

LIGHTHOUSE SQUARE

PRIME LOCATION IN LINCOLN CITY



—FOR LEASE—

ADDRESS

4157 NW Hwy 101, Lincoln City, OR 97367

AVAILABLE SPACE

- 1,115 SF
- 5,000 SF
- 12,500 SF
- 31,057 SF

ASKING RENT

Please call for details

TRAFFIC COUNTS

Hwy 101 – 26,439 ADT ('18)

HIGHLIGHTS

- Part of the major shopping and entertainment hub for the central coast.
- Great visibility and access from high-traffic Hwy 101.
- Abundant parking.
- Anchored by Grocery Outlet, Dollar Tree and McMenamins Lighthouse Brewpub.
- Nearby retailers include Safeway, Rite Aid, JoAnn Fabrics, Walgreens, Pig 'N Pancake, McDonald's as well as neighboring Chinook Winds Casino.
- 32,000 visitors from all over the world during weekends and summer months.
- Excellent highway exposure for storefront signage.



COMMERCIAL
REALTY ADVISORS
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LIGHTHOUSE SQUARE
4157 NW HWY 101
LINCOLN CITY, OR

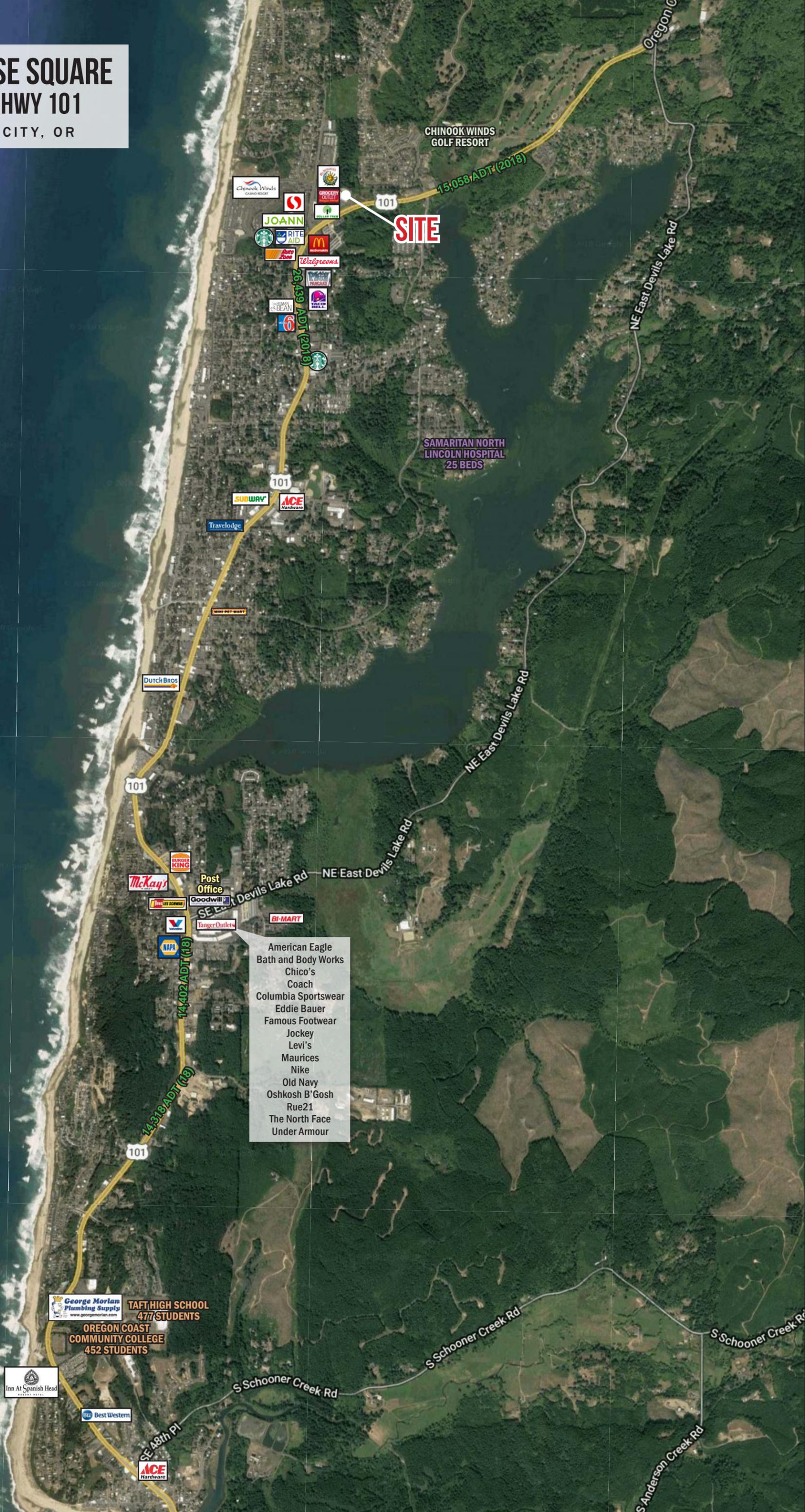
IMAGES



LIGHTHOUSE SQUARE

4157 NW HWY 101

LINCOLN CITY, OR



