

FOR SALE

Investment or Owner Use

Warehouse & Retail Facility

1385 NEWMARK AVE
Coos Bay,
OR 97420



PACIFIC COAST
REAL ESTATE & DEVELOPMENT



Joe Aguirre 541.217.7710 | Joel Sweet 541.290.9597

EXECUTIVE SUMMARY

Steel-Framed Warehouse & Retail Facility — Prime Coos Bay Location



Steel-framed warehouse and retail facility located along a high-visibility arterial in Coos Bay. The building offers an expansive open layout with high ceilings, providing flexibility for warehouse, retail, or light industrial use. The interior includes a small office, breakroom, rear storage area, and receiving dock. Exterior features include on-site parking, landscaped frontage, and prominent signage exposure.

Currently vacant and positioned for owner-occupancy or investment use.



LIST PRICE
\$1,750,000



GROSS SQFT
15,936



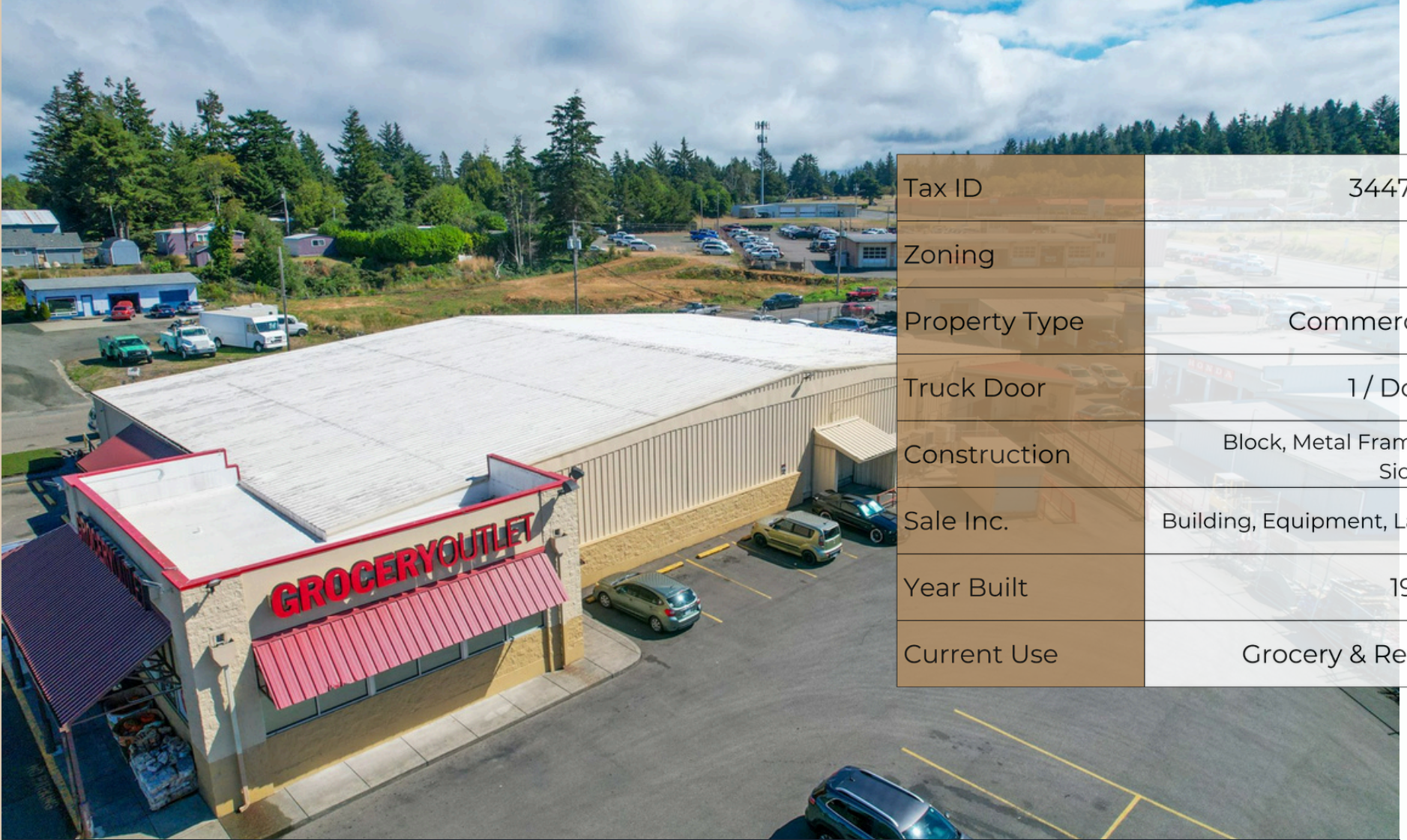
LOT SIZE
1.28 ACRES



YEAR BUILT
1978

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PROPERTY SUMMARY



| | |
|---------------|-----------------------------|
| Tax ID | 344700 |
