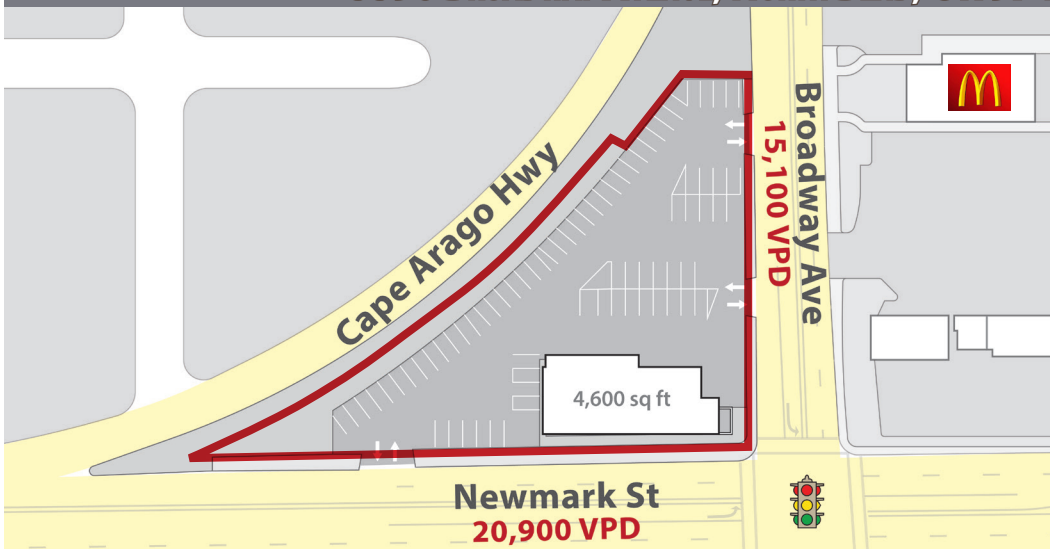


REDEVELOPMENT OPPORTUNITY—PREMIER HARD CORNER

BUILD-TO-SUIT AVAILABLE



3390 BROADWAY AVENUE, NORTH BEND, OR 97459



Site Opportunity

- 4,600 SF available
- A+ hard corner site
- Great exposure on the primary intersection in the Coos Bay/North Bend market
- Adjacent to all major retail centers within the market

Location Features

- **Located on the hard corner** of the highest energy intersection in the market with ADT counts in excess of 36,000!
- **North Bend, OR** serves a captive trade area population of 68,000 in a driving radius of over an hour in each direction
- **Major surrounding retailers in trade area:** Wal-Mart, Fred Meyer, and Bi-Mart
- **National Tenants** positioned on all three neighboring hard corners

Owned and managed by
the CARRINGTON company
1.800.291.1454

For more information, contact
GARRET JACOBS

707.444.7716, office
209.407.9450, mobile
garret@thecarrco.com

— COOS BAY/NORTH BEND RETAIL MAP —

POPULATION

5mi — 34,522
10mi — 40,859
Trade Area — 67,968

AVG HH

5mi — \$65,913
10mi — \$65,689
Trade Area — \$62,200

DRIVE TIMES TO HUBS

Portland — 3 hr 45 min
Salem — 3 hr 8 min
Brookings — 2 hr 13 min
Medford — 3 hr 4 min

**Southwestern
Oregon
Community
College**

2,157 students
382 faculty (2018)

**North Bend Middle
and High Schools**

1,381 students
146 faculty (2018)

**subject
property**

Broadway St 15,100 VPD

20,900 VPD

Newmark St



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— EXISTING SITE PLAN —

EXISTING SITE INFORMATION

- +35,000 VPD — highest traffic count intersection in market
- A+ Hard Corner Site on 0.77 acres
- 4,600 SF Existing Restaurant
- Three Ingress/Egress Curb Cuts

