

LIGHTHOUSE SQUARE

PRIME LOCATION IN LINCOLN CITY



—FOR LEASE—

ADDRESS

4157 NW Hwy 101, Lincoln City, OR 97367

AVAILABLE SPACE

- 1,200 SF
- 5,000 SF
- 12,500 SF
- 25,163 SF

ASKING RENT

Please call for details

TRAFFIC COUNTS

NW Hwy 101 – 21,097 ADT ('22)

NW Logan Rd – 7,811 ADT ('22)

HIGHLIGHTS

- Part of the major shopping and entertainment hub for the central coast.
- Great visibility and access from high-traffic Hwy 101.
- Abundant parking.
- Anchored by Dollar Tree and McMenamins Lighthouse Brewpub. Lease pending on 31,000 SF former Bi-Mart.
- Nearby retailers include Safeway, Rite Aid, JoAnn Fabrics, Walgreens, Pig 'N Pancake, McDonald's as well as neighboring Chinook Winds Casino.
- 32,000 visitors from all over the world during weekends and summer months.
- Excellent highway exposure for storefront signage.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Bob LeFeber 503.807.4174 | bob@cra-nw.com
Alex MacLean 503.709.3563 | alex@cra-nw.com

503.274.0211
www.cra-nw.com

LIGHTHOUSE SQUARE
4157 NW HWY 101
LINCOLN CITY, OR

IMAGES



LIGHTHOUSE SQUARE
4157 NW HWY 101
LINCOLN CITY, OR

SITE

CHINOOK WINDS
GOLF RESORT

SAMARITAN NORTH
LINCOLN HOSPITAL
25 BEDS

- Chinook Winds GOLF RESORT
- 7-Eleven
- JOANN
- McDonald's
- Walgreens
- Walmart
- Subway
- Starbucks

- Travelodge
- ACE Hardware

- Dutch Bros
- MINI PET MART

- Burger King
- McKay's
- Post Office
- Goodwill
- SE East Devils Lake Rd
- SI-MART
- Target Outlets
- Sherwin Williams
- NAPA

- American Eagle
- Bath and Body Works
- Chico's
- Coach
- Columbia Sportswear
- Eddie Bauer
- Famous Footwear
- Jockey
- Levi's
- Maurices
- Nike
- Old Navy
- Oshkosh B'Gosh
- Pendleton
- Rue21
- The North Face
- Under Armour

George Morlan
Plumbing Supply
www.georgemorlan.com
TAFT HIGH SCHOOL
477 STUDENTS
OREGON COAST
COMMUNITY COLLEGE
452 STUDENTS

- Inn At Spanish Head
- Best Western

ACE Hardware



B NAILS



FOLSOM



60's Cafe & Diner

LIGHTHOUSE LAUNDRY

GROCERY STORE UNDER CONSTRUCTION

SPACES

LIGHTHOUSE SQUARE

LINCOLN CITY PLANA

LINCOLN CITY CHAMBER OF COMMERCE

ALL SAFE STORAGE

Lincoln City Animal Clinic



Oregon Coast Hwy

NE Logan Road 7,811 ADT (2022)

21,097 ADT (2022)

