

OFFERING MEMORANDUM

GROCERYOUTLET Bargain Market®

*New 10-Yr NNN Lease – Relocation Site,
Operating in Coos Bay for 25+ Years*

2040 BROADWAY AVE, NORTH BEND, OR 97459

OPENED JUNE 26TH

THE OPPORTUNITY



Constructed in 1996 and renovated for Grocery Outlet in 2024-2025, the building is 16,678 SF situated on 1.48 acres zoned CG, General Commercial.

Located on a hard corner at the confluence of two main thoroughfares of Broadway Ave and Virginia Ave with approximately 32,900 VPD. The building is equipped with a newer TPO roof (2017) and was significantly upgraded in 2024-2025. The site is a relocation for Grocery Outlet who has continuously operated in Coos Bay for 25+ years. Grand opening date of June 26th, 2025.

\$4.55M

SALE PRICE

\$273/SF

PRICE PER SF

6.60%

CAP RATE

ADDRESS	2040 Broadway Ave, North Bend, OR 97459
YEAR BUILD/RENOVATED	1996/2025
ZONING	CG, General Commercial
TENANT	Grocery Outlet Inc.
CURRENT RENT	\$18/SF
LEASE TYPE	NNN
LEASABLE SF	16,678 SF
LAND AREA	1.48 AC
PARKING	±78 stalls
SALE PRICE	\$4,550,000 (\$273/SF)
CAP RATE	6.60%

INVESTMENT HIGHLIGHTS

CORPORATE NNN LEASE WITH MINIMAL LANDLORD RESPONSIBILITY

The property is on a NNN lease with landlord responsible for roof and structural components.

RELOCATION SITE

Grocery Outlet has operated in Coos Bay for 25+ Years and has relocated their store to 2040 Broadway for increased visibility and traffic counts and for an overall superior building.

LARGEST CITY ON THE OREGON COAST

Coos Bay is the most populous city and has the largest concentration of health care facilities on the Oregon coast. The city serves as a regional hub for the entire southern coast.

HIGH VISIBILITY LOCATION

Located at the hard corner of Broadway Ave and Virginia Ave, one of the busiest and most prominent intersections in town.

LACK OF COMPETITION

The store is the only Grocery Outlet location in Coos County. The nearest locations are between 47 and 110 miles away.

NEWER ROOF AND UPGRADED POWER

In 2017, the landlord installed a new TPO membrane roof and in 2024-2025, significant power was added per Grocery Outlet's requirements.

