

AVAILABLE FOR LEASE — ASTORIA/WARRENTON OREGON

NORTH COAST SHOPS @ **Fred Meyer**

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

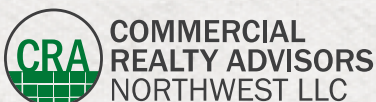
HIGHLIGHTS

- 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



[Click to View Drone Video](#)



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NORTH COAST SHOPS

WARRENTON, OR

IMAGES



NORTH COAST SHOPS

WARRENTON, OR



YOUNGS BAY

ASTORIA

101

104

Warrenton

Skipanon River

Skipanon Slough

E Harbor Dr

JOANN

BIG 5

Walgreens

The UPS Store

Shilo Inns

SITE

Fred Meyer

ROSS

NATURAL GROCERS

at&t

SUBWAY

Starbucks

Fred Meyer

UMACOR

Walmart

Starbucks

L & D

LES SCHWAB

Roby's

TRACTOR SUPPLY CO

OCEAN CREST

14,089 ADT (22)

Fort Stevens Hwy Spur

BUS 101

BUS 101

BUS 101

ASTORIA REGIONAL AIRPORT

US CHEF STORE

LUM'S AUTO CENTER

THE HOME DEPOT

Goodwill

AutoZone

verizon

Tj-max

MATTRESS FIRM

COSTCO WHOLESALE

TACO BELL

DOLLAR TREE

petco

MELISSA'S PRESENTS TOYS

