

RETAIL | OFFICE | SERVICE @



SPACE AVAILABLE FOR LEASE – WARRENTON, OREGON

LOCATION

1520 SE Discovery Lane, Warrenton, Oregon

AVAILABLE SPACE

- 812 SF
 - 824 SF
- CAN COMBINE FOR 1,636 SF

RENTAL RATE

Please call for details

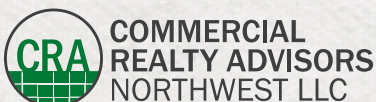
TRAFFIC COUNT

Hwy 101 – 14,089 ADT ('22)

HIGHLIGHTS

- Join the largest concentration of retail on the North Oregon Coast.
- Adjacent retailers include Costco, TJ Maxx, Maurices, Panda Express, the Human Bean, Verizon, Auto Zone, Mattress Firm, Taco Bell and many more.
- Other retailers nearby include Fred Meyer, Ross, Rite Aid, Jo-Ann Fabric & Craft, Walgreens, Walmart, Petco, Staples, Dollar Tree and Home Depot.
- There are over 1M visitors/tourists and 16 major cruiseline/ships that visit the North Oregon Coast annually.

NEARBY RETAILERS

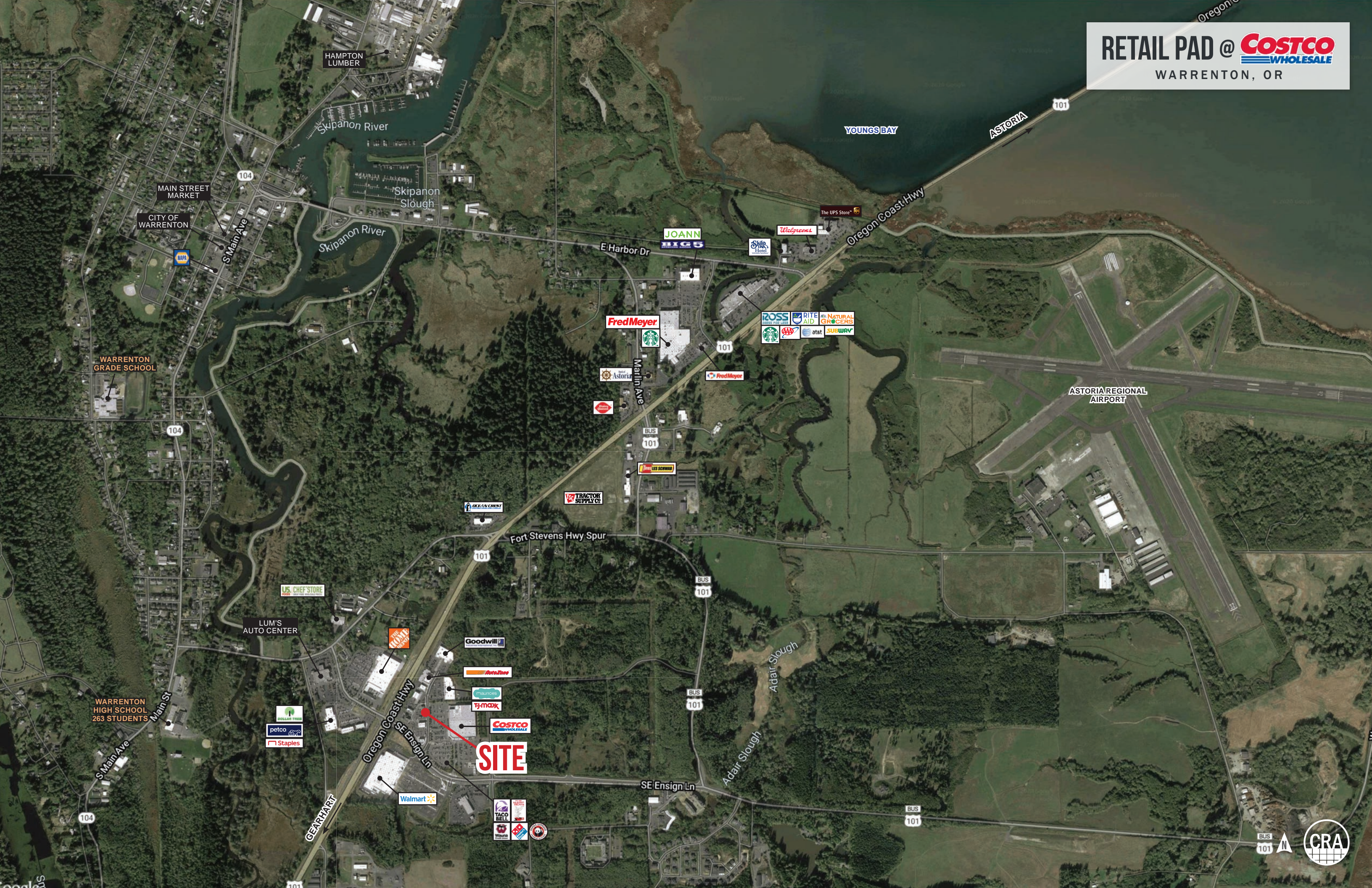


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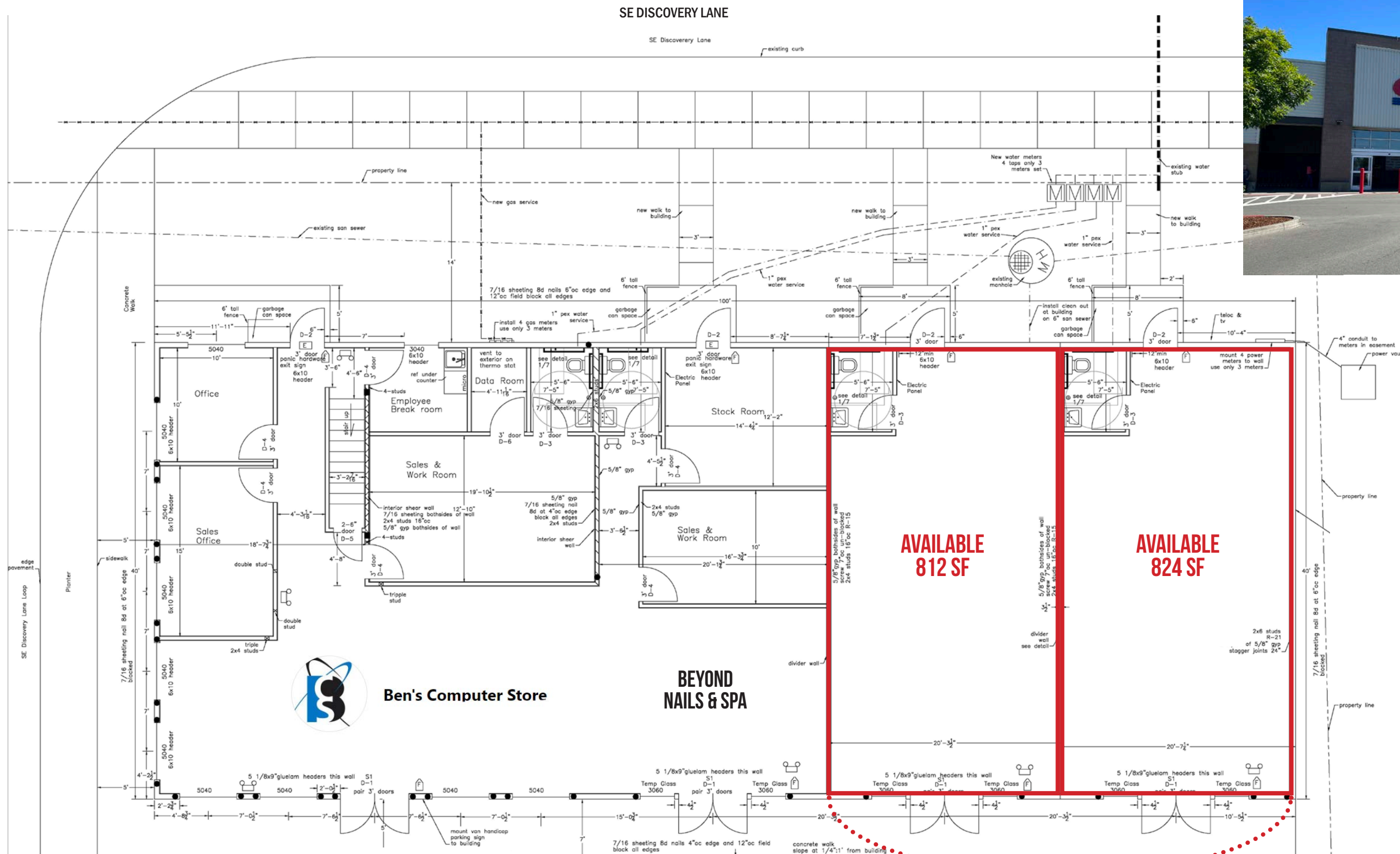
RETAIL PAD @ **COSTCO** WHOLESALE