NW 44th Street

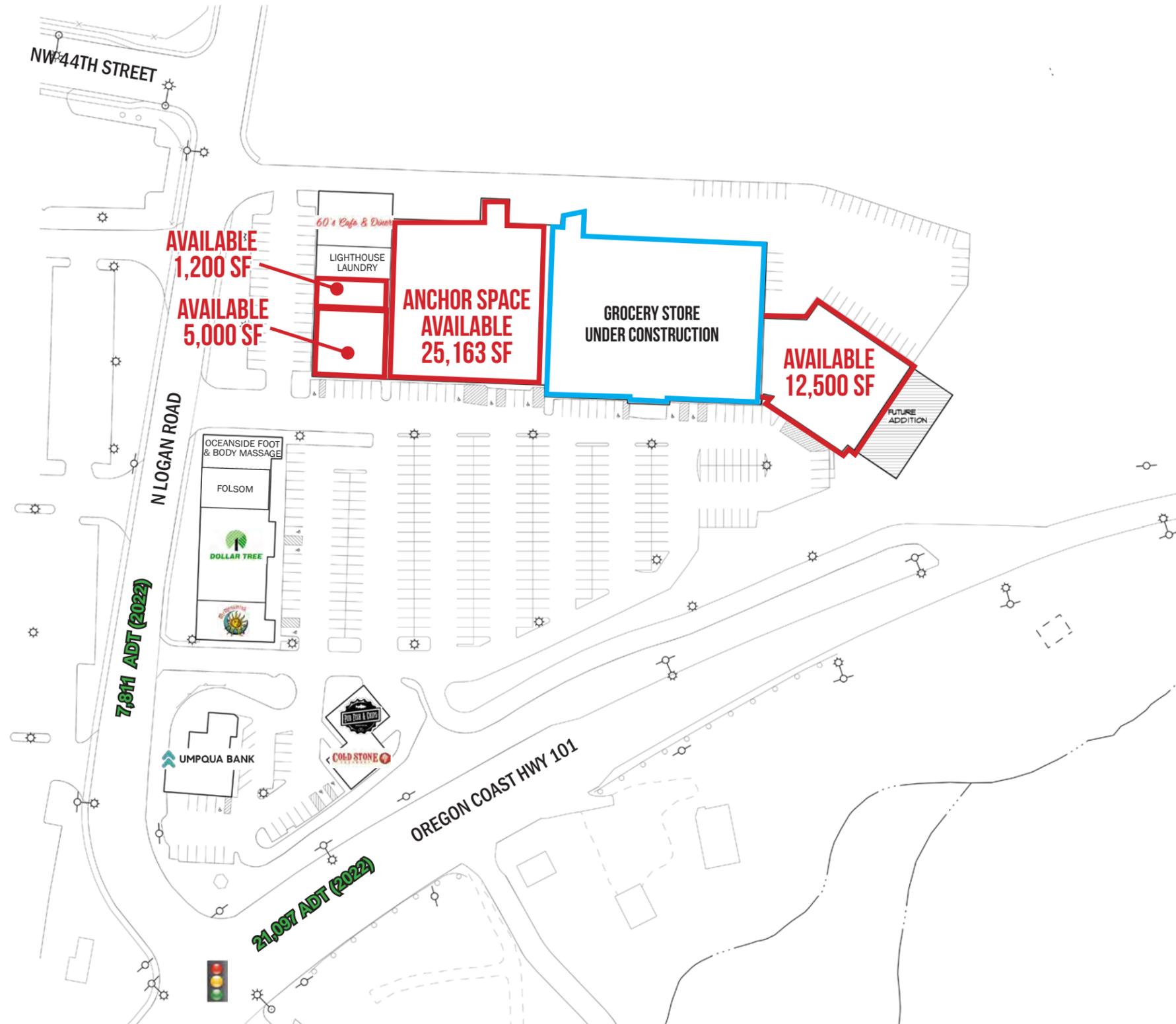
NW 44th Street

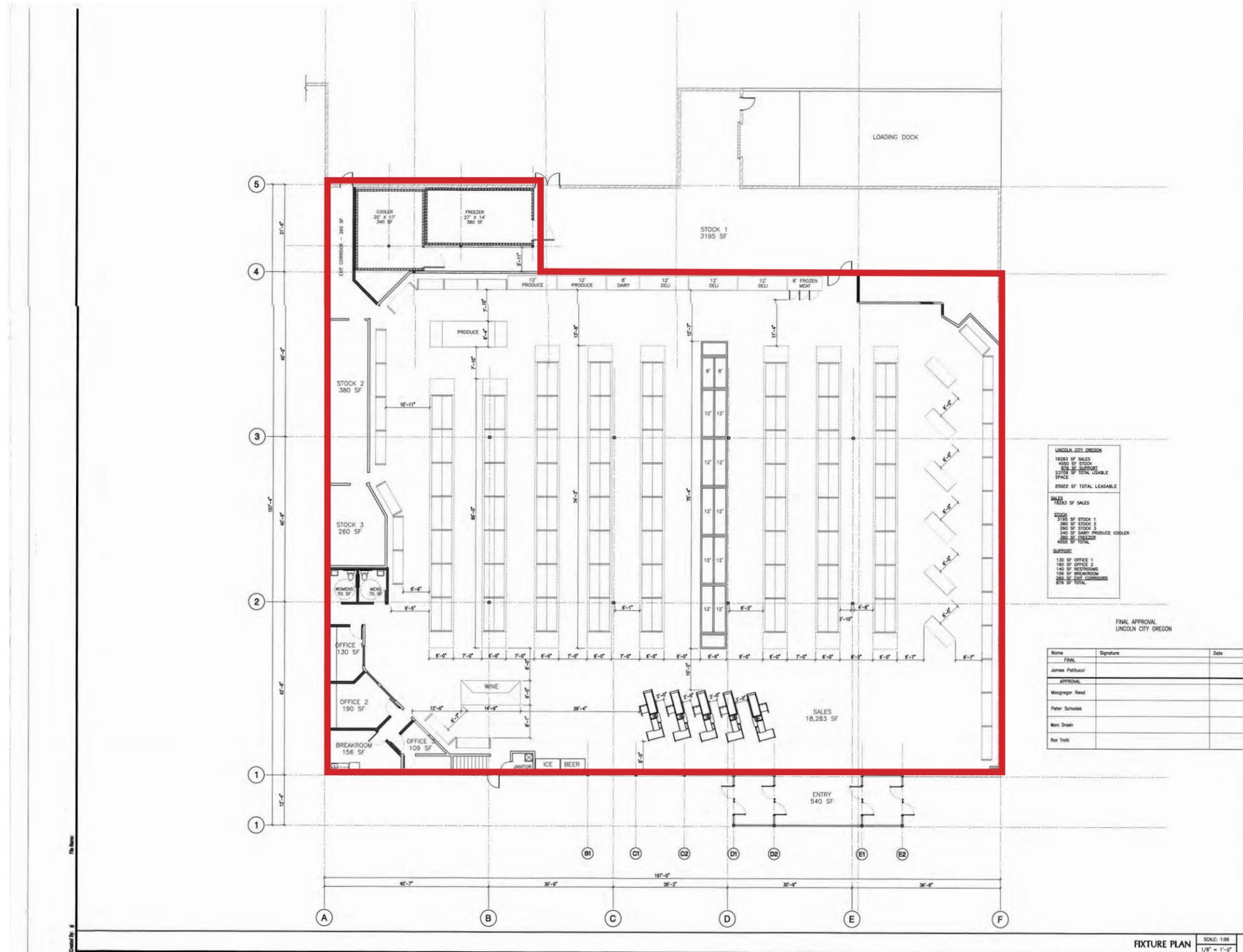
NW 40th Street

NW 40th Street

CURRENT SITE PLAN

LIGHTHOUSE SQUARE
4157 NW HWY 101
LINCOLN CITY, OR





LINCOLN CITY OREGON

18083 SF SALES
 4000 SF STOCK
 878 SF SUPPORT
 2,109 SF TOTAL USABLE SPACE
 25082 SF TOTAL LEASABLE

SALES
 18083 SF SALES

STOCK
 3190 SF STOCK 1
 380 SF STOCK 2
 260 SF STOCK 3
 340 SF SHIP PRODUCE COOLER
 380 SF FREEZER
 400 SF TOTAL

SUPPORT
 130 SF OFFICE 1
 190 SF OFFICE 2
 140 SF RESTROOM
 156 SF BREAKROOM
 280 SF ENTRY COURSE
 676 SF TOTAL

FINAL APPROVAL
 LINCOLN CITY OREGON

Name	Signature	Date
FINAL		
James Petrucci		
APPROVAL		
Mooregator Reed		
Peter Schodak		
Wend Drash		
Rex Toth		