| Zoning | C |
| Property Type | Commercial |
| Truck Door | 1 / Dock |
| Construction | Block, Metal Frame & Siding |
| Sale Inc. | Building, Equipment, Land |
| Year Built | 1978 |
| Current Use | Grocery & Retail |

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KEY FEATURES



Generous Space:
Expansive open-plan
layout with soaring
ceilings



Functional Design:
Includes a small office,
breakroom, & well
appointed storage



KEY FEATURES



Equipped with a dedicated receiving dock and ample parking, the site supports streamlined distribution and daily operations.



The dock is capable of accommodating trucks with 48-foot box trailers, providing excellent access for freight deliveries.



LOCATION HIGHLIGHTS



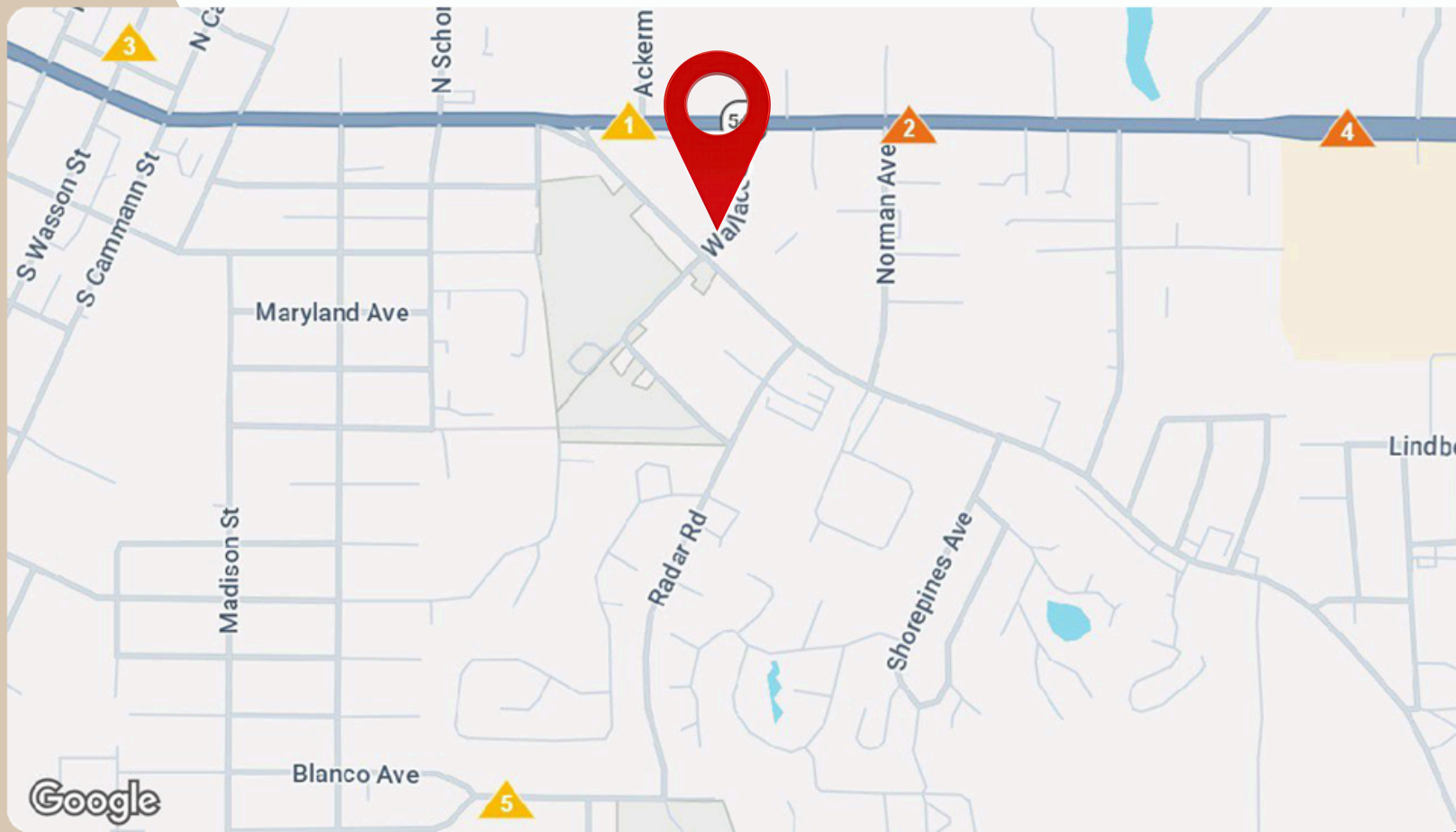
Located along a major arterial roadway, the property enjoys high daily traffic exposure and prominent street presence. The Newmark Avenue corridor serves as a key commercial connector within Coos Bay, supporting retail, service, and light industrial uses with steady local demand



