

# 444 SE STEPHENS STREET

WITH DRIVE-THRU

FOR LEASE - ROSEBURG, OR



**AVAILABLE FOR  
GROUND LEASE  
FOR AN ALTERNATIVE USE**

## ADDRESS

444 SE Stephens Street  
Roseburg, OR 97470

## AVAILABLE SPACE

17,272 SF (1.43 Acre site)

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

SW Oak Ave - 10,443 ADT ('22)

SE Washington Ave - 5,455 ADT ('22)

SE Stephens St - 17,435 ADT ('22)

## HIGHLIGHTS

- High Profile Signalized Hard Corner location just off Interstate 5 Freeway in the regional hub that is Roseburg!
- Located in the downtown Roseburg Retail Corridor area.
- Large 1.43 Acre Site.
- 12% Recent Population Growth; MSA Trade Area population of 112,523.
- Building has Drive-Thru.
- Near Roseburg High School.
- Building may be divisible.



LARGE MONUMENT SIGNS



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Mark Banta**

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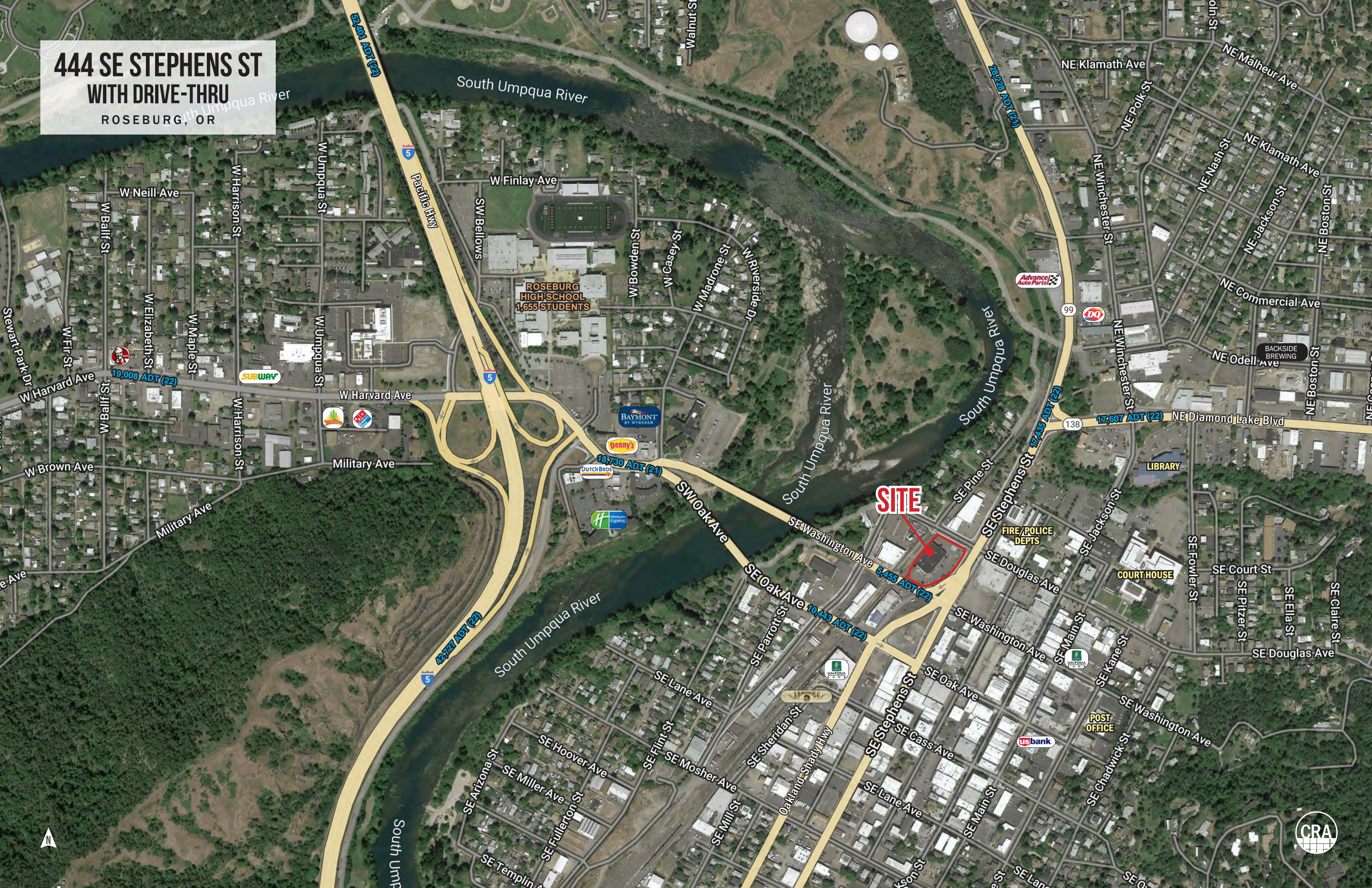
**503.274.0211**

