

NORTH COAST OPPORTUNITY

1479 SE DISCOVERY LANE

WARRENTON, OR



FOR LEASE > 1,200 SF

AVAILABLE SPACE

Suite A-120 – 1,200 SF

HIGHLIGHTS

- Warrenton is home to the largest concentration of retail on the North Oregon Coast.
- Anchored by Costco and located near Walmart, Home Depot, Panda Express, Taco Bell and more. Adjacent co-tenants include TJ Maxx and Maurices.
- Warrenton has emerged as the primary retail destination for the North Coast serving shoppers from SW Washington, Astoria, and south past Seaside and Cannon Beach.

TRAFFIC COUNTS

US Hwy 101 – 14,370 ADT

Ensign Dr – 3,248 ADT

NEARBY RETAILERS



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com

Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211

www.cra-nw.com

NORTH COAST 1479 SE DISCOVERY LANE

WARRENTON, OR

HAMPTON LUMBER

YOUNGS BAY

ASTORIA

101

MAIN STREET MARKET

CITY OF WARRENTON

104

104

WARRENTON GRADESCHOOL

Skipanon River

Skipanon Slough

E Harbor Dr

Oregon Coast Hwy

ASTORIA REGIONAL AIRPORT

Fort Stevens Hwy Spur

101

BUS 101

BUS 101

BUS 101

BUS 101

Adair Slough

SE Ensign Ln

Oregon Coast Hwy

GEARHART

SITE

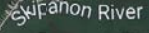
LUM'S AUTO CENTER

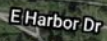
WARRENTON HIGH SCHOOL
265 STUDENTS

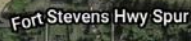
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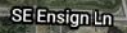





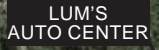
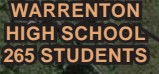







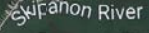



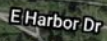


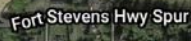







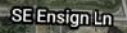





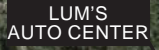
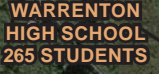







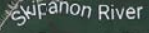



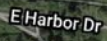


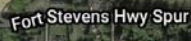







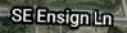





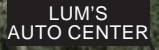
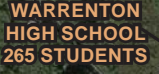







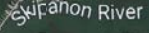



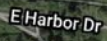


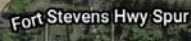







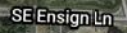





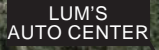
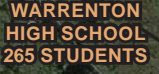







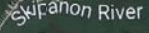



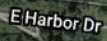


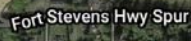







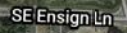





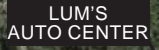
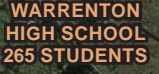







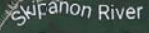



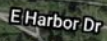


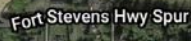







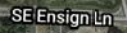





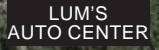
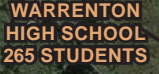







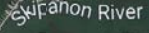



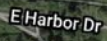


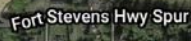







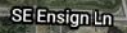





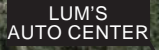
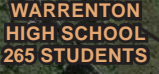







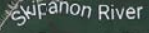



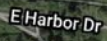


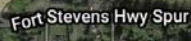







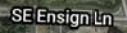





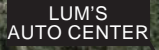
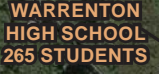







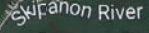



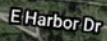


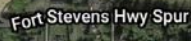







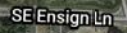





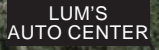
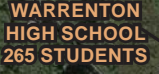







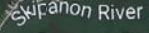



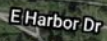


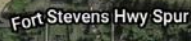







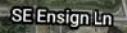





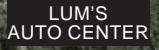
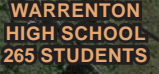







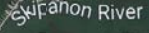



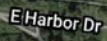


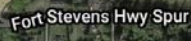







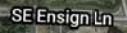





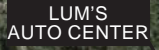
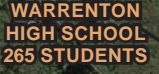







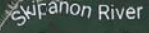



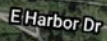


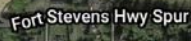







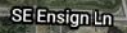





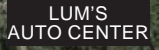
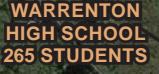







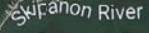



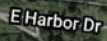


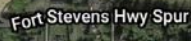







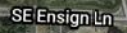





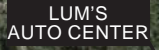
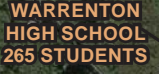













NORTH COAST 1479 SE DISCOVERY LANE WARRENTON, OR

SITE

LUM'S
AUTO CENTER

THE
HOME
DEPOT

Goodwill
Industries International, Inc.