SITE

CHINOOK WINDS
GOLF RESORT

15,058 ADT (2018)

Chinoook Winds
CASINO RESORT

JOANN

RITE AID

McDonald's

Walgreens

26,439 ADT (2018)

SAMARITAN NORTH
LINCOLN HOSPITAL
25 BEDS

SUBWAY

ACE
Hardware

Travelodge

MINI PET MART

Dutch Bros

101

McKay's

BURGER KING

Post Office

Goodwill

WALMART

Tanger Outlets

BI-MART

NAPA

American Eagle
Bath and Body Works
Chico's
Coach
Columbia Sportswear
Eddie Bauer
Famous Footwear
Jockey
Levi's
Maurices
Nike
Old Navy
Oshkosh B'Gosh
Rue21
The North Face
Under Armour

14,402 ADT (18)

14,318 ADT (18)

101

George Morlan
Plumbing Supply

TAFT HIGH SCHOOL
477 STUDENTS

OREGON COAST
COMMUNITY COLLEGE
452 STUDENTS

Inn At Spanish Head

Best Western

ACE
Hardware

S Schooner Creek Rd

S Schooner Creek Rd

S Schooner Creek Rd

S Anderson Creek Rd



NW 44th Street

NW 44th Street



verizon

FIGARO'S PIZZA

PERFECT LOOK
FAMILY HAIRCARE WITHOUT APPOINTMENTS

Miracle-Ear

B NAILS

JOANN

RITE AID

NW 40th Street

NW 40th Street

Auto Zone

NE Logan Road 7,806 ADT (2020)

