

RETAIL SPACE FOR LEASE

Tillamook Shops

2230 MAIN AVE N / TILLAMOOK, OR 97141



High-visibility retail on Highway 101

AVAILABLE SPACE

- 4,517 SF 2nd gen restaurant

LEASE RATE

Call for details

TRAFFIC COUNTS

Hwy 101 & Wilson River Lp - 17,550 ADT ('23)

HIGHLIGHTS

- High-visibility highway 101 frontage with easy access and strong pass-by traffic
- Regional retail hub serving North Tillamook County and surrounding coastal communities
- Strong daytime & evening activity driven by nearby retailers, QSR, and service users
- Limited retail supply & minimal competition, supporting strong performance for both destination and necessity-based uses

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Strong retail hub for North Tillamook County

PROPERTY HIGHLIGHTS

The site benefits from strong visibility, easy access, and prominent frontage on Highway 101, making it a natural stopping point for both residents and visitors traveling to and from the Oregon Coast. Tillamook is a regional hub for North Tillamook County, drawing consumers from surrounding coastal communities for shopping, dining, healthcare, and daily services.

The immediate trade area is anchored by national and regional retailers, quick-service restaurants, and service users, creating steady daytime traffic and evening activity. The corridor supports a mix of destination retail and necessity-based uses, which perform well given the limited retail supply in the market and minimal nearby competition.



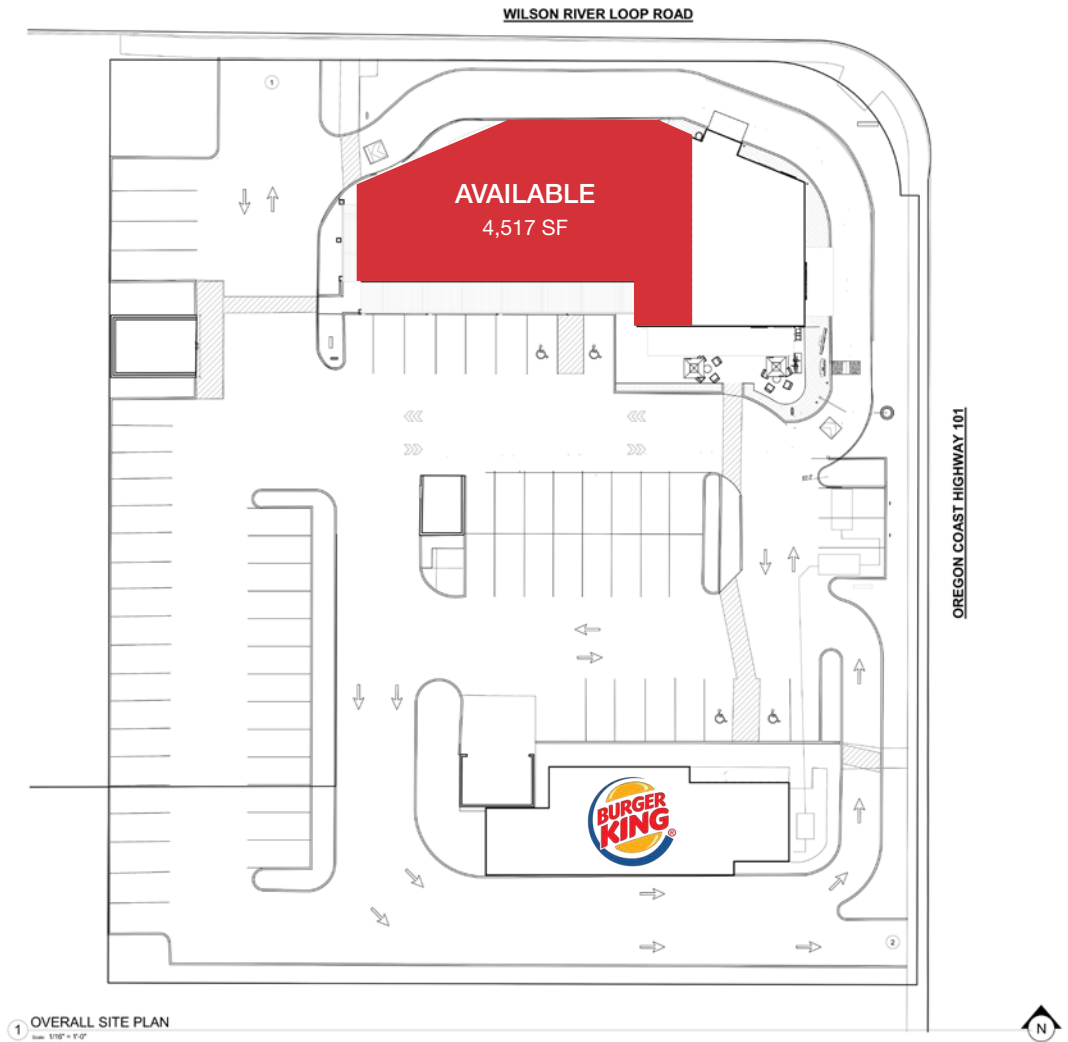
Site plan

AVAILABLE SPACE

4,517 SF

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Photos



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Photos



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Map



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Demographics



	3 MILE	5 MILE	10 MILE
2025 Estimated Total Population	8,190	11,999	16,944
2030 Projected Total Population	8,283	12,147	17,176
2025 Average HH Income	\$76,471	\$82,677	\$89,343
2025 Median Home Value	\$328,086	\$373,413	\$426,950
2025 Estimated Total Households	3,399	4,884	7,125
2025 Daytime Demographics 16+	5,792	7,108	8,466
2025 Some College or Higher	55%	56%	60%