O'Reilly AUTO PARTS

Walmart

Ford

SE Ensign Ln

BUS 101

GEARHART

WARRENTON HIGH SCHOOL 290 STUDENTS

104

Main St

S Main Ave

MAIN STREET MARKET

CITY OF WARRENTON

WARRENTON GRADE SCHOOL

104



BUS

NORTH COAST SHOPS

WARRENTON, OR

101

ASTORIA

YOUNGS BAY

101

ASTORIA REGIONAL AIRPORT

FITNESS1440

The UPS Store

Walgreens

Shilo Lays

JOANN

BIG 5

SITE

Fred Meyer

UMPUA BANK

Home Depot

KM

101

LES SCHWAN

Roby's

TRACTOR SUPPLY CO

OCEAN CREST

Goodwill

maurices

TJ-maxx

COSTCO

COSTCO

Ford

Pacific Seafood

HAMPTON LUMBER

E Harbor Dr

WARRENTON

Auto Zone

verizon

MATTHEWS FIRM

TACO BELL

Walmart

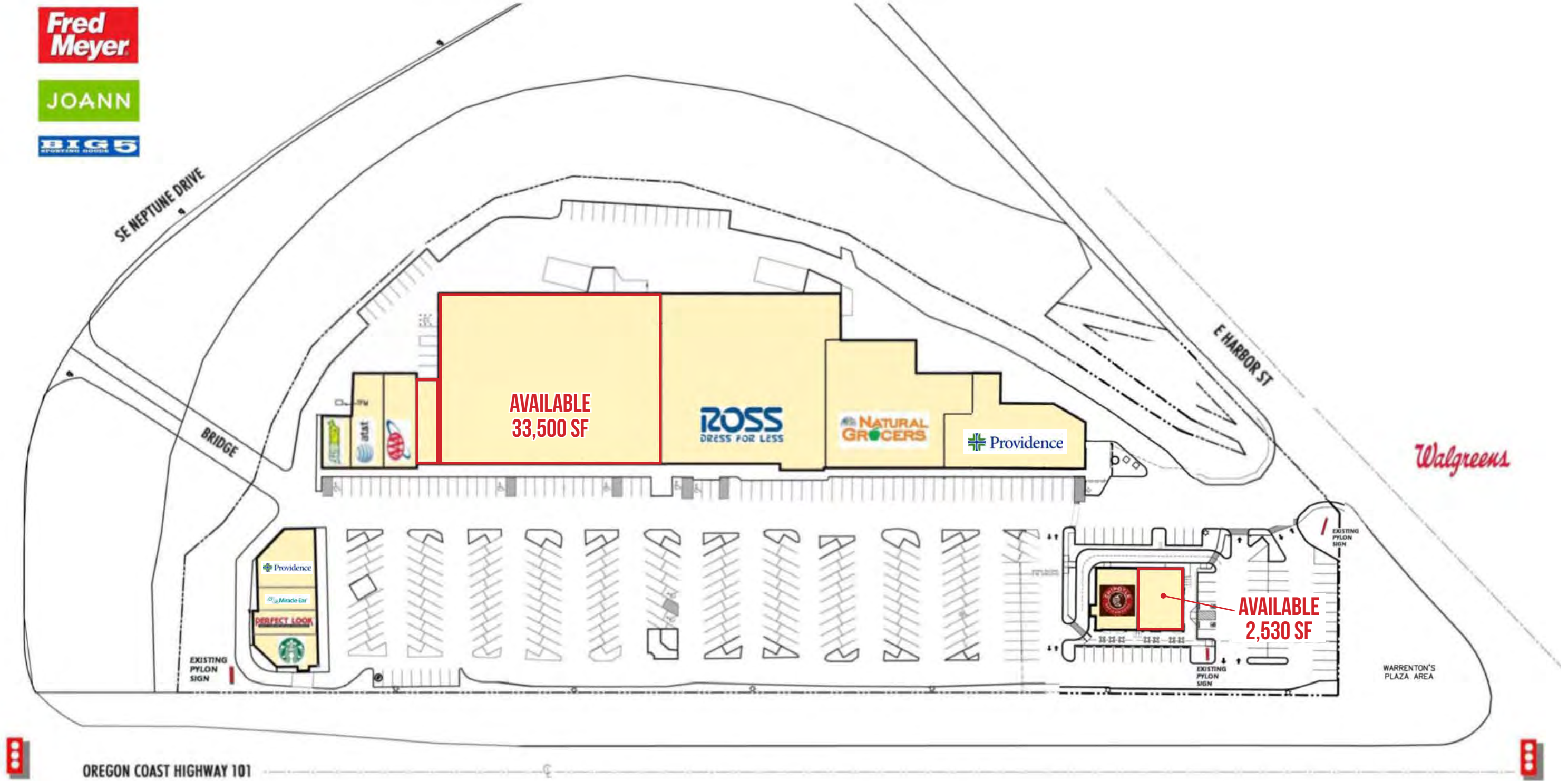
Walmart

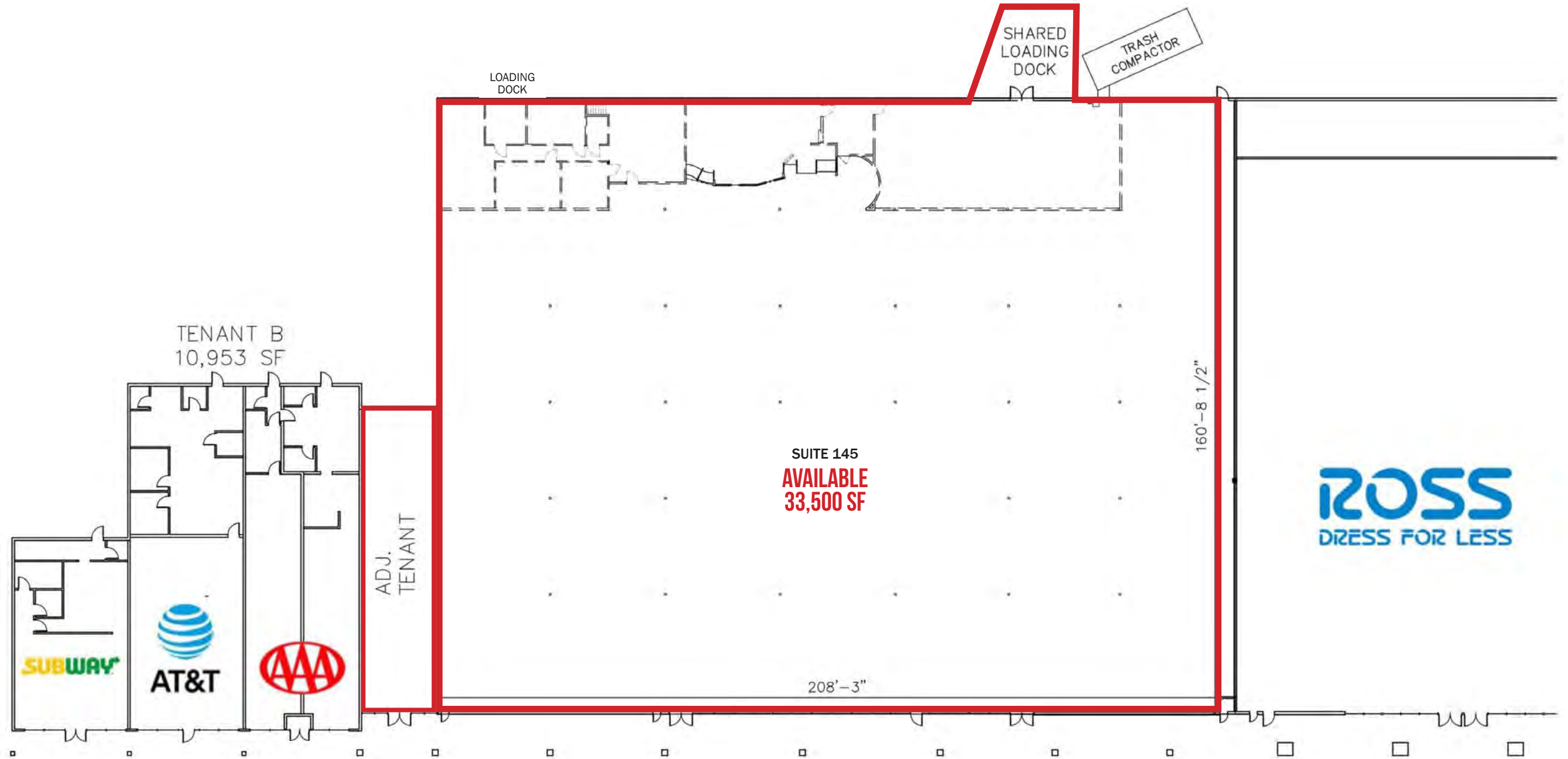
101

GEARHART









DEMOGRAPHIC SUMMARY

NORTH COAST SHOPS

WARRENTON, OR

Source: Regis - SitesUSA (2024)	TRADE AREA
Estimated Population 2024	63,720
Estimated Households	29,577
Average HH Income	\$94,569
Median Home Value	\$383,663
Median Age	47.2
Total Businesses	3,095