OVERSIZED LOT AND PARKING

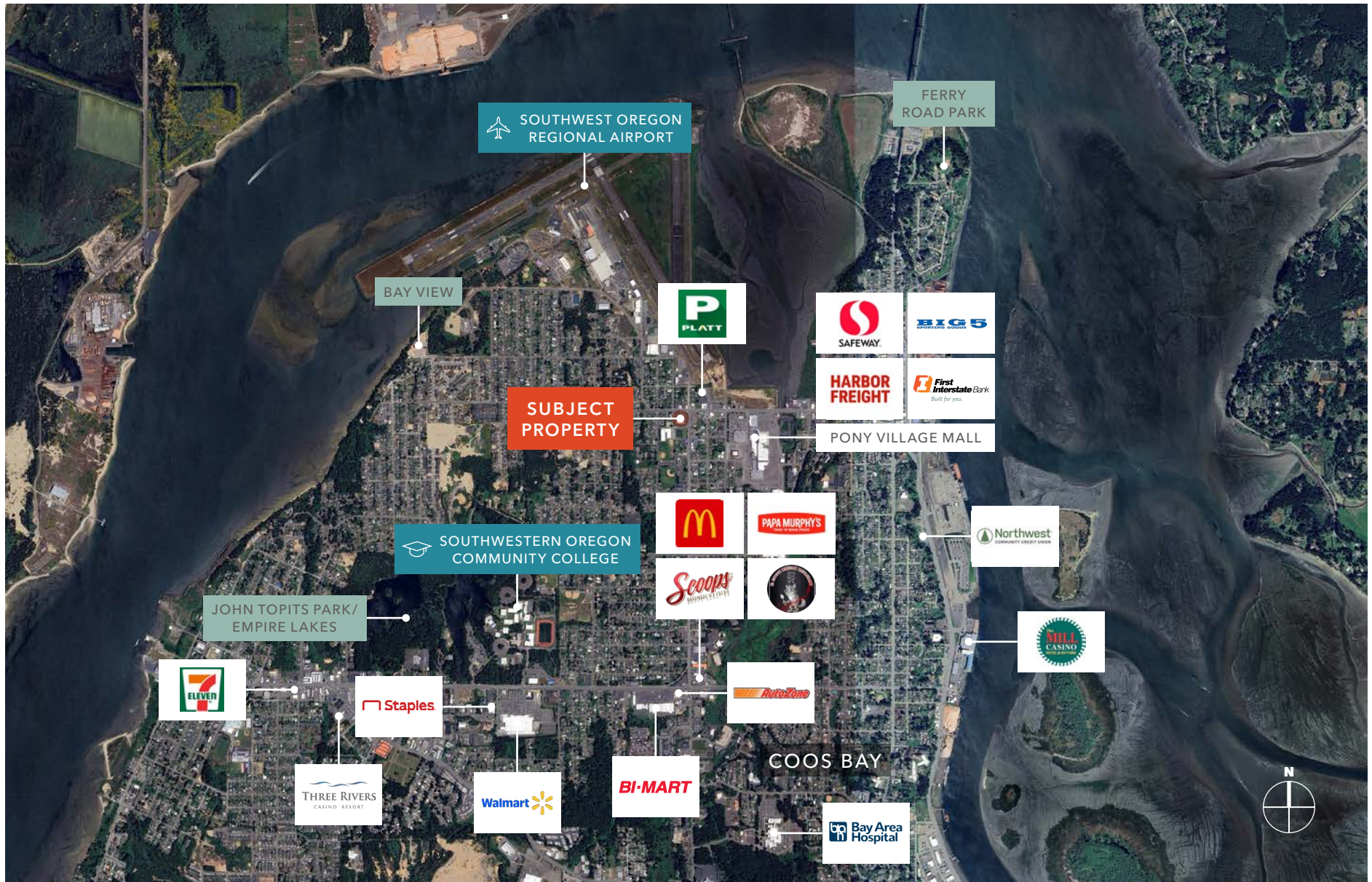
The property is situated on 1.48 acres with 78 parking stalls.



LOCATION OVERVIEW



LOCATION OVERVIEW



GROCERYOUTLET bargain market®

Grocery Outlet is an American supermarket chain that offers discounted, overstocked, and closeout products from popular brands. The company was founded in 1946 and is currently headquartered in Emeryville, California, USA.

Grocery Outlet is a publicly traded company on the NASDAQ stock exchange under the ticker symbol "GO". As of March 2023, the company had a market capitalization of approximately \$2.64 billion. The company operates over 425 stores across the United States. These stores are typically located in neighborhood shopping centers and offer a variety of items, including fresh produce, meat, dairy, and frozen foods, as well as household items, health and beauty products, and other grocery items.



OWNERSHIP *NASDAQ:GO*

YEAR FOUNDED *1946*

EMPLOYEES *40,000*

OF LOCATIONS *425*

REVENUE
(2022 EST.) *\$3.5B*

HQ LOCATION *Emeryville, CA*

COOS BAY, OREGON



POPULATION

	3 Miles	5 Miles	10 Miles
2025 ESTIMATED	22,855	30,979	39,776
2020 CENSUS	23,783	32,210	41,081
2010 CENSUS	23,042	31,628	40,303