Cape Arago Hwy

4,600 sq ft

Newmark St
20,900 VPD

Broadway Ave
15,100 VPD

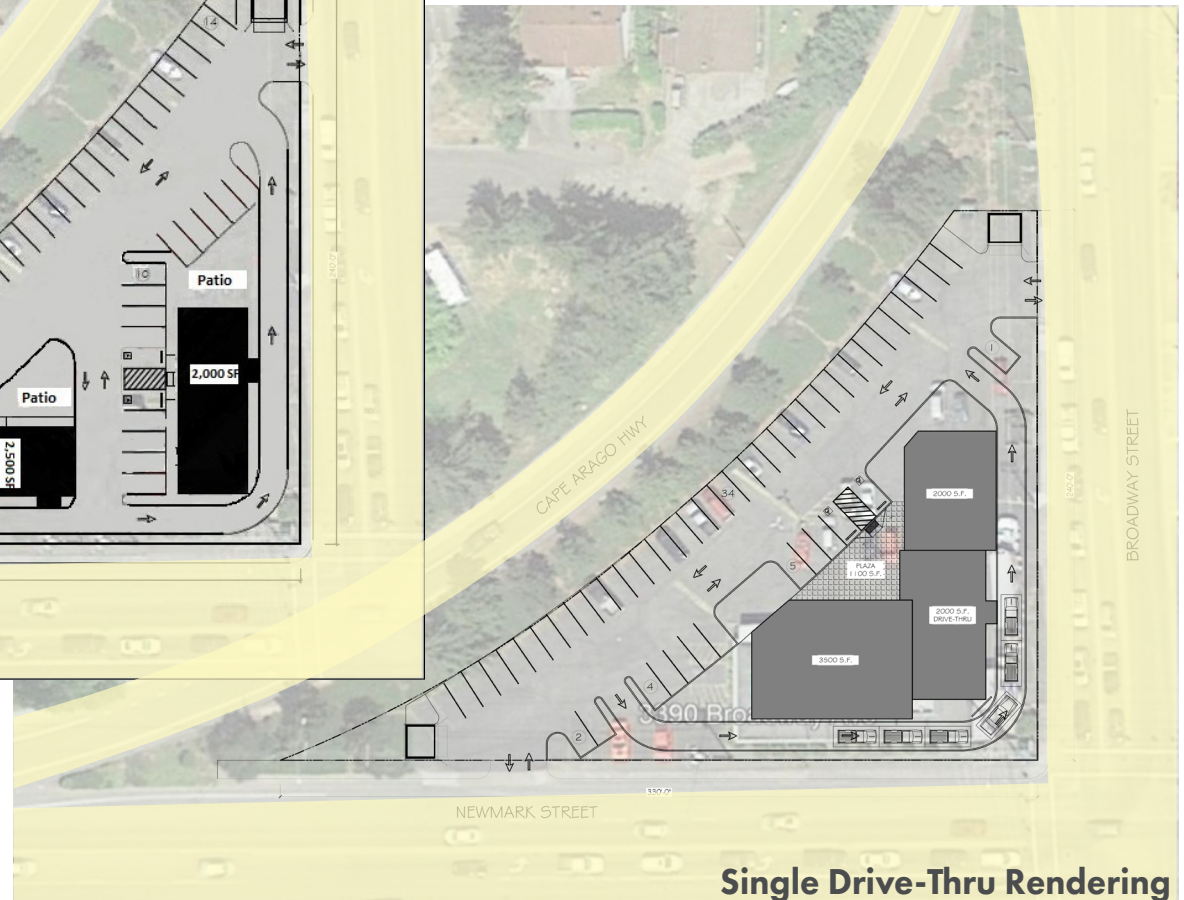
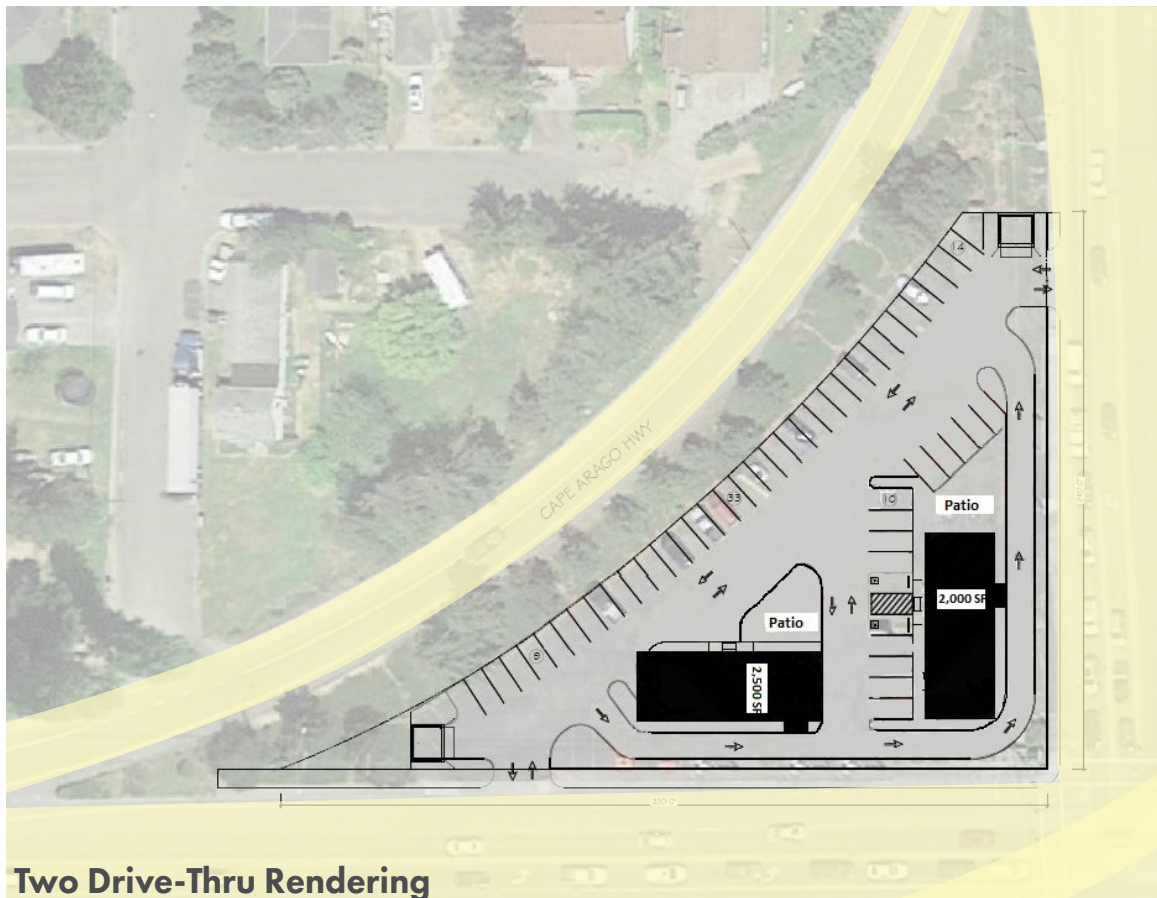


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— PROPOSED BUILD TO SUIT CONCEPTS —



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