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CONSUMER FLOW & VISIBILITY

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

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Traffic Counts within 1 mile by Proximity

1 3,084

Newmark Avenue

2025 Est. daily traffic counts

Cross: Ackerman St

Cross Dir: E

Distance: 0.01 miles

Historical counts

| Year | Count | Type |
|------|--------|-------|
| 2019 | 902 | ADT |
| 2018 | 12,400 | AAADT |

2 11,897

Newmark Avenue

2025 Est. daily traffic counts

Cross: Norman Ave

Cross Dir: W

Distance: 0.02 miles

Historical counts

| Year | Count | Type |
|------|--------|-------|
| 2023 | 12,095 | AAADT |
| 2022 | 11,987 | AAADT |
| 2020 | 11,174 | AAADT |

3 1,303

North Wasson Street

2025 Est. daily traffic counts

Cross: Schetter Ave

Cross Dir: NE

Distance: 0.05 miles

Historical counts

| Year | Count | Type |
|------|-------|-------|
| 2023 | 1,244 | AAADT |
| 2022 | 1,344 | AAADT |
| 2020 | 1,367 | AAADT |

4 9,899

Newmark Avenue

2025 Est. daily traffic counts

Cross: S Norman Ave

Cross Dir: W

Distance: 0.01 miles

Historical counts

| Year | Count | Type |
|------|--------|-------|
| 2023 | 12,157 | AAADT |
| 2022 | 12,049 | AAADT |
| 2020 | 9,839 | AAADT |
| 2019 | 343 | ADT |
| 2018 | 11,000 | AAADT |

5 1,119

Fulton Avenue

2025 Est. daily traffic counts

Cross: –

Cross Dir: –

– Distance: –

Historical counts

| Year | Count | Type |
|------|-------|-------|
| 2019 | 1,326 | ADT |
| 2018 | 2,000 | AAADT |

