
	2019 Est. Asian or Pacific Islander	3.3%	2.0%	1.9%
	2019 Est. American Indian or Alaska Native	0.8%	1.4%	1.4%
	2019 Est. Other Races	4.8%	6.1%	6.0%
<b>HISPANIC</b>	2019 Est. Hispanic Population	234	1,210	1,923
	2019 Est. Hispanic Population	5.0%	7.3%	7.1%
	2024 Proj. Hispanic Population	5.7%	8.2%	8.0%
	2010 Hispanic Population	3.7%	5.5%	5.3%
<b>EDUCATION (Adults 25 or Older)</b>	2019 Est. Adult Population (25 Years or Over)	3,652	12,116	19,477
	2019 Est. Elementary (Grade Level 0 to 8)	1.3%	2.5%	2.5%
	2019 Est. Some High School (Grade Level 9 to 11)	5.0%	7.0%	7.0%
	2019 Est. High School Graduate	22.8%	26.6%	27.6%
	2019 Est. Some College	23.3%	27.3%	28.5%
	2019 Est. Associate Degree Only	9.3%	9.3%	9.1%
	2019 Est. Bachelor Degree Only	26.1%	18.8%	16.3%
	2019 Est. Graduate Degree	12.2%	8.6%	9.0%
<b>HOUSING</b>	2019 Est. Total Housing Units	2,215	7,889	12,668
	2019 Est. Owner-Occupied	58.3%	53.6%	53.7%
	2019 Est. Renter-Occupied	37.9%	42.2%	42.0%
	2019 Est. Vacant Housing	3.8%	4.3%	4.3%
<b>HOMES BUILT BY YEAR</b>	2019 Homes Built 2010 or later	3.1%	2.9%	2.9%
	2019 Homes Built 2000 to 2009	18.3%	11.8%	11.1%
	2019 Homes Built 1990 to 1999	18.6%	13.7%	12.3%
	2019 Homes Built 1980 to 1989	18.2%	13.8%	12.5%
	2019 Homes Built 1970 to 1979	13.8%	17.6%	17.3%
	2019 Homes Built 1960 to 1969	11.0%	10.6%	8.5%
	2019 Homes Built 1950 to 1959	7.1%	14.1%	13.6%
	2019 Homes Built Before 1949	6.0%	11.2%	17.5%
<b>HOME VALUES</b>	2019 Home Value \$1,000,000 or More	1.6%	0.7%	0.8%
	2019 Home Value \$500,000 to \$999,999	9.9%	8.4%	7.4%
	2019 Home Value \$400,000 to \$499,999	5.2%	4.9%	6.3%
	2019 Home Value \$300,000 to \$399,999	18.4%	12.9%	14.1%
	2019 Home Value \$200,000 to \$299,999	32.4%	28.0%	26.9%
	2019 Home Value \$150,000 to \$199,999	19.3%	19.2%	18.5%
	2019 Home Value \$100,000 to \$149,999	7.5%	13.3%	13.0%
	2019 Home Value \$50,000 to \$99,999	4.0%	5.6%	6.8%
	2019 Home Value \$25,000 to \$49,999	3.9%	3.1%	3.4%
	2019 Home Value Under \$25,000	4.1%	10.7%	9.7%
	2019 Median Home Value	\$253,633	\$207,841	\$212,949
	2019 Median Rent	\$949	\$732	\$706

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.2371/-123.377

RF1

## 2585 NW Kline St

### Roseburg, OR 97471

	1 mi radius	2 mi radius	3 mi radius	
<b>LABOR FORCE</b>	2019 Est. Labor Population Age 16 Years or Over	3,988	13,687	22,164
	2019 Est. Civilian Employed	46.6%	49.8%	50.9%
	2019 Est. Civilian Unemployed	2.5%	2.4%	2.6%
	2019 Est. in Armed Forces	0.3%	0.3%	0.2%
	2019 Est. not in Labor Force	50.6%	47.5%	46.3%
	2019 Labor Force Males	45.2%	46.3%	47.4%
	2019 Labor Force Females	54.8%	53.7%	52.6%
<b>OCCUPATION</b>	2019 Occupation: Population Age 16 Years or Over	1,858	6,811	11,291
	2019 Mgmt, Business, & Financial Operations	22.9%	16.2%	15.3%
	2019 Professional, Related	20.6%	18.7%	17.7%
	2019 Service	15.2%	15.5%	16.4%
	2019 Sales, Office	26.1%	25.8%	26.1%
	2019 Farming, Fishing, Forestry	2.9%	4.8%	4.1%
	2019 Construction, Extraction, Maintenance	5.6%	6.5%	6.5%
	2019 Production, Transport, Material Moving	6.8%	12.5%	13.9%
	2019 White Collar Workers	69.6%	60.7%	59.1%
	2019 Blue Collar Workers	30.4%	39.3%	40.9%
	<b>TRANSPORTATION TO WORK</b>	2019 Drive to Work Alone	76.3%	77.8%
2019 Drive to Work in Carpool		11.5%	10.7%	10.1%
2019 Travel to Work by Public Transportation		1.9%	1.4%	1.6%
2019 Drive to Work on Motorcycle		-	-	0.3%
2019 Walk or Bicycle to Work		6.0%	5.0%	5.2%
2019 Other Means		3.7%	1.9%	1.3%
2019 Work at Home		0.6%	3.0%	3.0%
<b>TRAVEL TIME</b>	2019 Travel to Work in 14 Minutes or Less	59.0%	62.0%	59.5%
	2019 Travel to Work in 15 to 29 Minutes	30.2%	30.8%	34.6%
	2019 Travel to Work in 30 to 59 Minutes	4.2%	5.2%	6.0%
	2019 Travel to Work in 60 Minutes or More	5.7%	3.9%	4.2%
	2019 Average Travel Time to Work	11.8	12.1	12.7
<b>CONSUMER EXPENDITURE</b>	2019 Est. Total Household Expenditure	\$136.87 M	\$427.52 M	\$658.92 M
	2019 Est. Apparel	\$4.8 M	\$14.85 M	\$22.84 M
	2019 Est. Contributions, Gifts	\$8.15 M	\$24.38 M	\$37.08 M
	2019 Est. Education, Reading	\$4.47 M	\$13.18 M	\$19.95 M
	2019 Est. Entertainment	\$7.77 M	\$23.83 M	\$36.62 M
	2019 Est. Food, Beverages, Tobacco	\$20.77 M	\$65.82 M	\$101.78 M
	2019 Est. Furnishings, Equipment	\$4.82 M	\$14.8 M	\$22.77 M
	2019 Est. Health Care, Insurance	\$12.69 M	\$39.89 M	\$61.64 M
	2019 Est. Household Operations, Shelter, Utilities	\$44.34 M	\$139.89 M	\$215.85 M
	2019 Est. Miscellaneous Expenses	\$2.61 M	\$8.08 M	\$12.44 M
	2019 Est. Personal Care	\$1.84 M	\$5.74 M	\$8.84 M
2019 Est. Transportation	\$24.6 M	\$77.05 M	\$119.1 M	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.