

AVAILABLE FOR LEASE — ASTORIA/WARRENTON OREGON

NORTH COAST SHOPS @ **FredMeyer**

CO-ANCHORED BY  **NATURAL GROCERS**  **ROSS DRESS FOR LESS**



PERFECT LOOK
FAMILY HAIRCARE WITHOUT APPOINTMENTS

SUBWAY



LOCATION

US Hwy 101 • SE Neptune Dr • E Harbor St
The North Oregon Coast's Regional Retail Market

AVAILABLE SPACE & RATES

Please call for details

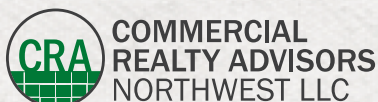
TRAFFIC COUNT

Hwy 101 – 21,000 ADT

HIGHLIGHTS

- Join the largest concentration of retail on the North Oregon Coast.
- Adjacent retailers include Fred Meyer, Ross, JoAnn Fabric & Crafts and Walgreens. Costco and Home Depot are also nearby.
- There are over 1M visitors/tourists and 16 major cruiseline/ships that visit the North Oregon Coast annually.

NEARBY RETAILERS



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NORTH COAST SHOPS

WARRENTON, OR



HAMPTON LUMBER

Pacific Seafood

YOUNGS BAY

ASTORIA

MAIN STREET MARKET
CITY OF WARRENTON

WARRENTON GRADE SCHOOL

JOANN

Walmart

The UPS Store

SITE

Fred Meyer

ROSS
Natural GARDENS
Starbucks
CVS
SUBWAY

ASTORIA REGIONAL AIRPORT

13,450 ADT (22)

14,089 ADT (22)