AAADT - Annual Average Daily Traffic

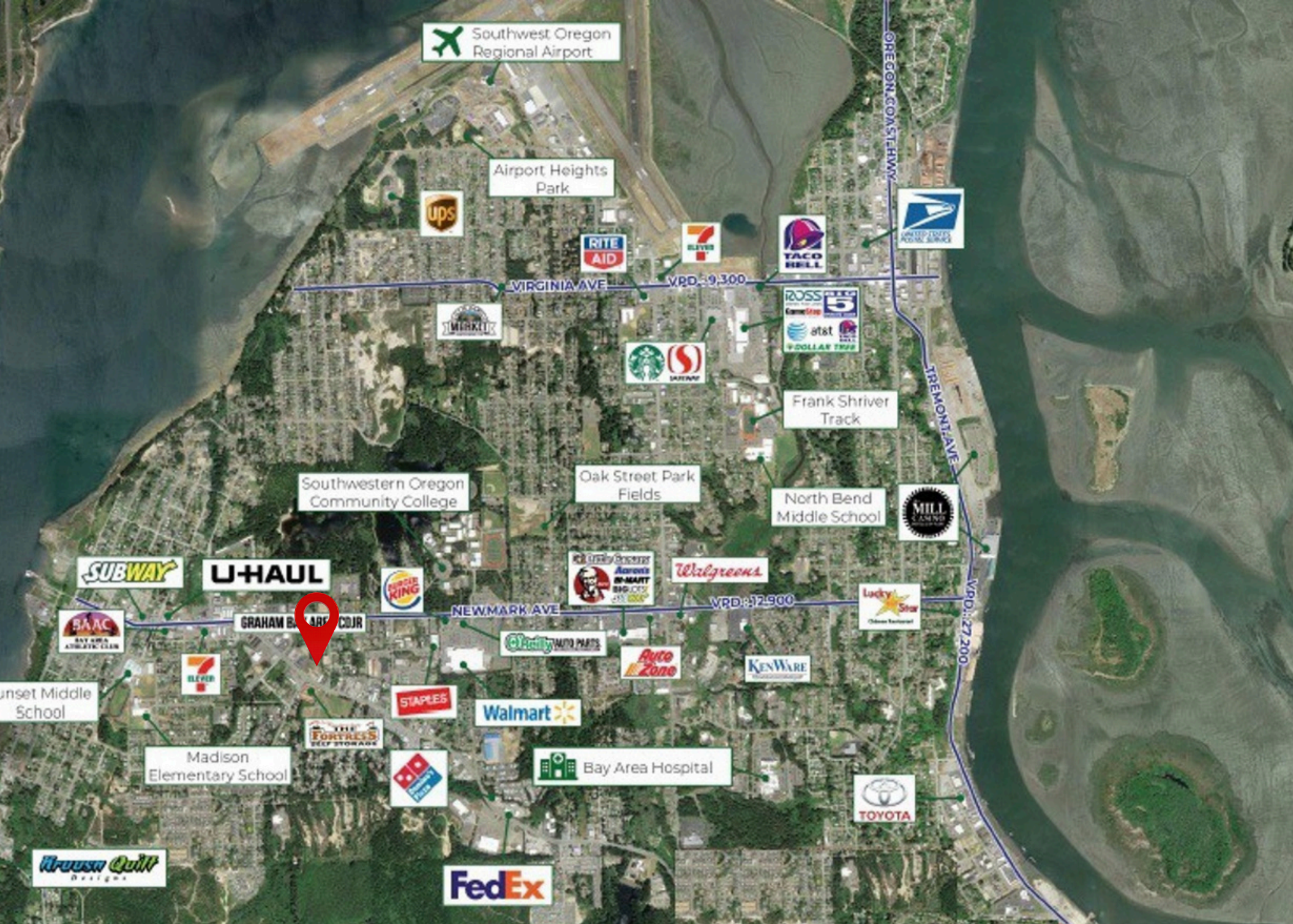
ADT - Average Daily Traffic

AWADT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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Southwest Oregon Regional Airport

Airport Heights Park



VIRGINIA AVE

VPD: 9,300

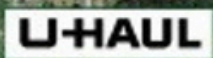


Frank Shriver Track

Southwestern Oregon Community College

Oak Street Park Fields

North Bend Middle School

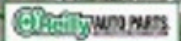


VPD: 92,900



GRAHAM BLVD

NEWMARK AVE



Unset Middle School



Bay Area Hospital

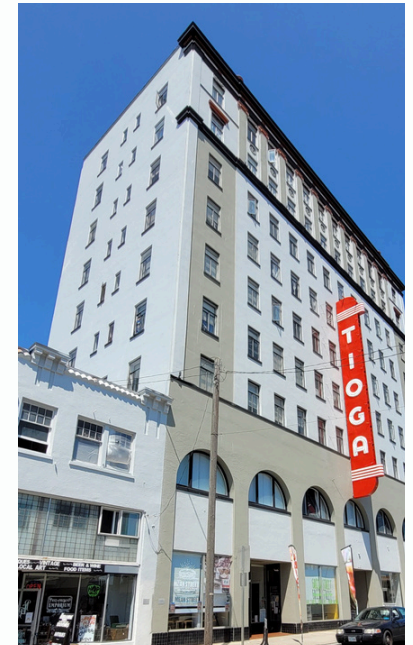
Madison Elementary School



THE CITY OF COOS BAY

Coos Bay – A vibrant coastal community, Coos Bay is the largest city on Oregon’s south coast, with a population of 16,615. Nestled between a protected bay, lush forests, and the Pacific Ocean, it offers a mix of work, recreation, and scenic beauty. Historically known for shipbuilding and lumber, Coos Bay is now the region’s hub for medical, education, retail, and professional services. Outdoor enthusiasts enjoy hiking, fishing, beachcombing, and camping, all within 20 minutes of the ocean.

Downtown features the Coos Art Museum, a lively Wednesday farmers’ market, and seasonal events like the Oregon Coast Music Festival and Shore Acres holiday lights. With rich heritage, a friendly “can-do” spirit, and endless natural beauty, Coos Bay is a place to live, work, and play.



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Demographic Snapshot



- City population: ~15.8K (2024 est.)
- Median age: ~42.6 years
- Coos Bay–North Bend area population: ~64.8K





GROCERY OUTLET

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