Brian W. Tiedge
 ARCHITECT

785 Market Street
 San Francisco, California 94103-21
 415.974.6002 fax 415.974.1111

Architect's Stamp

**GROCERY OUTLET
 TENENT IMPROVEMENT**

Lighthouse Square
 4175 NW HIGHWAY 101
 Lincoln City, Oregon 97387



A Project For

**CANNED FOODS INC
 Grocery Outlet**

2000 8th Street
 Berkeley, CA 94710
 Phone 510-845-1999
 Fax 510-844-0152

Sheet Number

Project Number 02131

Drawn By

Checked By

Scale 1/8"=1'-0"

Date

Sheet Title

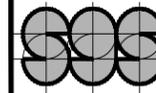
FIXTURE PLAN

Sheet Number

A1.3

FIXTURE PLAN SCALE: 1/8" = 1'-0" 1





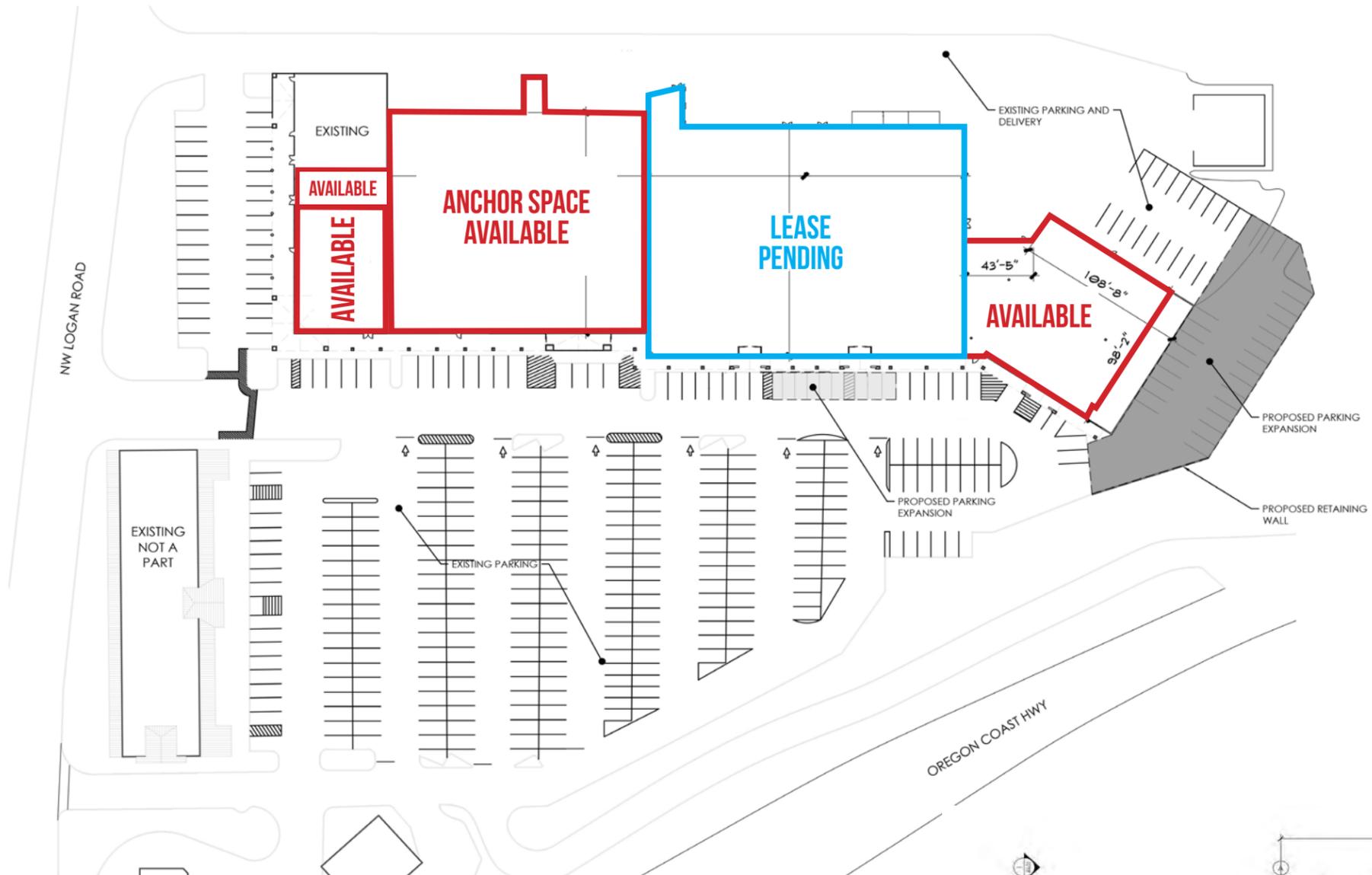
STEWART GORDON STRAUS
 ARCHITECT PC
 12600 SW CRESCENT ST
 SUITE #100
 BEAVERTON, OR 97005
 (503)672-7517 (OFFICE)
 (503)672-7808 (FAX)
 (971)506-2724 (MOBILE)
 sgs@s-strauss.com (e-mail)