Source: ESRI (2025)

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Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9



Executive Summary (Esri 2025)

2230 Main Ave N, Tillamook, Oregon, 97141
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 45.47317
 Longitude: -123.84477

	3 miles	5 miles	10 miles
Population			
2010 Population	7,721	11,216	15,582
2020 Population	8,093	11,863	16,653
2025 Population	8,190	11,999	16,944
2030 Population	8,283	12,147	17,176
2010-2020 Annual Rate	0.47%	0.56%	0.67%
2020-2024 Annual Rate	0.23%	0.22%	0.33%
2024-2029 Annual Rate	0.23%	0.25%	0.27%
2020 Male Population	49.4%	50.3%	50.6%
2020 Female Population	50.6%	49.7%	49.4%
2020 Median Age	38.8	41.0	44.4
2025 Male Population	50.3%	51.0%	51.2%
2025 Female Population	49.7%	49.0%	48.8%
2025 Median Age	40.0	41.7	44.8

In the identified area, the current year population is 8,190. In 2020, the Census count in the area was 8,093. The rate of change since 2020 was 0.23% annually. The five-year projection for the population in the area is 8,283 representing a change of 0.23% annually from 2025 to 2030. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	75.3%	76.8%	79.2%
2025 Black Alone	0.2%	0.3%	0.4%
2025 American Indian/Alaska Native Alone	1.3%	1.3%	1.2%
2025 Asian Alone	1.1%	1.1%	1.0%
2025 Pacific Islander Alone	0.6%	0.5%	0.4%
2025 Other Race	9.6%	8.5%	6.9%
2025 Two or More Races	11.9%	11.6%	10.9%
2025 Hispanic Origin (Any Race)	19.0%	17.0%	14.3%

Persons of Hispanic origin represent 19.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	54	65	78
2010 Households	3,141	4,487	6,410
2020 Households	3,258	4,682	6,815
2025 Households	3,399	4,884	7,125
2030 Households	3,487	5,009	7,318
2010-2020 Annual Rate	0.37%	0.43%	0.61%
2020-2024 Annual Rate	0.81%	0.81%	0.85%
2024-2029 Annual Rate	0.51%	0.51%	0.54%
2025 Average Household Size	2.40	2.42	2.34

The household count in this area has changed from 3,258 in 2020 to 3,399 in the current year, a change of 0.81% annually. The five-year projection of households is 3,487, a change of 0.51% annually from the current year total. Average household size is currently 2.40, compared to 2.47 in the year 2020. The number of families in the current year is 1,975 in the specified area.

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Mortgage Income			
2025 Percent of Income for Mortgage	34.5%	35.1%	37.2%
Median Household Income			
2025 Median Household Income	\$59,444	\$66,496	\$71,903
2030 Median Household Income	\$67,336	\$76,706	\$80,112
2024-2029 Annual Rate	2.52%	2.90%	2.19%
Average Household Income			
2025 Average Household Income	\$76,471	\$82,677	\$89,343
2030 Average Household Income	\$84,615	\$91,273	\$99,026
2024-2029 Annual Rate	2.04%	2.00%	2.08%
Per Capita Income			
2025 Per Capita Income	\$31,547	\$33,562	\$37,518
2030 Per Capita Income	\$35,397	\$37,545	\$42,137
2024-2029 Annual Rate	2.33%	2.27%	2.35%
GINI Index			
2025 Gini Index	44.5	43.8	44.5

Households by Income
 Current median household income is \$59,444 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$67,336 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$76,471 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$84,615 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$31,547 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,397 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	70	69	65
2010 Total Housing Units	3,475	5,042	8,589
2010 Owner Occupied Housing Units	1,725	2,753	4,204
2010 Renter Occupied Housing Units	1,416	1,734	2,205
2010 Vacant Housing Units	334	555	2,179
2020 Total Housing Units	3,534	5,162	8,755
2020 Owner Occupied Housing Units	1,815	2,939	4,574
2020 Renter Occupied Housing Units	1,443	1,743	2,241
2020 Vacant Housing Units	383	601	1,966
2025 Total Housing Units	3,683	5,362	9,054
2025 Owner Occupied Housing Units	1,967	3,164	4,924
2025 Renter Occupied Housing Units	1,432	1,720	2,201
2025 Vacant Housing Units	284	478	1,929
2030 Total Housing Units	3,758	5,470	9,247
2030 Owner Occupied Housing Units	2,082	3,326	5,166
2030 Renter Occupied Housing Units	1,404	1,683	2,152
2030 Vacant Housing Units	271	461	1,929
Socioeconomic Status Index			
2025 Socioeconomic Status Index	45.8	46.9	48.9

Currently, 53.4% of the 3,683 housing units in the area are owner occupied; 38.9%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 3,534 housing units in the area and 10.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.79%. Median home value in the area is \$328,086, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.09% annually to \$346,314.

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