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**444 SE STEPHENS ST  
WITH DRIVE-THRU**  
ROSEBURG, OR



ROSEBURG HIGH SCHOOL  
1,655 STUDENTS

**SITE**



**444 SE STEPHENS ST  
WITH DRIVE-THRU**  
ROSEBURG, OR

**PROPERTY**

Year Built 2006  
Rentable SF: 17,272  
Lot Size: 1.43 Acres



17,435 ADT ('22)



5,455 ADT ('22)



DOUGLAS AVENUE

WASHINGTON AVENUE

138

99



# 444 SE STEPHENS ST WITH DRIVE-THRU

ROSEBURG, OR

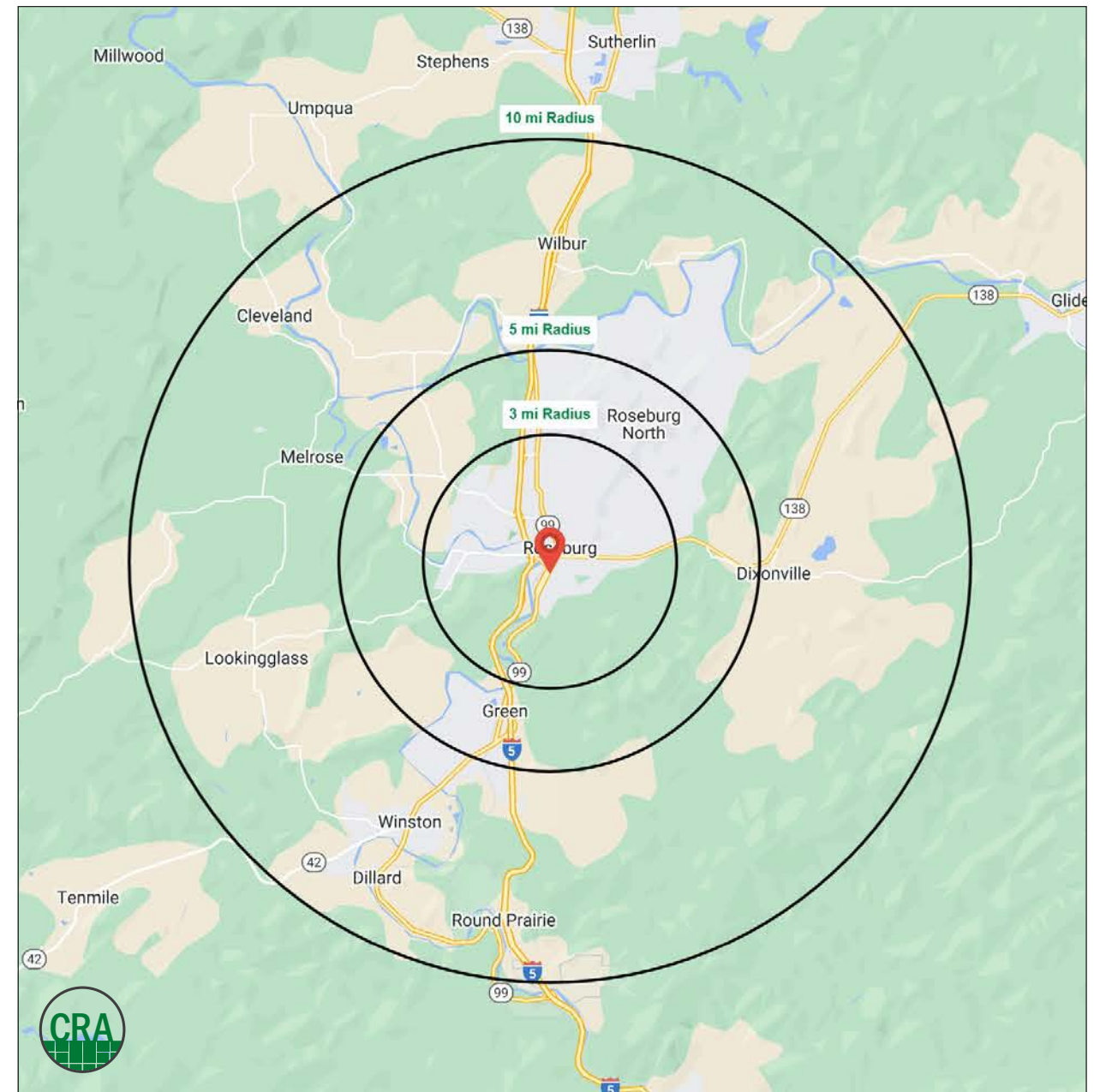
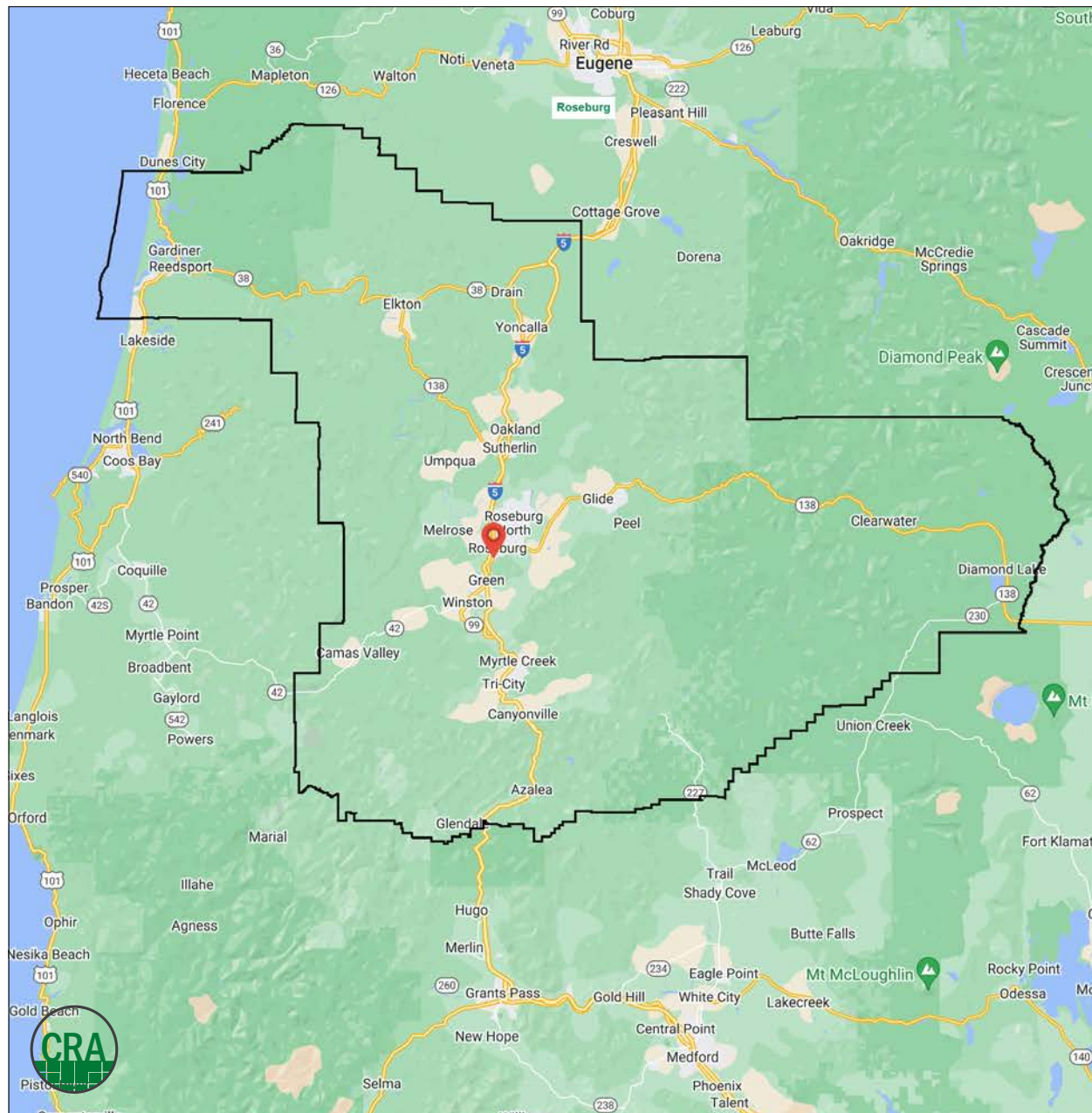
## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	ROSEBURG MSA TRADE AREA
Estimated Population 2023	112,523
Average HH Income	\$80,432
Estimated Households	46,942
Median Home Value	\$276,333
Daytime Demographics 16+	87,240
Some College or Higher	59.6%

