

NEW DEVELOPMENT

WARRENTON, OREGON

ASTORIA



CENTRALLY LOCATED BETWEEN WARRENTON'S TWO SHOPPING HUBS

LOCATION

Located along Hwy 101 between
Marlin Ave & Fort Stevens Hwy Spur
The North Oregon Coast's Regional Retail Market

AVAILABLE SPACE & RATES

1,200 SF – 16,000 SF
Please call for details

TRAFFIC COUNT

Hwy 101 – 21,000 ADT

HIGHLIGHTS

- Anchor and shop space available.
- Pads available with and without drive-thru opportunities.
- Join the largest concentration of retail on the North Oregon Coast.
- Nearby retailers include: Les Schwab, Tractor Supply Co, 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.



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WARRENTON, OR



SITE

14,089 ADT (22)

13,450 ADT (22)

HAMPTON LUMBER
Pacific Seafood
Skipanon River
Skipanon Slough
Warrenton
S Main Ave
104
MAIN STREET MARKET
CITY OF WARRENTON
WARRENTON GRADE SCHOOL

E Harbor Dr
Fred Meyer
Starbucks
UMICOR
Fred Meyer
Walgreens
The UPS Store
JOANN
BIG 5
Shilo Inns
ROSS
NATURAL GROCERS
at&t
SUBWAY

ASTORIA REGIONAL AIRPORT

104
WARRENTON HIGH SCHOOL
290 STUDENTS
Main St

Fort Stevens Hwy Spur
Robby's
TRACTOR SUPPLY CO
L & D
LES SCHWAB

Adair Slough

GEARHART
LUM'S AUTO CENTER
US CHEF STORE
THE HOME DEPOT
petco
DOLLAR TREE
MERSON FREIGHT TOLLS
O'Reilly AUTO PARTS
Walmart
Ford

SE Ensign Ln
Goodwill
AutoZone
TJ-maxx
verizon
MATTRESS FIRM
Costco WHOLESALE
TACO BELL