WARRENTON, OR



SITE





Ben's Computer Store

BEYOND
NAILS & SPA

AVAILABLE
812 SF

AVAILABLE
824 SF

CAN COMBINE
FOR 1,636 SF



DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	TRADE AREA
Estimated Population 2022	64,628
Projected Population 2027	67,158
Average HH Income 2022	\$65,937
Projected Average HH Income 2027	\$74,437
Median Age	45.1
Total Businesses	2,959

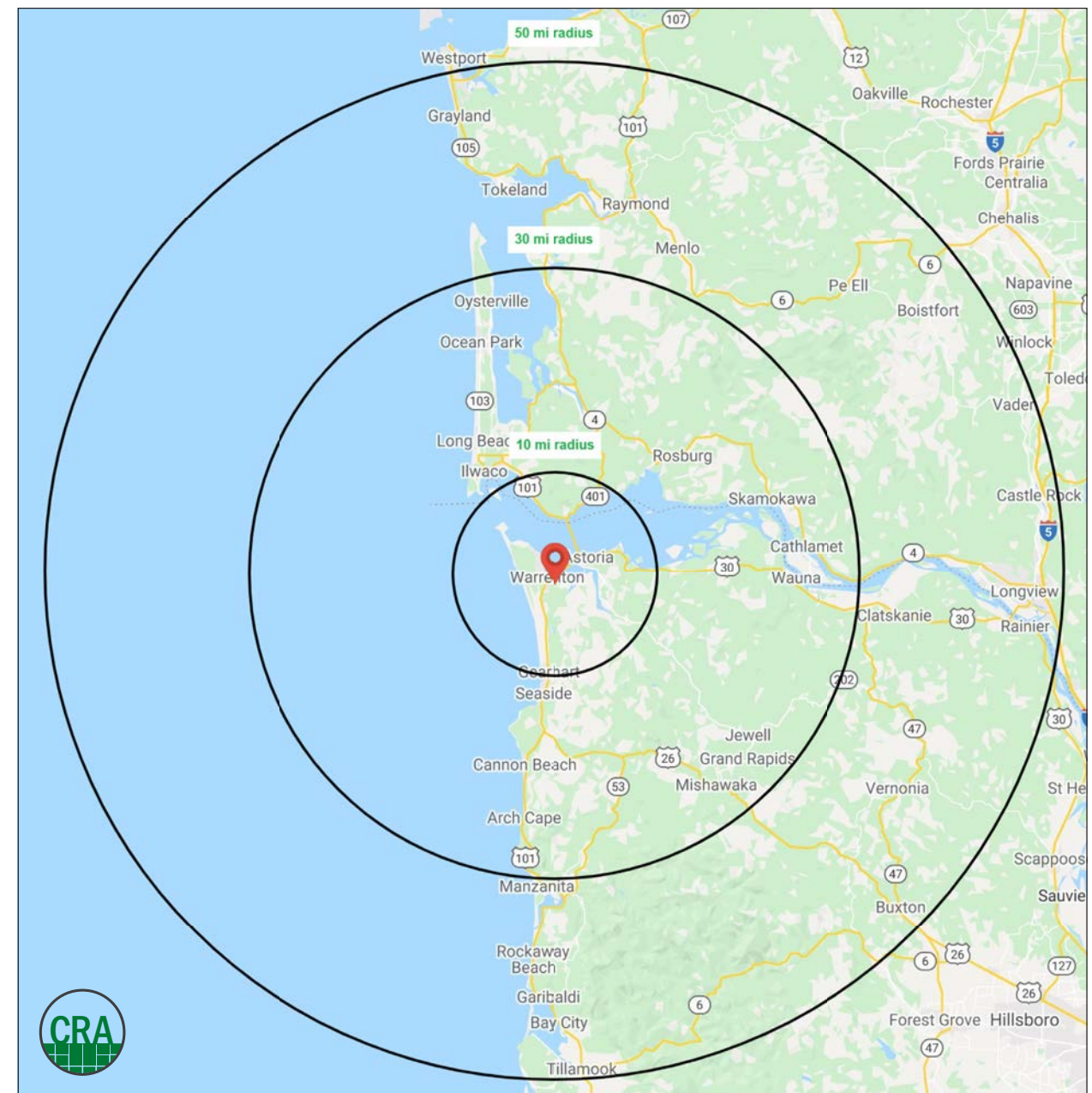
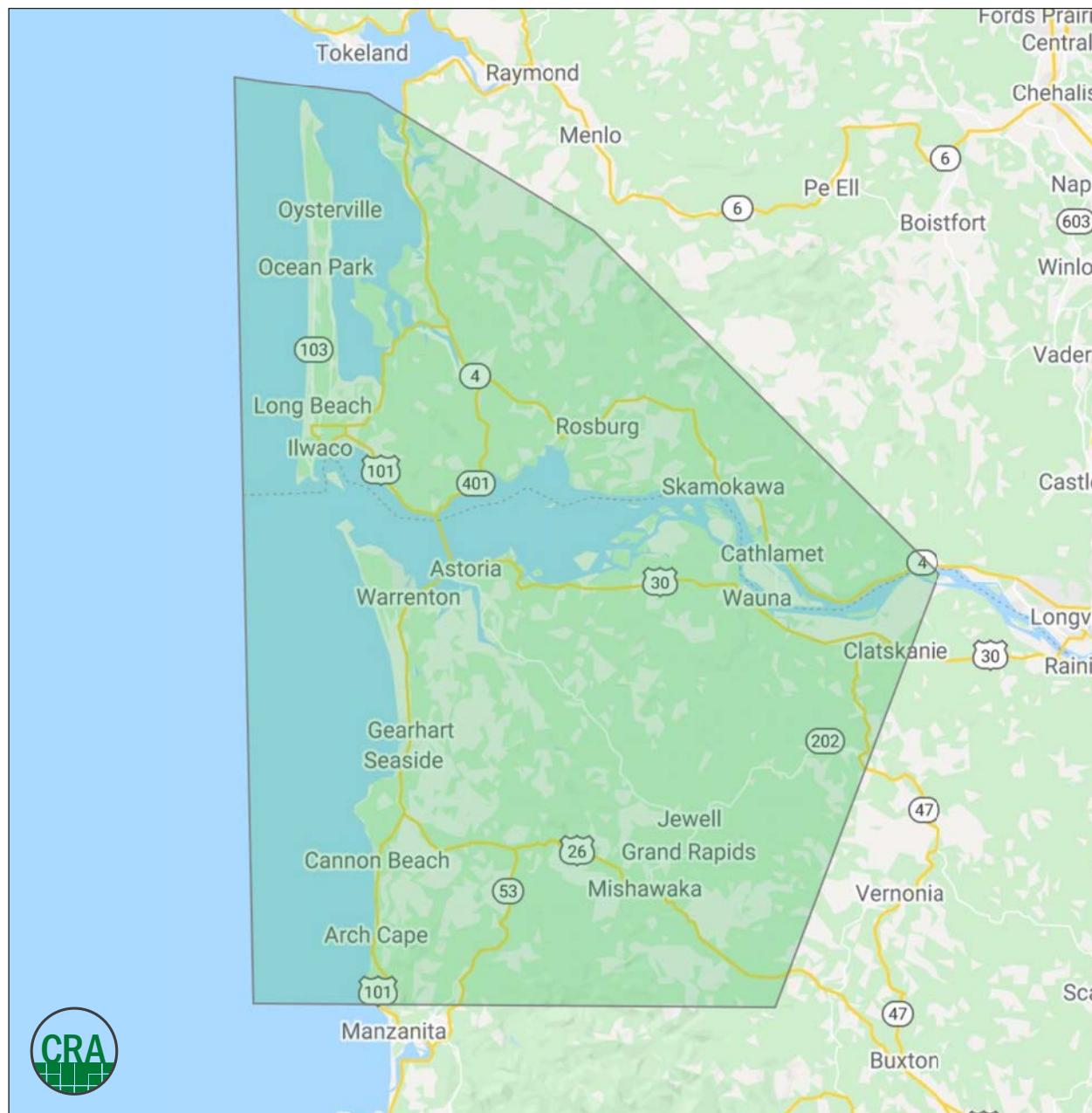
64,628
Estimated 2022 Population
TRADE AREA