OCCUPANCY CHANGE
 FORMER GOODWILL STORE
 LIGHTHOUSE SQUARE
 LINCOLN CITY, OREGON

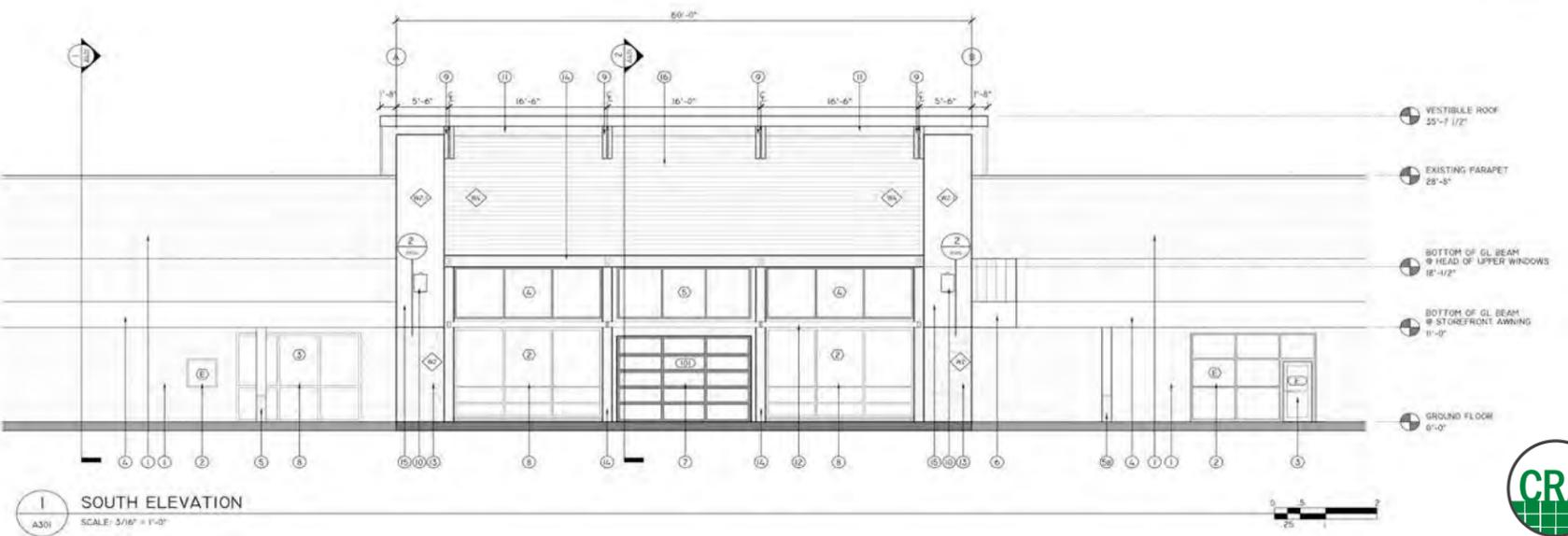


PROPOSED RENOVATION SITE PLAN



NEW ANCHOR

PROPOSED SITE PLAN & FLOOR PLAN CHANGES
 SCALE: N.T.S.