DOLLAR TREE



Columbia Bank

COLD STONE

Oregon Coast Hwy

LINCOLN CITY CHAMBER OF COMMERCE

101

McDonald's

60's Cafe & Diner

LIGHTHOUSE LAUNDRY

GROCERY OUTLET
bargain Market

SPACES

LIGHTHOUSE SQUARE

101

101

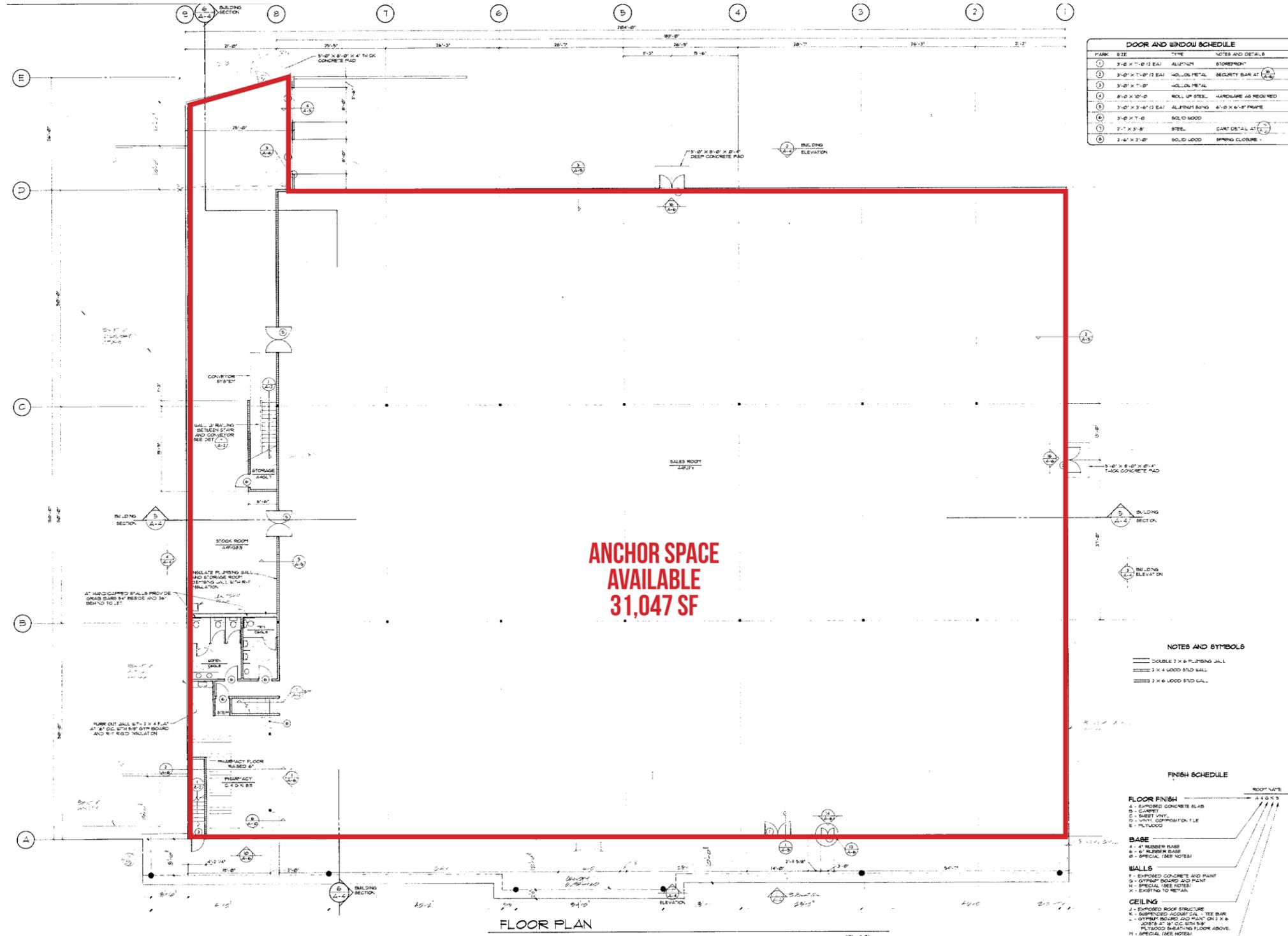
Oregon Coast Hwy

Lincoln City Animal Clinic

ALL SAFE STORAGE







DOOR AND WINDOW SCHEDULE			
MARK	SIZE	TYPE	NOTES AND DETAILS
1	3'-0" X 7'-0" (2 EA)	ALUMINUM	STOREFRONT
2	3'-0" X 7'-0" (2 EA)	HOLLOW METAL	SECURITY BAR AT 1.2
3	3'-0" X 7'-0"	HOLLOW METAL	
4	3'-0" X 10'-0"	ROLL UP STEEL	HARDWARE AS REQUIRED
5	3'-0" X 3'-0" (2 EA)	ALUMINUM SLING	3'-0" X 4'-0" FRAME
6	3'-0" X 7'-0"	SOLID WOOD	
7	7'-7" X 3'-0"	STEEL	CANT DETAIL AT 1.2
8	3'-0" X 3'-0"	SOLID WOOD	SPRING CLOSURE