\$65,937
Average Household Income
TRADE AREA

Source: Regis - SitesUSA (2022)	10 MILE	30 MILE	50 MILE
Estimated Population 2022	28,526	63,343	196,501
Projected Population 2027	29,666	66,130	200,425
Average HH Income 2022	\$69,147	\$66,476	\$71,965
Projected Avg HH Income 2027	\$77,103	\$74,964	\$83,185
Median Age	44.4	45.6	43.9
Total Businesses	1,504	2,972	7,289

28,526
Estimated 2022 Population
10 MILE RADIUS

\$69,147
Average Household Income
10 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 46.1476/-123.9157

1520 SE Discovery Lane Warrenton, OR 97146	Trade Area	10 mi radius	30 mi radius	50 mi radius
Population				
2022 Estimated Population	64,628	28,526	63,343	196,501
2027 Projected Population	67,158	29,666	66,130	200,425
2020 Census Population	62,731	27,740	61,281	192,886
2010 Census Population	56,209	24,597	54,582	179,827
Projected Annual Growth 2022 to 2027	0.8%	0.8%	0.9%	0.4%
Historical Annual Growth 2010 to 2022	1.2%	1.3%	1.3%	0.8%
2022 Median Age	45.1	44.4	45.6	43.9
Households				
2022 Estimated Households	28,245	12,187	27,911	81,083
2027 Projected Households	29,932	12,978	29,659	84,682
2020 Census Households	27,384	11,839	26,970	79,468
2010 Census Households	24,562	10,352	24,014	74,657
Projected Annual Growth 2022 to 2027	1.2%	1.3%	1.3%	0.9%
Historical Annual Growth 2010 to 2022	1.2%	1.5%	1.4%	0.7%
Race and Ethnicity				
2022 Estimated White	84.2%	83.5%	84.2%	82.4%
2022 Estimated Black or African American	0.7%	0.7%	0.8%	1.0%
2022 Estimated Asian or Pacific Islander	1.6%	1.7%	1.6%	2.0%
2022 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.1%	1.4%
2022 Estimated Other Races	12.4%	13.1%	12.4%	13.3%
2022 Estimated Hispanic	8.9%	9.6%	9.0%	9.7%
Income				
2022 Estimated Average Household Income	\$65,937	\$69,147	\$66,476	\$71,965
2022 Estimated Median Household Income	\$59,951	\$67,033	\$60,628	\$60,707
2022 Estimated Per Capita Income	\$29,034	\$29,768	\$29,510	\$29,901
Education (Age 25+)				
2022 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.7%	1.9%	2.7%
2022 Estimated Some High School (Grade Level 9 to 11)	6.2%	5.4%	6.1%	7.1%
2022 Estimated High School Graduate	28.2%	26.0%	27.5%	30.7%
2022 Estimated Some College	29.7%	30.3%	29.6%	29.5%
2022 Estimated Associates Degree Only	10.5%	10.9%	10.6%	10.6%
2022 Estimated Bachelors Degree Only	14.9%	16.7%	15.3%	12.6%
2022 Estimated Graduate Degree	8.5%	9.0%	8.9%	6.8%
Business				
2022 Estimated Total Businesses	2,959	1,504	2,972	7,289
2022 Estimated Total Employees	22,490	11,450	21,951	75,227
2022 Estimated Employee Population per Business	7.6	7.6	7.4	10.3
2022 Estimated Residential Population per Business	21.8	19.0	21.3	27.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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