1 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



LIGHTHOUSE SQUARE

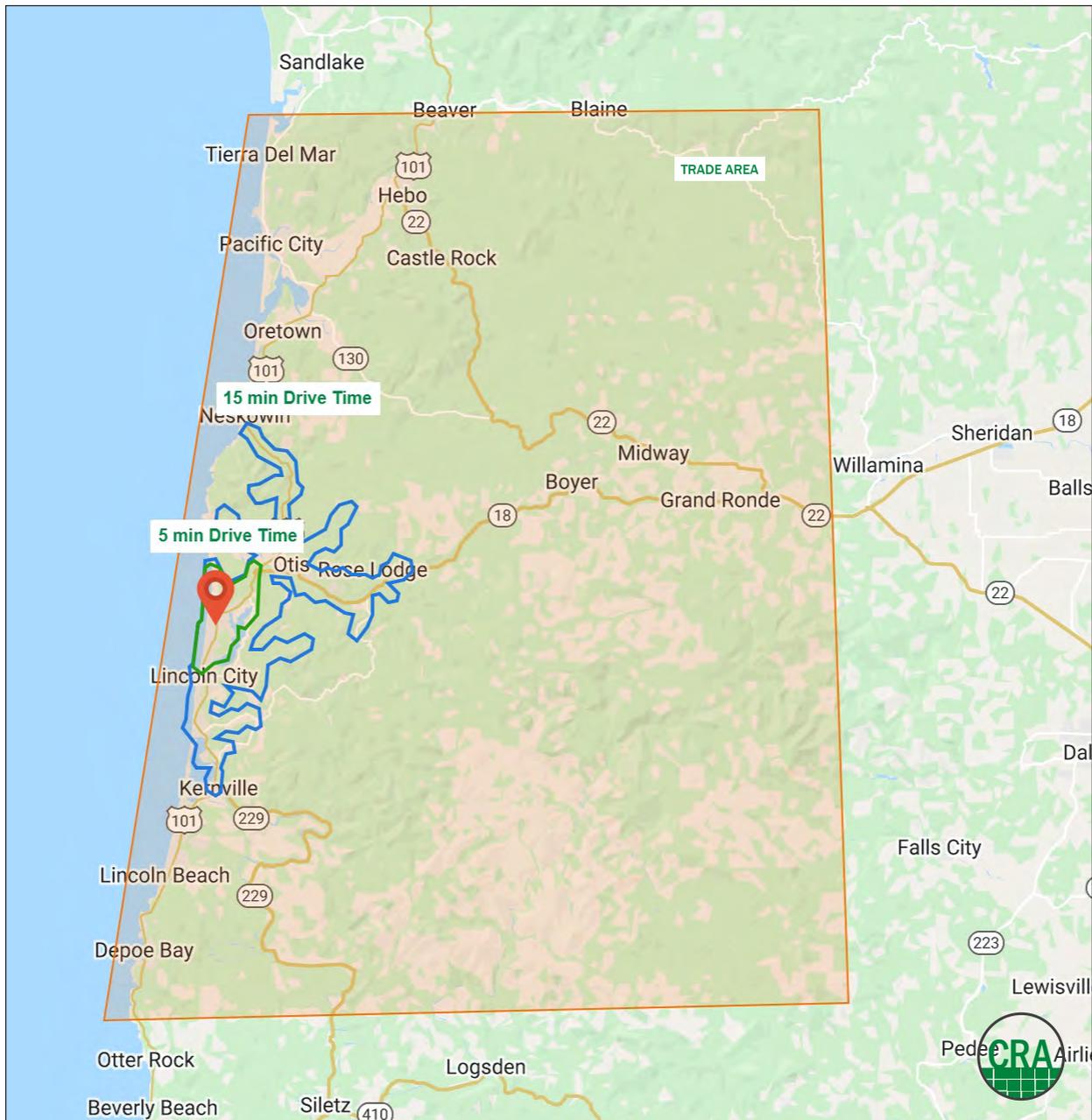
4157 NW HWY 101

LINCOLN CITY, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	5 MIN DRIVETIME	15 MIN DRIVETIME	TRADE AREA
Estimated Population 2024	6,435	13,031	28,442
Projected Population 2029	6,632	13,326	28,836
Average HH Income	\$108,856	\$94,712	\$85,822
Median Home Value	\$393,061	\$358,894	\$366,742
Daytime Demographics 16+	5,565	9,987	19,775

\$108,856
Average Household Income
2024
5 MIN DRIVETIME



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9967/-124.0051

Lighthouse Square Lincoln City, OR 97367	5 min drive time	15 min drive time	Trade Area
Population			
2024 Estimated Population	6,435	13,031	28,442
2029 Projected Population	6,632	13,326	28,836
2020 Census Population	5,592	12,035	25,514
2010 Census Population	4,742	10,492	22,455
Projected Annual Growth 2024 to 2029	0.6%	0.5%	0.3%
Historical Annual Growth 2010 to 2024	2.6%	1.7%	1.9%
2024 Median Age	53.2	51.3	52.1
Households			
2024 Estimated Households	3,105	6,129	13,225
2029 Projected Households	3,121	6,115	13,161
2020 Census Households	2,610	5,550	11,532
2010 Census Households	2,199	4,766	10,196
Projected Annual Growth 2024 to 2029	0.1%	-	-
Historical Annual Growth 2010 to 2024	2.9%	2.0%	2.1%
Race and Ethnicity			
2024 Estimated White	82.6%	83.3%	84.5%