**45.7**  
Median Age  
TRADE AREA

Source: Regis - SitesUSA (2023)	3 MILE	5 MILE	10 MILE
Estimated Population 2023	26,712	39,465	58,855
Average HH Income	\$73,214	\$79,515	\$84,406
Estimated Households	11,380	16,525	24,375
Median Home Value	\$265,615	\$265,531	\$294,316
Daytime Demographics 16+	28,422	39,978	49,225
Some College or Higher	66.2%	64.3%	62.6%

**41.3**  
Median Age  
3 MILE RADIUS



## Summary Profile

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



Lat/Lon: 43.2112/-123.3457

444 SE Stephens St Roseburg, OR 97470	Roseburg MSA	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2023 Estimated Population	112,523	26,712	39,465	58,855
2028 Projected Population	113,863	26,842	39,539	59,146
2020 Census Population	111,201	26,529	39,328	58,378
2010 Census Population	107,666	25,477	37,796	55,942
Projected Annual Growth 2023 to 2028	0.2%	-	-	-
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.3%	0.4%
2023 Median Age	45.7	41.3	42.0	43.8
<b>Households</b>				
2023 Estimated Households	46,942	11,380	16,525	24,375
2028 Projected Households	47,393	11,405	16,514	24,436
2020 Census Households	45,817	11,154	16,242	23,848
2010 Census Households	44,582	10,883	15,800	23,062
Projected Annual Growth 2023 to 2028	0.2%	-	-	-
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.4%	0.4%
<b>Race and Ethnicity</b>				
2023 Estimated White	88.7%	86.1%	86.6%	87.5%
2023 Estimated Black or African American	0.8%	1.8%	1.4%	1.2%
2023 Estimated Asian or Pacific Islander	1.3%	1.7%	1.7%	1.6%
2023 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.1%	1.1%
2023 Estimated Other Races	8.1%	9.2%	9.1%	8.6%
2023 Estimated Hispanic	7.3%	9.6%	9.1%	8.2%
<b>Income</b>				
2023 Estimated Average Household Income	\$80,432	\$73,214	\$79,515	\$84,406
2023 Estimated Median Household Income	\$56,428	\$52,711	\$58,173	\$63,759
2023 Estimated Per Capita Income	\$33,771	\$31,771	\$33,734	\$35,275
<b>Education (Age 25+)</b>				
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	2.4%	2.6%
2023 Estimated Some High School (Grade Level 9 to 11)	6.5%	5.2%	5.0%	5.8%
2023 Estimated High School Graduate	31.5%	26.9%	28.3%	29.0%
2023 Estimated Some College	29.6%	30.2%	29.2%	28.5%
2023 Estimated Associates Degree Only	10.1%	11.5%	11.3%	10.9%
2023 Estimated Bachelors Degree Only	13.1%	15.2%	15.2%	15.1%
2023 Estimated Graduate Degree	6.8%	9.3%	8.5%	8.2%
<b>Business</b>				
2023 Estimated Total Businesses	4,642	1,910	2,310	2,906
2023 Estimated Total Employees	36,631	17,247	20,581	24,185
2023 Estimated Employee Population per Business	7.9	9.0	8.9	8.3
2023 Estimated Residential Population per Business	24.2	14.0	17.1	20.3

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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