HOUSEHOLD INCOME

	3 Miles	5 Miles	10 Miles
2025 MEDIAN	\$73,688	\$73,282	\$75,060
2030 MEDIAN PROJECTED	\$73,728	\$73,281	\$75,032
2025 AVERAGE	\$87,757	\$87,921	\$91,663
2030 AVG PROJECTED	\$86,957	\$87,068	\$90,818



HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2025 HOUSEHOLDS	9,773	13,288	16,944
2030 HOUSEHOLDS PROJECTED	9,209	12,540	16,067



LOCATION HIGHLIGHTS

Coos Bay, Oregon, is a vibrant coastal town where rich maritime history meets stunning natural beauty, from lush forests to dramatic ocean cliffs.

Coos Bay, Oregon, is the largest city on the state's southern coast and serves as the economic and cultural center of the surrounding Bay Area, which includes the towns of North Bend and Charleston. Historically rooted in timber, shipbuilding, and fishing, the city has transitioned toward a more diversified economy that includes tourism, healthcare, and education. The working waterfront and the Port of Coos Bay remain central to the local economy, while the downtown area features museums, local shops, and events like the Blackberry Arts Festival that highlight the community's creative and historical spirit.

The immediate surrounding area offers stunning natural landscapes and outdoor recreation. Just minutes from town are the Oregon Dunes National Recreation Area and a trio of scenic state parks—Sunset Bay, Shore Acres, and Cape Arago—known for their coastal cliffs, gardens, tide pools, and wildlife viewing. The nearby fishing village of Charleston provides access to these coastal attractions and serves as a hub for both commercial and sport fishing. Together, Coos Bay and its neighboring communities offer a unique blend of history, natural beauty, and small-town character on Oregon's rugged Pacific coastline.

HIGHLIGHTS

Largest City on the Oregon Coast

Only Commercial Airport on the Oregon Coast

Regional Hub for Oregon's south coast

Largest concentration of healthcare facilities on the Oregon Coast

Proximity to Bandon Dune Golf Resort (over 700 full time employees) and Oregon Dunes National Recreation Area (1.5M annual visitors)

Coos Bay recent secured \$25M for development of the Pacific Coast Intermodal Port

Coos County tourism spending reached \$330M in 2024



CASH FLOW SUMMARY

\$4.55M

SALE PRICE

\$273/SF

PRICE PER SF

6.60%

CAP RATE

SCHEDULED REVENUE

	Per SF	Annual
Scheduled Base Rent (5/2/2025-5/31/2035)	\$18.00	\$300,204
Effective Gross Revenue (EGR)	\$18.00	\$300,204

OPERATING EXPENSES

Property Taxes	—	NNN
Insurance	—	NNN
CAM	—	NNN
Total Operating Expenses	NNN	—
Net Operating Income		\$300,204



RENT ROLL

5/2/2025-5/31/2035

LEASE TERM

16,678 SF

SIZE

RENT SUMMARY

Date	Monthly Base Rent	Annual Base Rent	PSF	Cap Rate
5/2/2025-5/31/2035	\$25,017	\$300,204	\$18.00	6.6%

OPTIONS

1. 6/1/2035	\$27,518.70	\$330,224.40	\$19.80	7.26%
2. 6/1/2040	\$30,270.57	\$363,246.84	\$21.78	7.98%
3. 6/1/2045	\$33,300.41	\$399,604.88	\$23.96	8.78%
6. 6/1/2050	\$36,636.01	\$439,632.08	\$26.36	9.66%