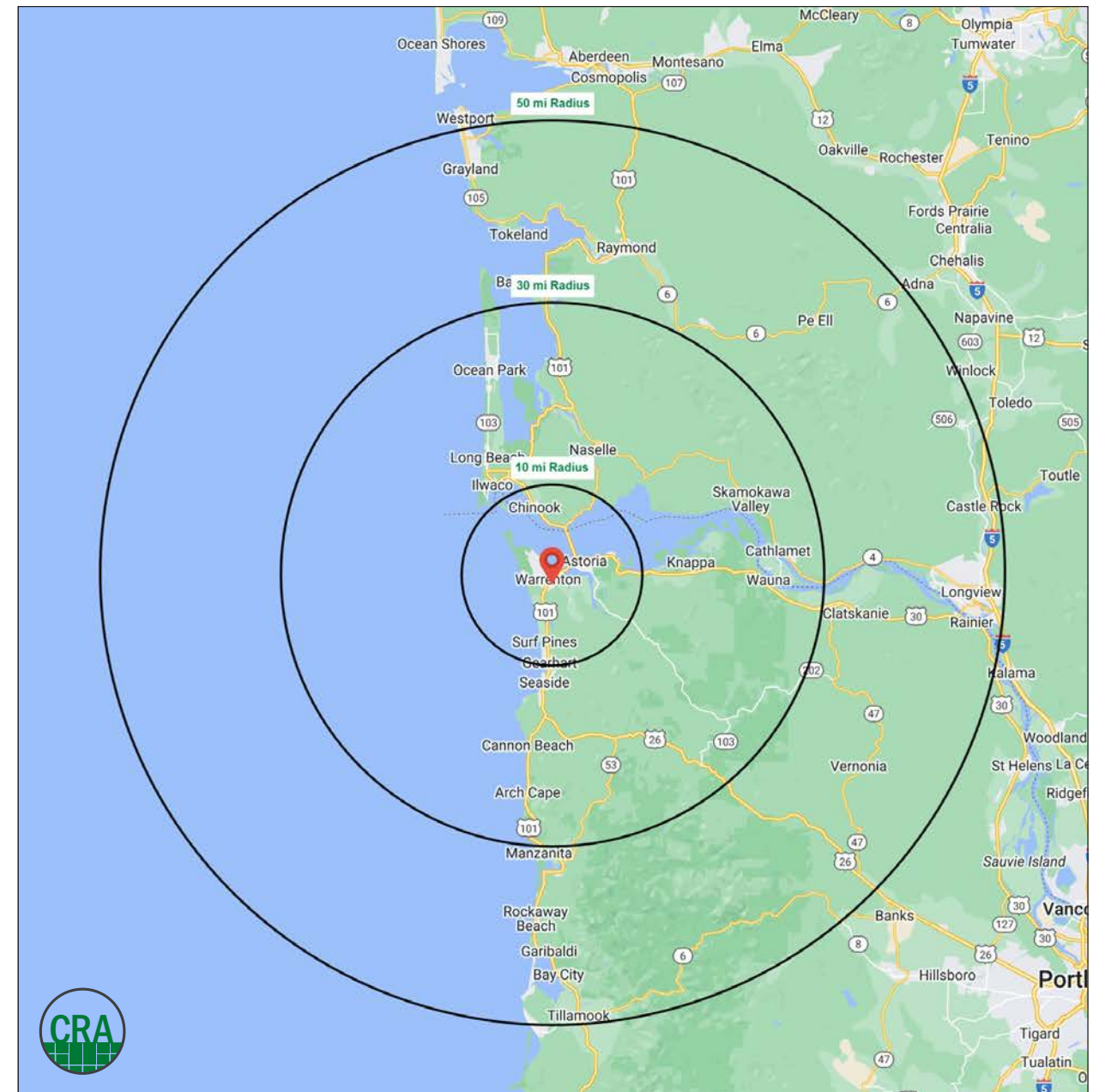
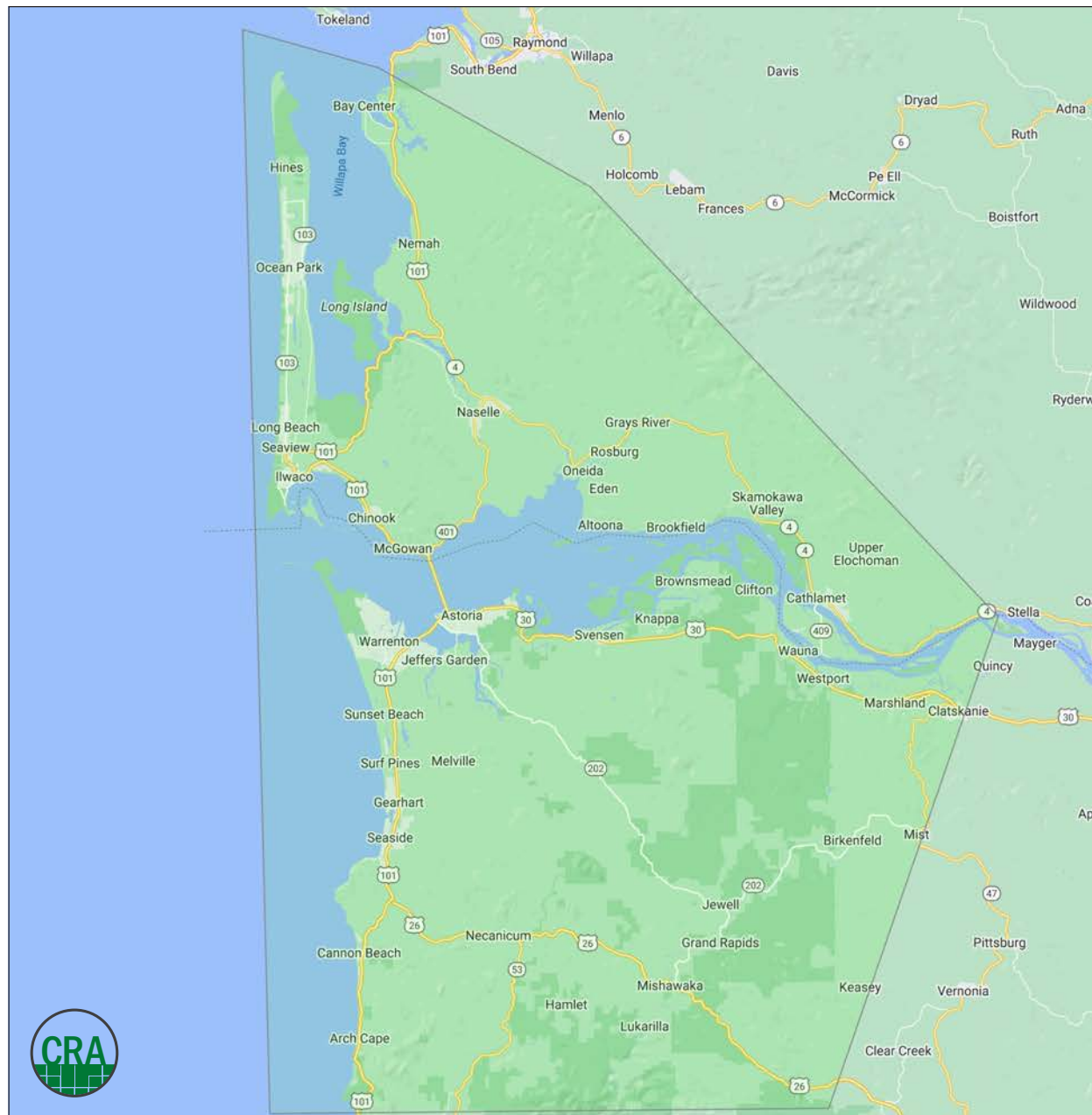
63,720
Estimated 2024 Population
TRADE AREA