NOTES AND SYMBOLS

=====	DOUBLE 2 X 6 PLUMBING JAIL
=====	2 X 4 WOOD STD WALL
=====	2 X 6 WOOD STD WALL

FINISH SCHEDULE

FLOOR FINISH	A - EXPOSED CONCRETE SLAB
	B - CARPET
	C - SHEET VINYL
	D - VINYL COMPOSITION TILE
	E - PLTWOOD
BASE	A - 4" RUBBER BASE
	B - 6" RUBBER BASE
	C - SPECIAL (SEE NOTES)
WALLS	F - EXPOSED CONCRETE AND PAINT
	G - GYPSUM BOARD AND PAINT
	H - SPECIAL (SEE NOTES)
	X - EXISTING TO REMAIN
CEILING	J - EXPOSED ROOF STRUCTURE
	K - GYPSUM BOARD AND PAINT
	L - GYPSUM BOARD AND PAINT ON 2 X 6
	ADJUST 2" OC WITH 5/8"
	PLTWOOD FINISHING FLOOR ABOVE
	H - SPECIAL (SEE NOTES)
CEILING HEIGHT	8 - 8'-0"
	9 - 9'-0"
	10 - 10'-0" (ETC)
	X - EXISTING TO REMAIN

**ANCHOR SPACE
AVAILABLE
31,047 SF**

FLOOR PLAN



LIGHTHOUSE SQUARE

4157 NW HWY 101

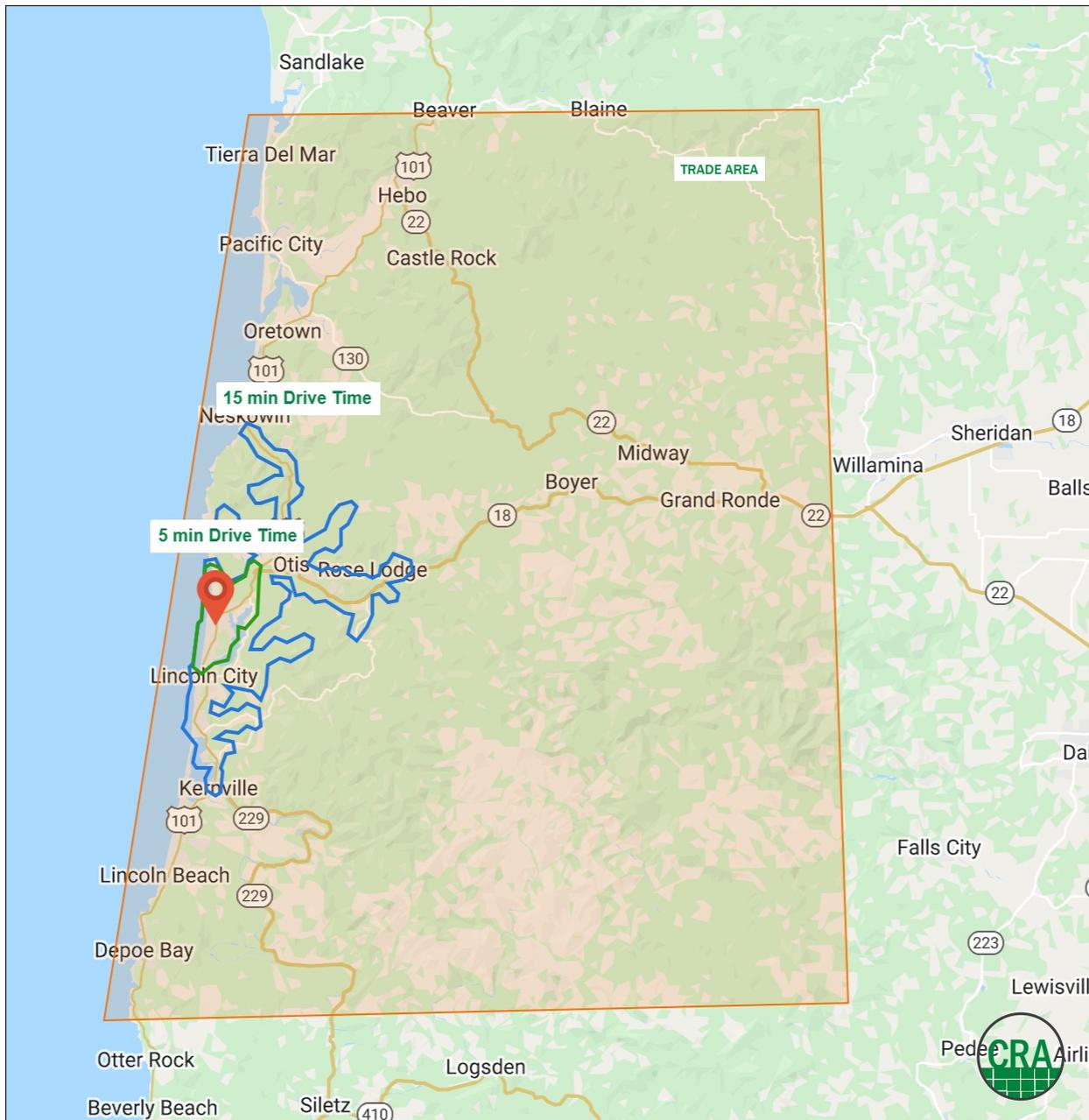
LINCOLN CITY, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	5 MIN DRIVETIME	15 MIN DRIVETIME	TRADE AREA
Estimated Population 2021	5,792	13,211	25,147
Projected Population 2026	6,243	14,224	27,070
Average HH Income	\$58,300	\$55,402	\$59,206
Median Home Value	\$291,555	\$246,382	\$267,284
Daytime Demographics 16+	5,948	11,615	19,998