2024 Estimated Black or African American	1.7%	1.3%	1.0%
2024 Estimated Asian or Pacific Islander	2.3%	1.9%	1.6%
2024 Estimated American Indian or Native Alaskan	2.0%	1.9%	2.2%
2024 Estimated Other Races	11.5%	11.6%	10.7%
2024 Estimated Hispanic	10.7%	10.9%	9.9%
Income			
2024 Estimated Average Household Income	\$108,856	\$94,712	\$85,822
2024 Estimated Median Household Income	\$59,060	\$58,455	\$60,883
2024 Estimated Per Capita Income	\$52,660	\$44,639	\$39,958
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.5%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.8%	4.6%
2024 Estimated High School Graduate	24.3%	24.8%	25.5%
2024 Estimated Some College	25.3%	27.2%	29.2%
2024 Estimated Associates Degree Only	8.5%	10.1%	10.4%
2024 Estimated Bachelors Degree Only	22.4%	19.4%	17.3%
2024 Estimated Graduate Degree	12.2%	11.1%	11.0%
Business			
2024 Estimated Total Businesses	358	699	1,174
2024 Estimated Total Employees	2,734	4,528	7,469
2024 Estimated Employee Population per Business	7.6	6.5	6.4
2024 Estimated Residential Population per Business	18.0	18.6	24.2

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

For more information, please contact:

BOB LEFEBER 503.807.4174 | bob@cra-nw.com

ALEX MACLEAN 503.709.3563 | alex@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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