Auto
Zone

Social Security

maunices

verizon

TJ-maxx

MATTRESS
FIRM

TACO
BELL

THE
PINE
BEAN

Wauna
Credit Union

7-ELEVEN

T-Mobile

COSTCO
WHOLESALE

petco
where the healthy pets go

Staples

Wendys

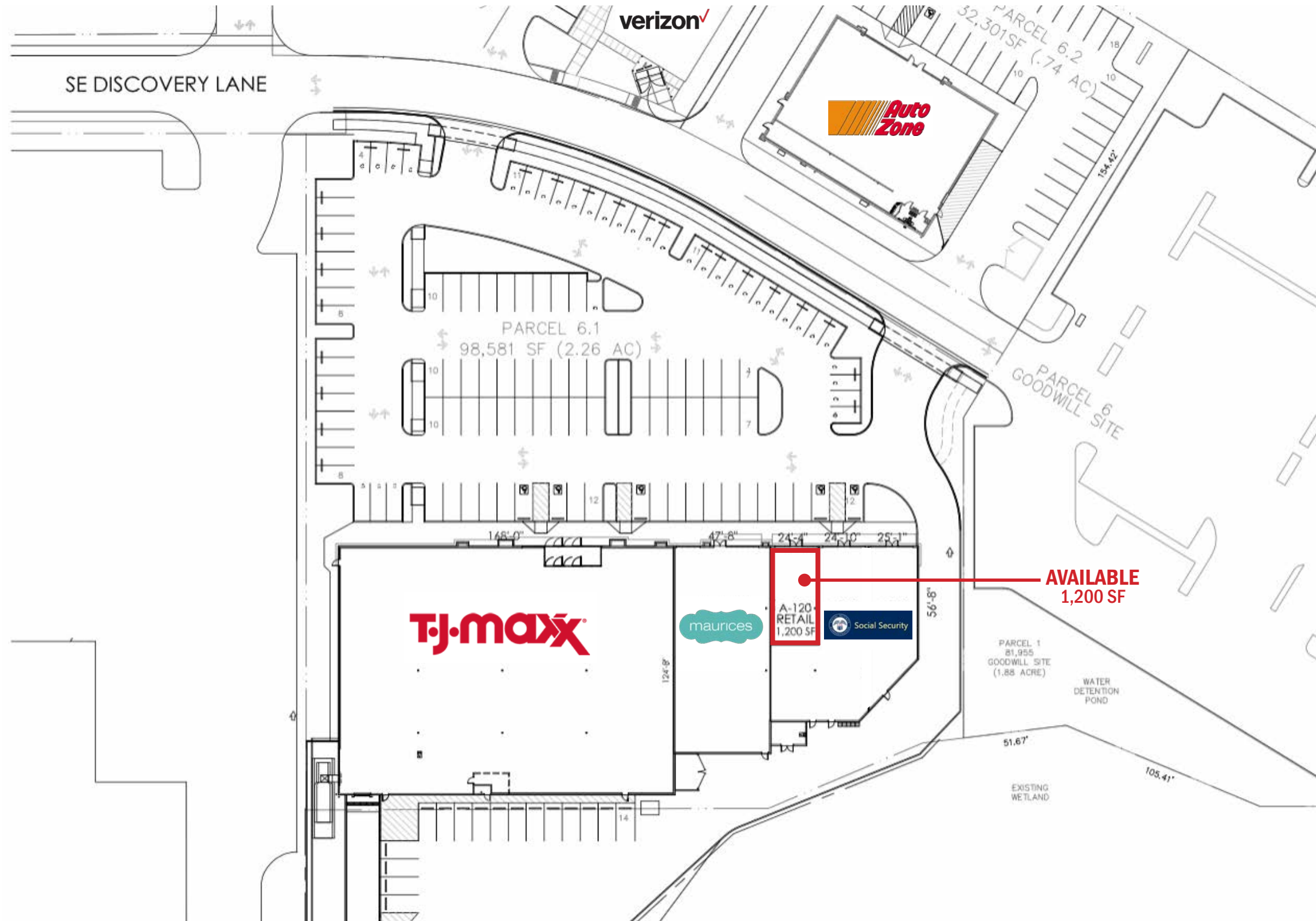
O'Reilly
AUTO PARTS

Walmart

WALDO'S
SPORTS
SHIRT SERVICE

ASTORIA
FORD

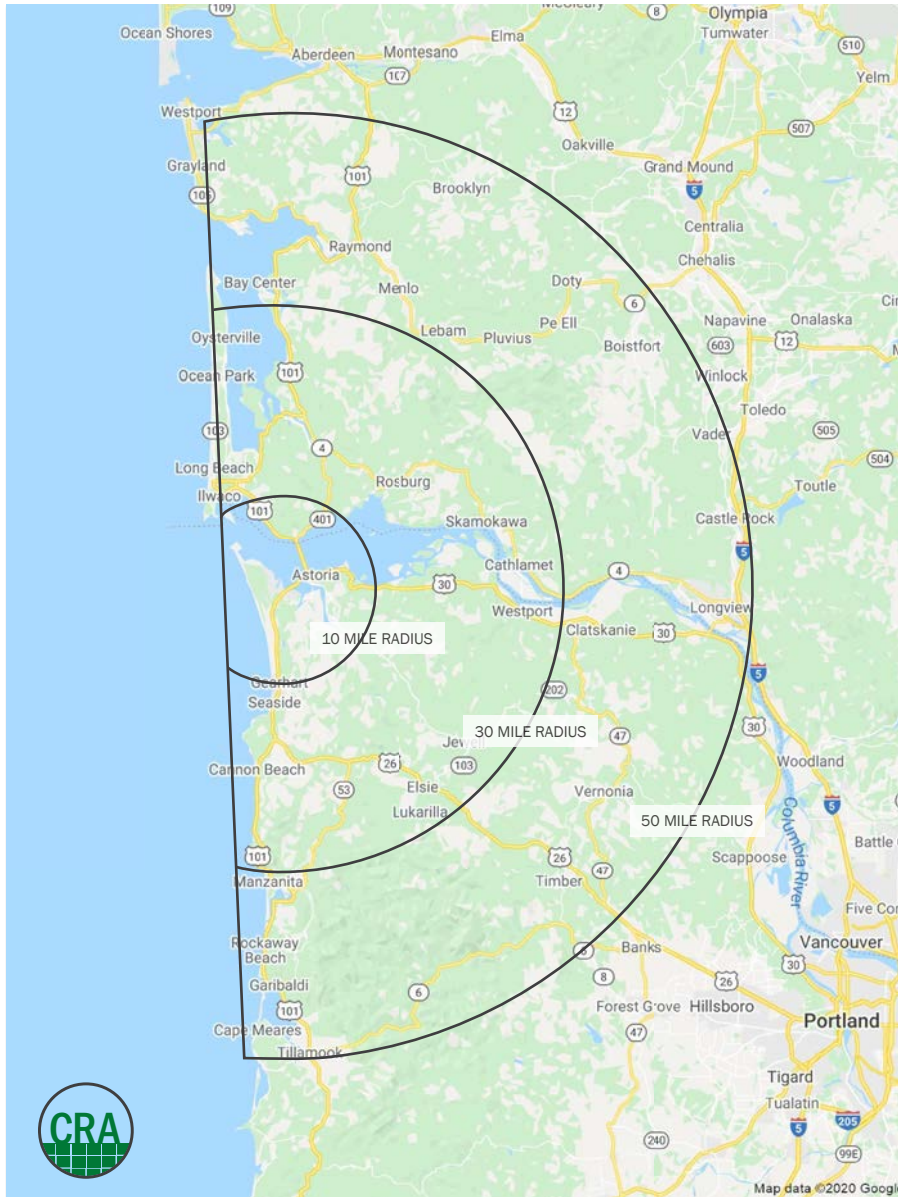




NORTH COAST 1479 SE DISCOVERY LANE

WARRENTON, OR

ASTORIA/WARRENTON RADIUS RING DEMOGRAPHICS



Source: Regis – SitesUSA

POPULATION	10 MILE	30 MILE	50 MILE
2020 Estimated Population	26,413	59,470	192,160
2025 Estimated Population	28,449	64,337	208,730
2010 Census Population	24,226	54,765	179,942
2000 Census Population	23,281	52,427	172,911
Historical Annual Growth 2000 to 2020	0.7%	0.7%	0.6%
Projected Annual Growth 2020 to 2025	1.5%	1.6%	1.7%
2020 Median Age	43.4	47.3	44.0
HOUSEHOLDS			
2020 Estimated Households	11,706	27,415	82,092
2025 Projected Households	12,102	28,063	84,204
2010 Census Households	10,193	24,104	74,700
2000 Census Households	9,453	22,219	69,724
Historical Annual Growth 2000 to 2020	1.2%	1.2%	0.9%
Projected Annual Growth 2020 to 2025	0.7%	0.5%	0.5%
INCOME			
2020 Estimated Average Household Income	\$74,194	\$68,155	\$69,853
2020 Estimated Median Household Income	\$60,738	\$56,452	\$56,047
2020 Estimated Per Capita Income	\$33,328	\$31,715	\$30,077
EDUCATION (AGE 25+)			
2020 Elementary	2.1%	2.5%	3.1%
2020 Some High School	5.3%	6.0%	7.2%
2020 High School Graduate	23.1%	25.4%	30.0%
2020 Some College	31.2%	31.0%	30.0%
2020 Associates Degree Only	10.5%	10.4%	10.1%
2020 Bachelors Degree Only	17.6%	15.1%	12.0%
2020 Graduate Degree	10.1%	9.6%	7.5%
BUSINESS			
Number of Businesses	1,651	3,528	8,867
Total Number of Employees	13,207	26,685	76,992

For more information, please contact:

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KELLI MAKS 503.680.3765 | kelli@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



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