101
BUS
101
BUS
101
BUS



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SITE

UMPQUA BANK

Fast Lube
and Oil

CAR WASH

L & D Race Tech Inc

Tires LES SCHWAB

MARLIN
MINI STORAGE

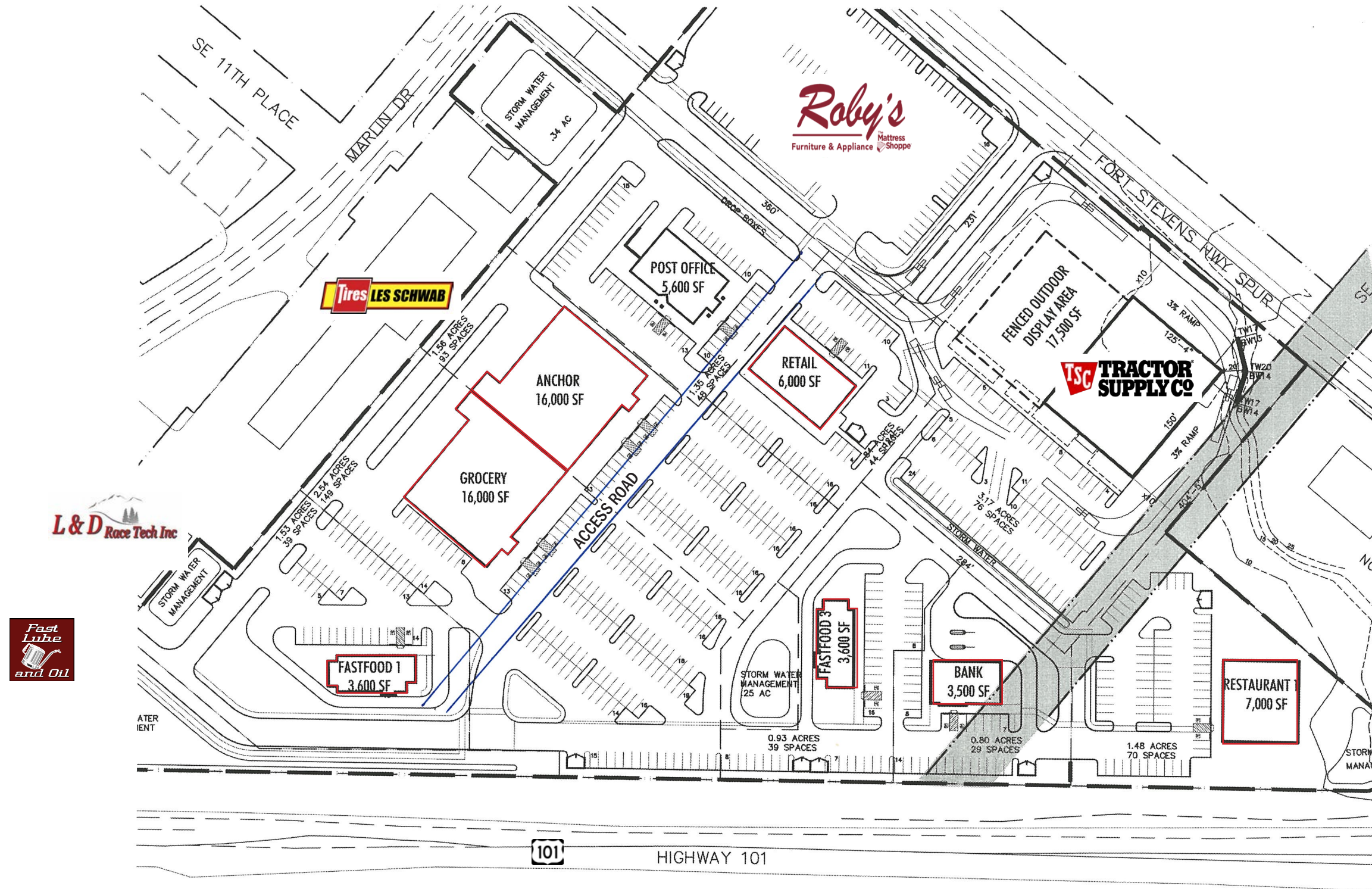
CLATSOP
DISTRIBUTING

TSC TRACTOR
SUPPLY CO

Roby's
Furniture & Appliance
Shopper

OCEAN CREST
CHEVROLET-BUICK-BMW-CADILLAC





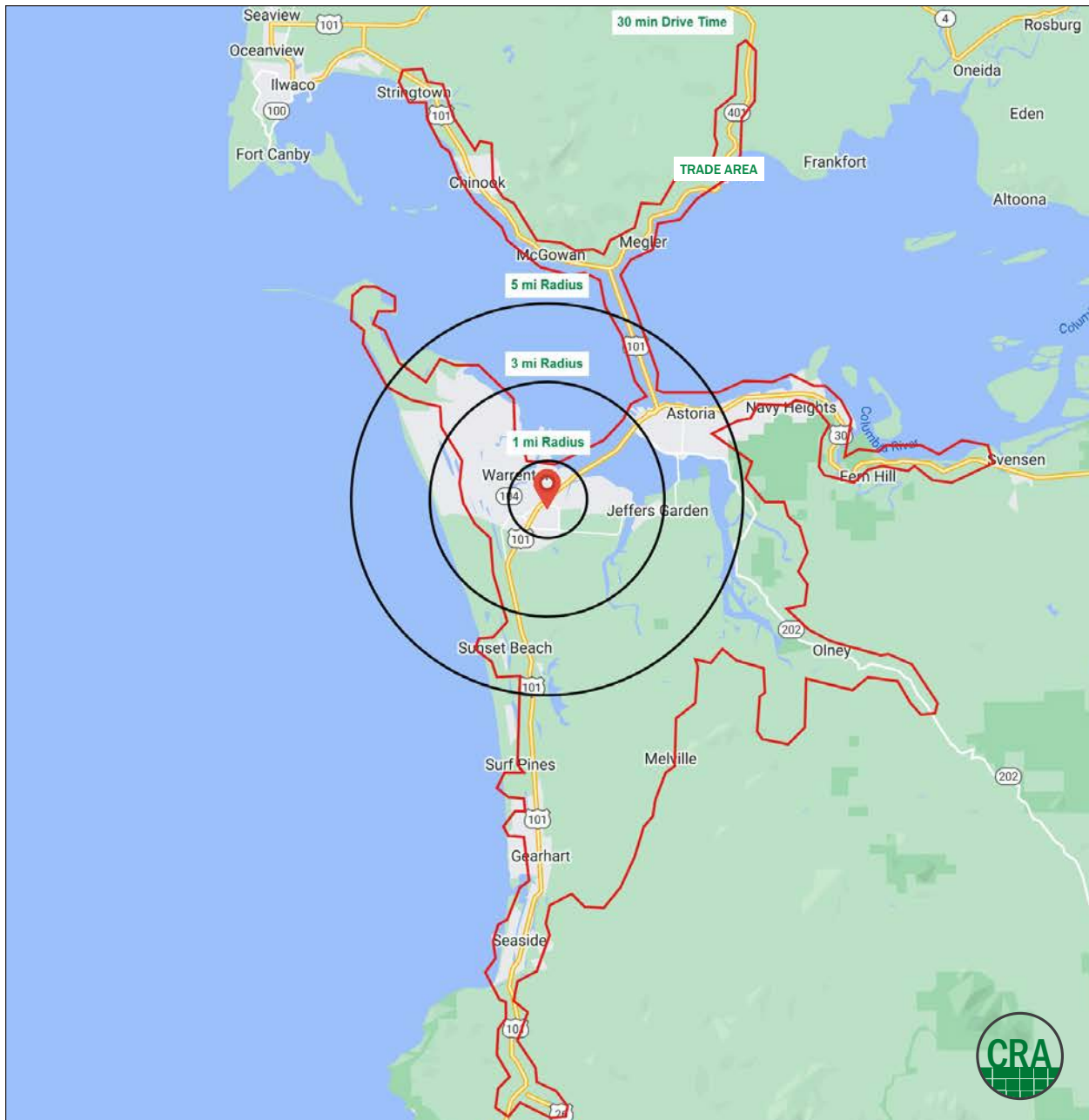
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WARRENTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE	30 MIN DRIVE TIME
Estimated Population 2023	1,305	6,769	17,868	31,511
Projected Population 2028	1,394	6,981	17,536	30,687
Average HH Income	\$62,707	\$92,676	\$100,447	\$92,398
Median Home Value	\$329,503	\$324,695	\$338,003	\$345,814
Daytime Demographics 16+	1,725	4,740	13,881	25,088