\$94,569
Average Household Income
TRADE AREA

Source: Regis - SitesUSA (2024)	10 MILE	30 MILE	50 MILE
Estimated Population 2024	25,455	60,865	197,839
Estimated Households	11,181	28,386	84,323
Average HH Income	\$103,968	\$94,869	\$96,091
Median Home Value	\$429,178	\$386,311	\$356,724
Median Age	44.3	47.3	44.2
Total Businesses	1,491	2,985	7,589

25,455
Estimated 2024 Population
10 MILE RADIUS

\$103,968
Average Household Income
10 MILE RADIUS



Summary Profile

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



Lat/Lon: 46.1618/-123.8994

145 US-101	Trade Area	10 mi radius	30 mi radius	50 mi radius
Warrenton, OR 97146				
Population				
2024 Estimated Population	63,720	25,455	60,865	197,839
2029 Projected Population	62,505	24,189	59,525	199,698
2020 Census Population	62,758	26,079	59,926	195,584
2010 Census Population	56,221	23,116	53,430	182,298
Projected Annual Growth 2024 to 2029	-0.4%	-1.0%	-0.4%	0.2%
Historical Annual Growth 2010 to 2024	1.0%	0.7%	1.0%	0.6%
2024 Median Age	47.2	44.3	47.3	44.2
Households				
2024 Estimated Households	29,577	11,181	28,386	84,323
2029 Projected Households	28,327	10,595	27,081	83,367
2020 Census Households	27,395	11,134	26,292	80,421
2010 Census Households	24,567	9,712	23,447	75,549
Projected Annual Growth 2024 to 2029	-0.8%	-1.0%	-0.9%	-0.2%
Historical Annual Growth 2010 to 2024	1.5%	1.1%	1.5%	0.8%
Race and Ethnicity				
2024 Estimated White	86.8%	87.0%	86.7%	85.6%
2024 Estimated Black or African American	0.9%	0.7%	1.0%	1.1%
2024 Estimated Asian or Pacific Islander	1.8%	1.8%	1.8%	2.0%
2024 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.9%	1.1%
2024 Estimated Other Races	9.6%	9.7%	9.7%	10.2%
2024 Estimated Hispanic	9.1%	9.3%	9.2%	9.6%
Income				
2024 Estimated Average Household Income	\$94,569	\$103,968	\$94,869	\$96,091
2024 Estimated Median Household Income	\$69,923	\$80,079	\$69,441	\$70,682
2024 Estimated Per Capita Income	\$44,047	\$45,870	\$44,399	\$41,078
Education (Age 25+)				
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.4%	2.0%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.9%	5.8%	6.3%
2024 Estimated High School Graduate	28.0%	26.1%	27.5%	30.8%
2024 Estimated Some College	26.9%	27.7%	26.9%	27.6%
2024 Estimated Associates Degree Only	11.1%	11.6%	11.2%	11.3%
2024 Estimated Bachelors Degree Only	16.8%	17.6%	17.2%	14.0%
2024 Estimated Graduate Degree	9.3%	9.7%	9.5%	7.3%
Business				
2024 Estimated Total Businesses	3,095	1,491	2,985	7,589
2024 Estimated Total Employees	21,314	9,777	20,301	64,066
2024 Estimated Employee Population per Business	6.9	6.6	6.8	8.4
2024 Estimated Residential Population per Business	20.6	17.1	20.4	26.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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