LUM'S AUTO CENTER

US CHEVROLET

WARRENTON HIGH SCHOOL
290 STUDENTS

Goodwill

AutoZone

Hyundai

verizon

MATHESS FARM

COSTCO WHOLESALE

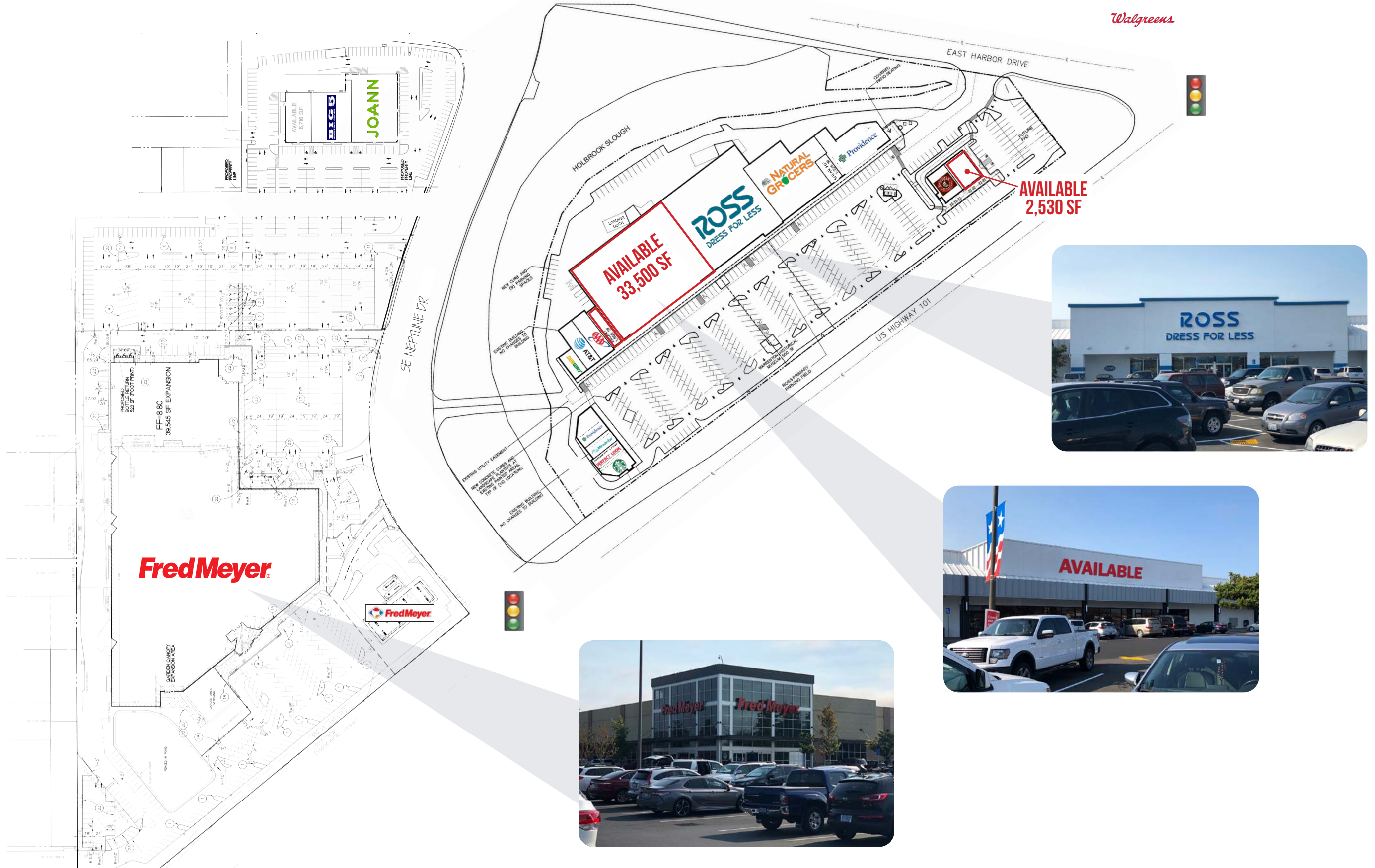
TACO BELL

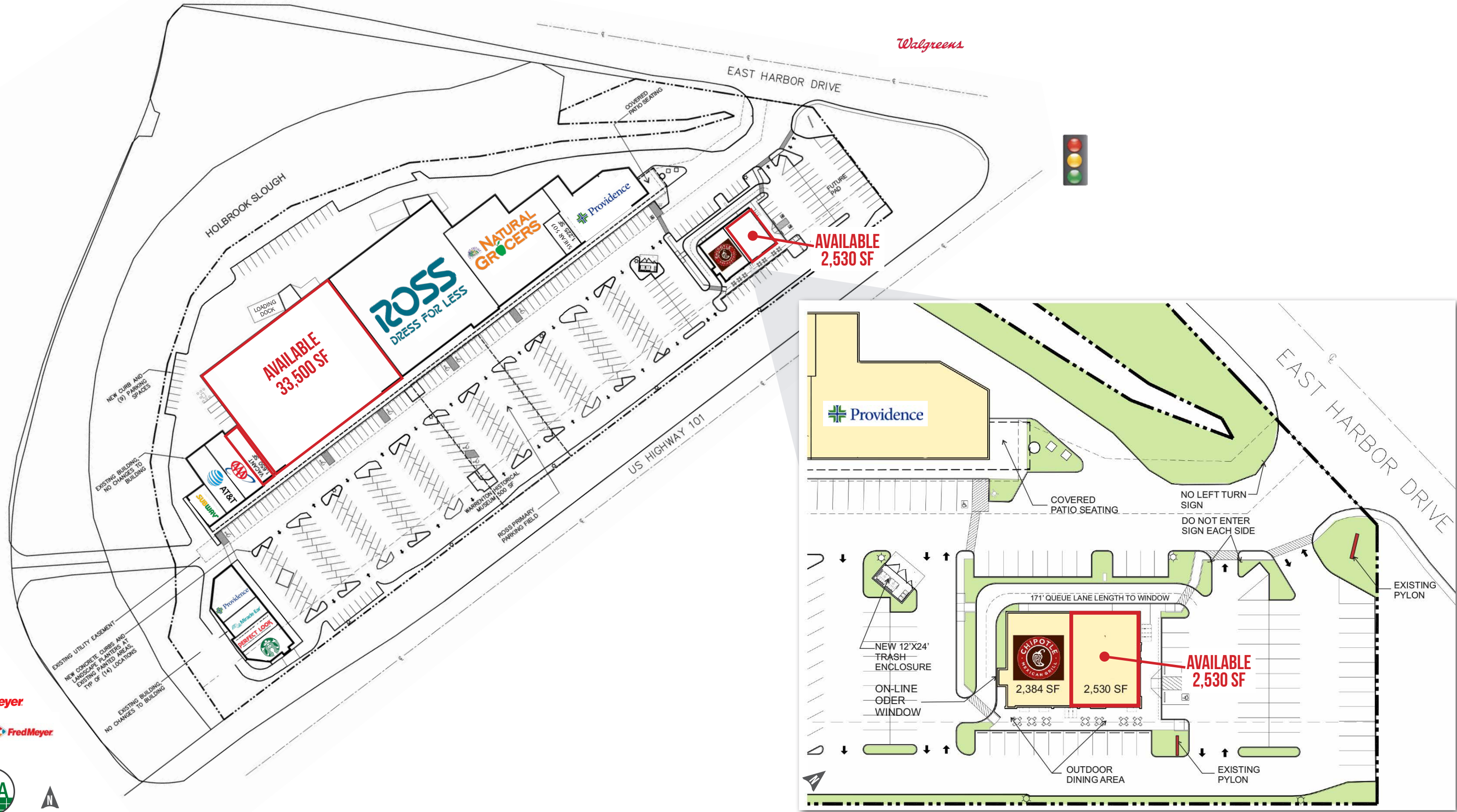
WALGREENS
petco
CASHMERE FURNITURE
Stamps.com