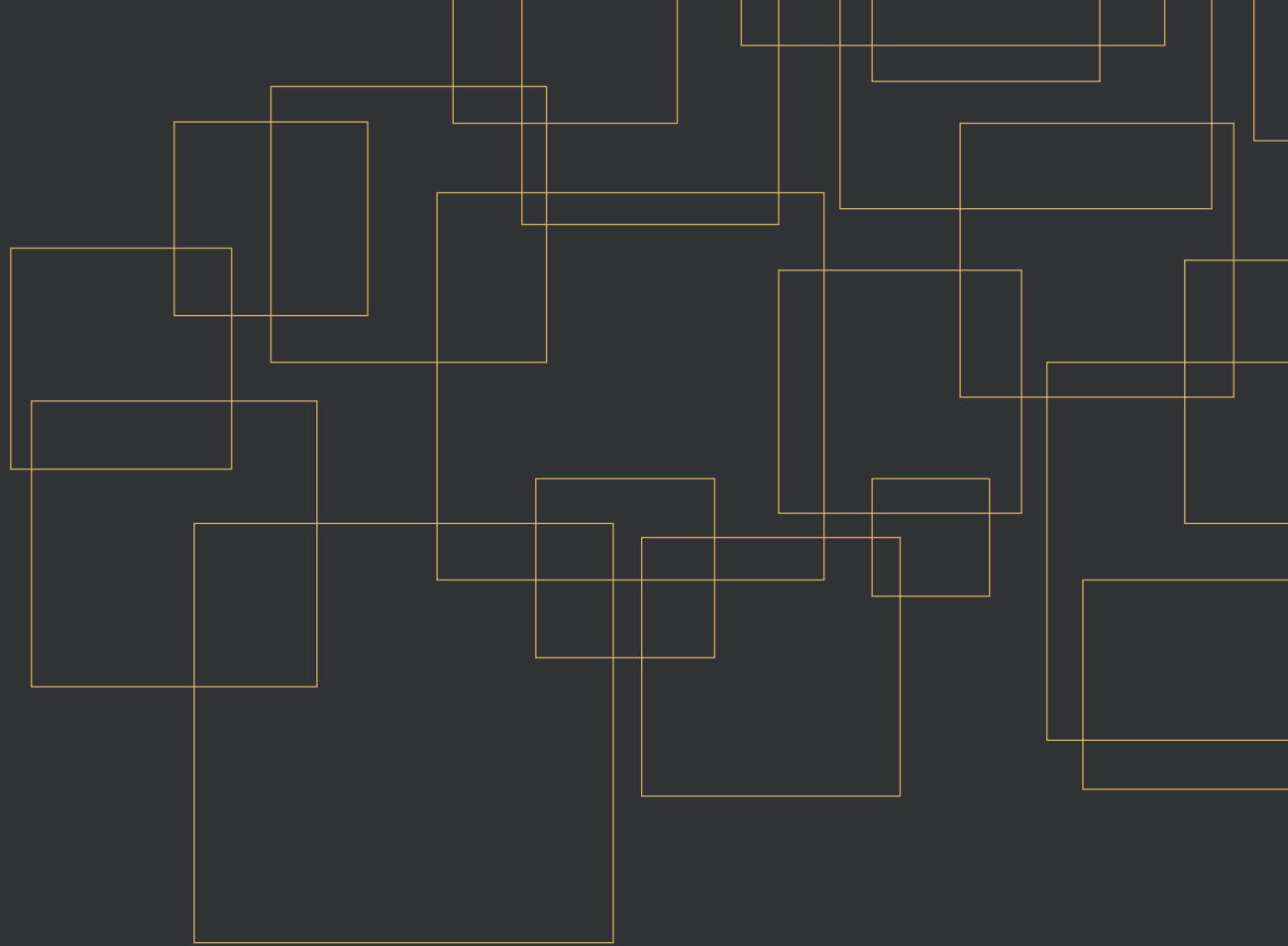
LEASE ABSTRACT

PREMISES & TERM

Tenant	Grocery Outlet Inc
Rent Commencement Date	5/2/2025
Lease Expiration Date	5/31/2035
Remaining Term	10 Years
Options	Four 5-YR options with 10% rent increases
Lease Type	NNN

EXPENSES

Taxes	Tenant
Insurance	Tenant
Utilities	Tenant
Interior Repairs & Maintenance	Tenant
Exterior Repairs & Maintenance (Non Structural)	Tenant
Structural Repairs & Maintenance	Landlord



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