43.7
MEDIAN AGE
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 46.1555/-123.9071

1123 Oregon Coast Hwy Warrenton, OR 97146	1 mi radius	3 mi radius	5 mi radius	30 min drive time
Population				
2023 Estimated Population	1,305	6,769	17,868	31,511
2028 Projected Population	1,394	6,981	17,536	30,687
2020 Census Population	1,275	6,656	17,862	31,171
2010 Census Population	1,027	5,602	15,774	27,831
Projected Annual Growth 2023 to 2028	1.4%	0.6%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2023	2.1%	1.6%	1.0%	1.0%
2023 Median Age	43.7	43.4	44.6	45.2
Households				
2023 Estimated Households	578	2,797	7,667	13,795
2028 Projected Households	621	2,905	7,554	13,501
2020 Census Households	515	2,668	7,663	13,442
2010 Census Households	386	2,223	6,700	11,941
Projected Annual Growth 2023 to 2028	1.5%	0.8%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	3.8%	2.0%	1.1%	1.2%
Race and Ethnicity				
2023 Estimated White	88.8%	86.9%	86.5%	85.7%
2023 Estimated Black or African American	1.1%	0.8%	1.1%	1.0%
2023 Estimated Asian or Pacific Islander	1.5%	1.9%	2.0%	2.0%
2023 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%	0.8%
2023 Estimated Other Races	7.9%	9.5%	9.6%	10.5%
2023 Estimated Hispanic	7.3%	9.0%	9.4%	10.4%
Income				
2023 Estimated Average Household Income	\$62,707	\$92,676	\$100,447	\$92,398
2023 Estimated Median Household Income	\$77,522	\$78,197	\$75,507	\$71,168
2023 Estimated Per Capita Income	\$27,871	\$38,395	\$43,328	\$40,668
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.7%	1.4%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	7.3%	6.1%	6.2%	5.8%
2023 Estimated High School Graduate	22.8%	25.6%	22.5%	25.3%
2023 Estimated Some College	28.7%	32.7%	30.8%	28.5%
2023 Estimated Associates Degree Only	11.4%	10.7%	11.5%	11.4%
2023 Estimated Bachelors Degree Only	20.0%	16.2%	17.8%	17.7%
2023 Estimated Graduate Degree	9.5%	7.1%	9.7%	9.9%
Business				
2023 Estimated Total Businesses	162	335	1,134	1,977
2023 Estimated Total Employees	1,325	2,426	7,680	13,512
2023 Estimated Employee Population per Business	8.2	7.2	6.8	6.8
2023 Estimated Residential Population per Business	8.0	20.2	15.8	15.9

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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