Walmart

Walmart



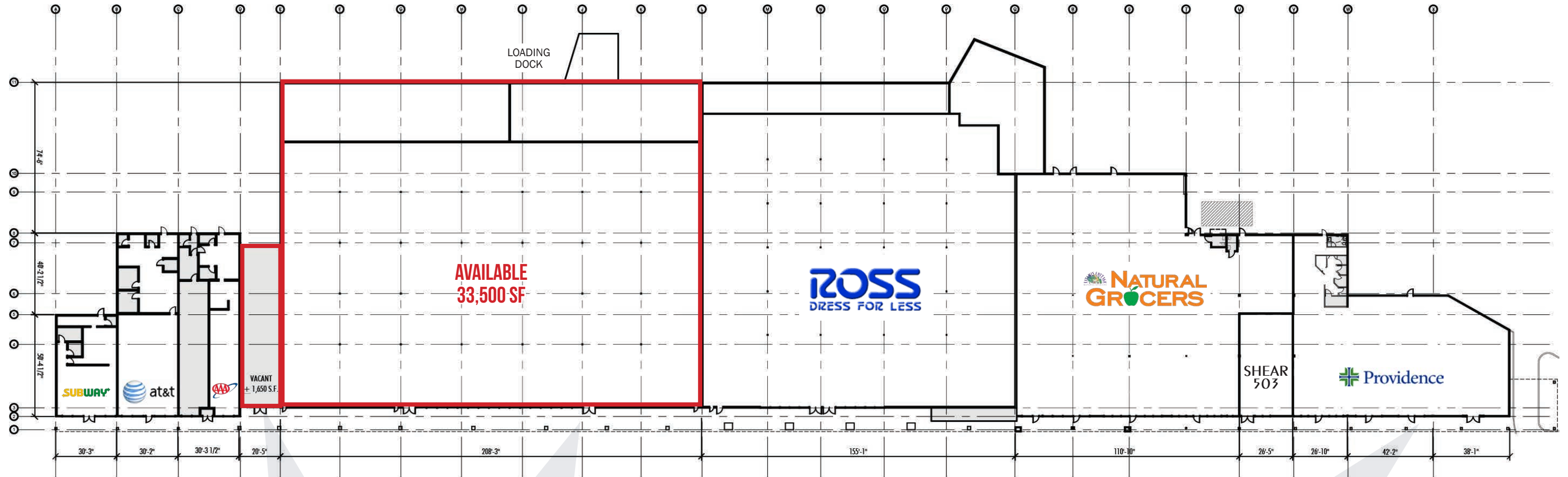


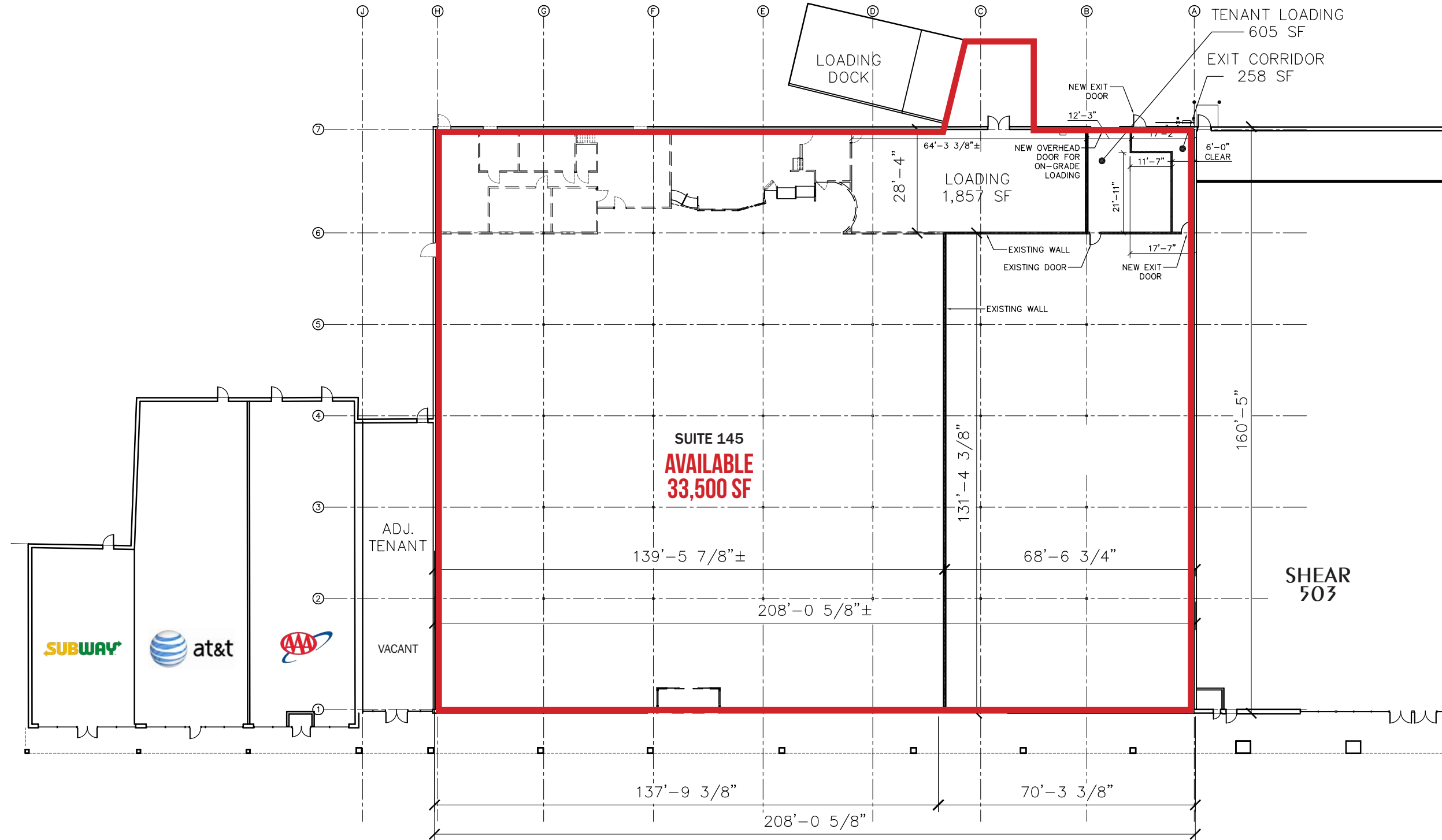


Fred Meyer

Fred Meyer







DEMOGRAPHIC SUMMARY

NORTH COAST SHOPS WARRENTON, OR

Source: Regis - SitesUSA (2023)	TRADE AREA
Estimated Population 2023	65,056
Projected Population 2028	67,490
Average HH Income	\$85,809
Median Home Value	\$317,810
Median Age	47.6
Total Businesses	3,080