1.6%

Projected Annual Growth
(2021-2026)
5 MIN DRIVETIME



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.0237/-123.7775

Lighthouse Square Lincoln City, OR 97367	5 min drive time	15 min drive time	Trade Area
Population			
2021 Estimated Population	5,792	13,211	25,147
2026 Projected Population	6,243	14,224	27,070
2020 Census Population	5,840	13,109	24,713
2010 Census Population	5,228	11,901	22,362
Projected Annual Growth 2021 to 2026	1.6%	1.5%	1.5%
Historical Annual Growth 2010 to 2021	1.0%	1.0%	1.1%
2021 Median Age	51.7	49.0	51.1
Households			
2021 Estimated Households	2,695	6,003	11,367
2026 Projected Households	2,817	6,270	11,909
2020 Census Households	2,718	5,955	11,251
2010 Census Households	2,429	5,366	10,155
Projected Annual Growth 2021 to 2026	0.9%	0.9%	1.0%
Historical Annual Growth 2010 to 2021	1.0%	1.1%	1.1%
Race and Ethnicity			
2021 Estimated White	79.3%	79.7%	80.1%
2021 Estimated Black or African American	0.4%	0.4%	0.3%
2021 Estimated Asian or Pacific Islander	2.1%	1.7%	1.5%
2021 Estimated American Indian or Native Alaskan	2.6%	2.5%	3.5%
2021 Estimated Other Races	15.6%	15.8%	14.7%
2021 Estimated Hispanic	13.4%	13.0%	9.8%
Income			
2021 Estimated Average Household Income	\$58,300	\$55,402	\$59,206
2021 Estimated Median Household Income	\$50,891	\$45,969	\$48,420
2021 Estimated Per Capita Income	\$27,253	\$25,243	\$26,808
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.5%	2.1%
2021 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.3%	5.9%
2021 Estimated High School Graduate	27.7%	29.2%	28.4%
2021 Estimated Some College	24.4%	27.7%	28.7%
2021 Estimated Associates Degree Only	8.2%	8.5%	9.4%
2021 Estimated Bachelors Degree Only	16.6%	14.7%	14.2%
2021 Estimated Graduate Degree	13.9%	11.1%	11.4%
Business			
2021 Estimated Total Businesses	390	801	1,106
2021 Estimated Total Employees	3,203	5,487	7,769
2021 Estimated Employee Population per Business	8.2	6.8	7.0
2021 Estimated Residential Population per Business	14.8	16.5	22.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

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www.cra-nw.com



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.