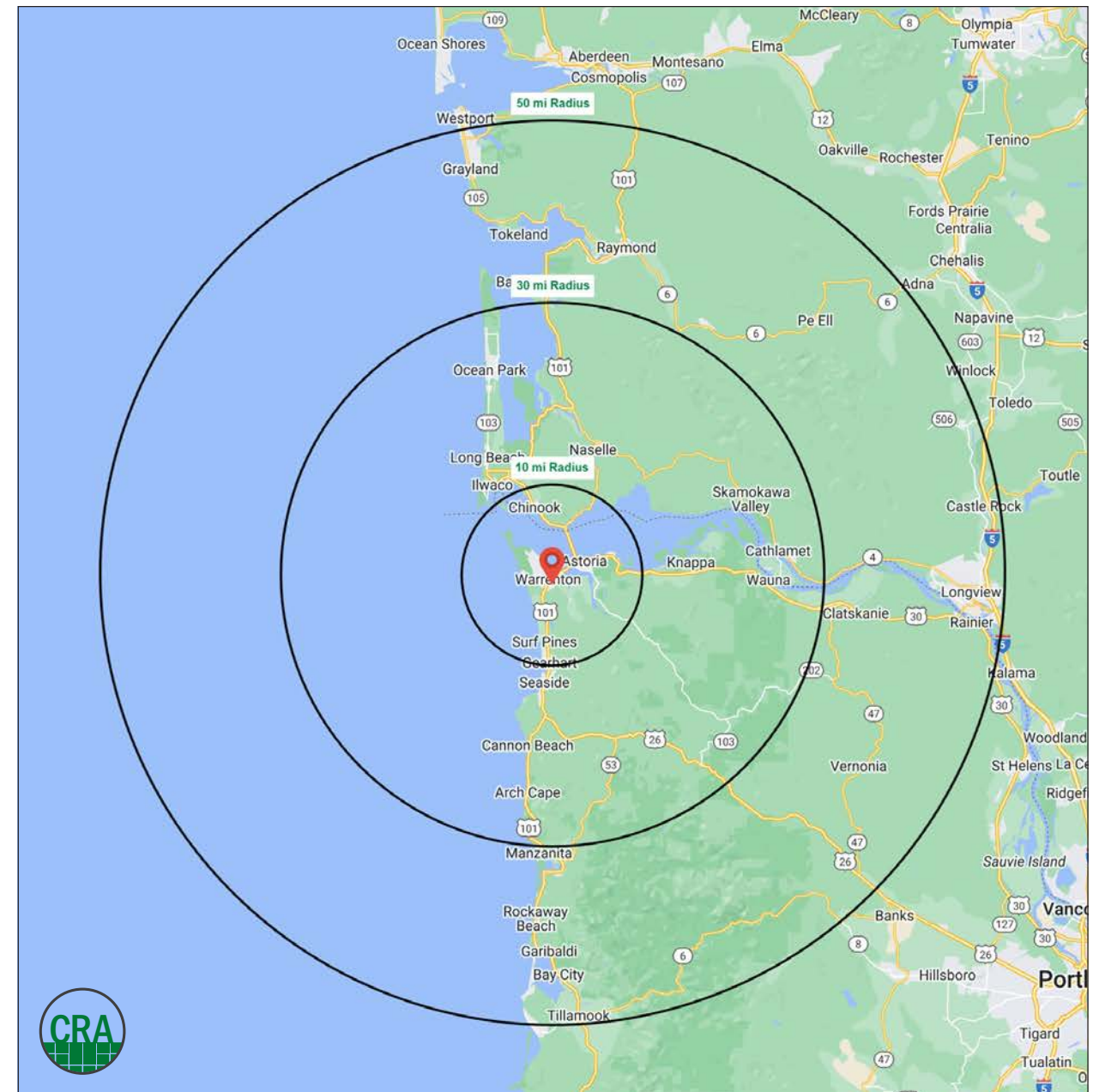
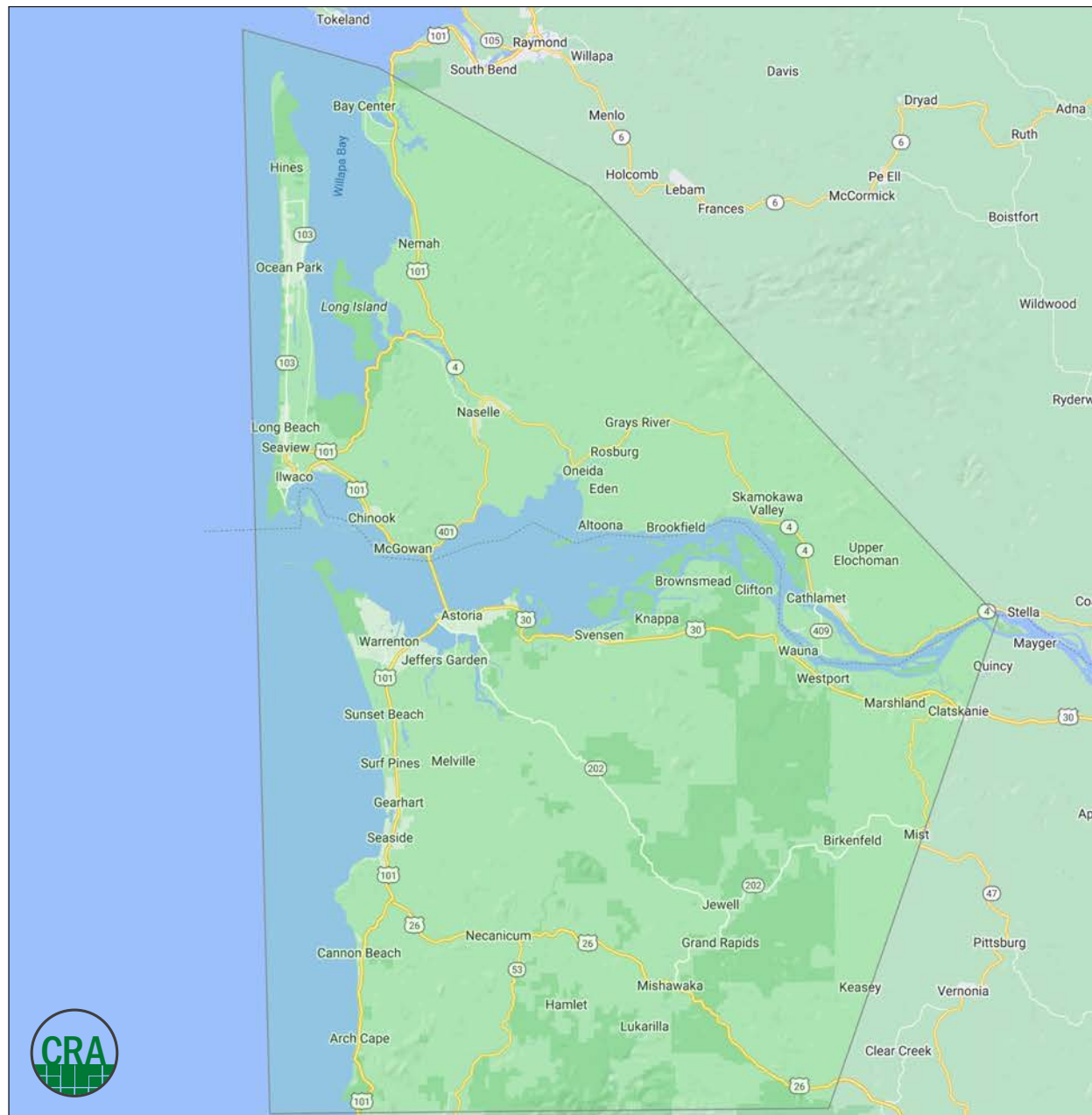
65,056
Estimated 2023 Population
TRADE AREA

\$85,809
Average Household Income
TRADE AREA

Source: Regis - SitesUSA (2023)	10 MILE	30 MILE	50 MILE
Estimated Population 2023	26,869	61,996	200,251
Projected Population 2028	27,889	64,354	207,069
Average HH Income	\$93,055	\$85,754	\$90,452
Median Home Value	\$354,273	\$321,212	\$324,279
Median Age	43.9	47.6	44.4
Total Businesses	1,487	2,971	7,513

26,869
Estimated 2023 Population
10 MILE RADIUS

\$93,055
Average Household Income
10 MILE RADIUS



Summary Profile

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



Lat/Lon: 46.1619/-123.9003

North Coast Shops Warrenton, OR 97146	Trade Area	10 mi radius	30 mi radius	50 mi radius
Population				
2023 Estimated Population	65,056	26,869	61,996	200,251
2028 Projected Population	67,490	27,889	64,354	207,069
2020 Census Population	62,758	26,079	59,926	195,311
2010 Census Population	56,221	23,116	53,430	182,044
Projected Annual Growth 2023 to 2028	0.7%	0.8%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	1.2%	1.2%	1.2%	0.8%
2023 Median Age	47.6	43.9	47.6	44.4
Households				
2023 Estimated Households	28,679	11,618	27,477	83,289
2028 Projected Households	30,450	12,402	29,166	87,917
2020 Census Households	27,395	11,134	26,292	80,324
2010 Census Households	24,567	9,712	23,447	75,458
Projected Annual Growth 2023 to 2028	1.2%	1.3%	1.2%	1.1%
Historical Annual Growth 2010 to 2023	1.3%	1.5%	1.3%	0.8%
Race and Ethnicity				
2023 Estimated White	86.1%	86.2%	86.0%	85.2%
2023 Estimated Black or African American	1.2%	0.9%	1.3%	1.4%
2023 Estimated Asian or Pacific Islander	1.9%	1.9%	1.9%	2.0%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.9%	1.1%
2023 Estimated Other Races	9.9%	10.2%	10.0%	10.3%
2023 Estimated Hispanic	9.3%	9.5%	9.4%	9.6%
Income				
2023 Estimated Average Household Income	\$85,809	\$93,055	\$85,754	\$90,452
2023 Estimated Median Household Income	\$66,752	\$75,632	\$66,976	\$66,908
2023 Estimated Per Capita Income	\$38,050	\$40,475	\$38,235	\$37,847
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.5%	1.8%	2.8%
2023 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.9%	5.8%	6.4%
2023 Estimated High School Graduate	27.6%	23.8%	27.0%	30.6%
2023 Estimated Some College	27.9%	29.4%	27.8%	28.5%
2023 Estimated Associates Degree Only	10.8%	11.3%	10.9%	10.9%
2023 Estimated Bachelors Degree Only	16.5%	18.4%	17.0%	13.6%
2023 Estimated Graduate Degree	9.4%	9.6%	9.6%	7.3%
Business				
2023 Estimated Total Businesses	3,080	1,487	2,971	7,513
2023 Estimated Total Employees	21,246	9,763	20,224	63,070
2023 Estimated Employee Population per Business	6.9	6.6	6.8	8.4
2023 Estimated Residential Population per Business	21.1	18.1	20.9	26.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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