

# Single Tenant Net Lease Investment (Fee Simple)

Brand New Construction | 7 year lease with 2 x 5 year options

1340 N Bayshore Drive Coos Bay Oregon 97420

  
**Pacific**  
PROPERTIES  
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DEMOGRAPHICS

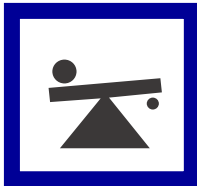
# PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase a brand new single tenant net leased investment that is fully occupied by one of the strongest businesses in the area, the Coquille Indian Tribe (CIT). CIT offers corporate lease guarantees and are supported by a long history of operations, including The Mill Casino, Hotel & RV Park, ORCA Communications, Tribal One Construction & Development, and various other diversified investments. This building is located in Coos Bay Oregon, at the exciting new waterfront development, Coos Bay Village. Already home to some of the preeminent businesses in the area, such as Face Rock Creamery, Starbucks, AT&T, and 7 Devils among others, Coos Bay Village is setting a new standard on the Oregon Coast for caliber construction and quality of tenants. The subject property comprises a 12,178 SF building, located at the North End of the development, and considered to be THE best building with unobstructed views of both the Coos Bay Waterfront, and HWY 101. This building is positioned on a .22 acre lot with a front row seat to the highest traffic counts in the county (27,200 ADT).



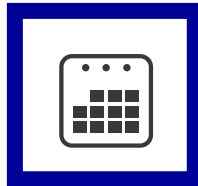
List Price

\$6,200,000



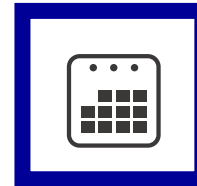
CAP Rate

5.7%



NOI

\$353,162



Rent Increase

3% per year



Taxes

NNN



Tenant

Coquille Indian Tribe



# LEASE ABSTRACT

Tenant Trade Name Coquille Indian Tribe

Lease Start Date Jan 1 2025

Lease Base Term 7 years

Annual Rent \$353,162

Rental Adjustments 3% per year

Option Periods 2 x 5 years

Lease Type NNN



APN

25-13-26BB TL 405



Building Size

12,178 SF



Land Size

.22 Acres





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



NEWMARK AVE

VPD: 12,900

OREGON COAST HWY



VPD: 27,200



GRAHAM BAY AREA COJR



Sunset Middle School

Madison Elementary School



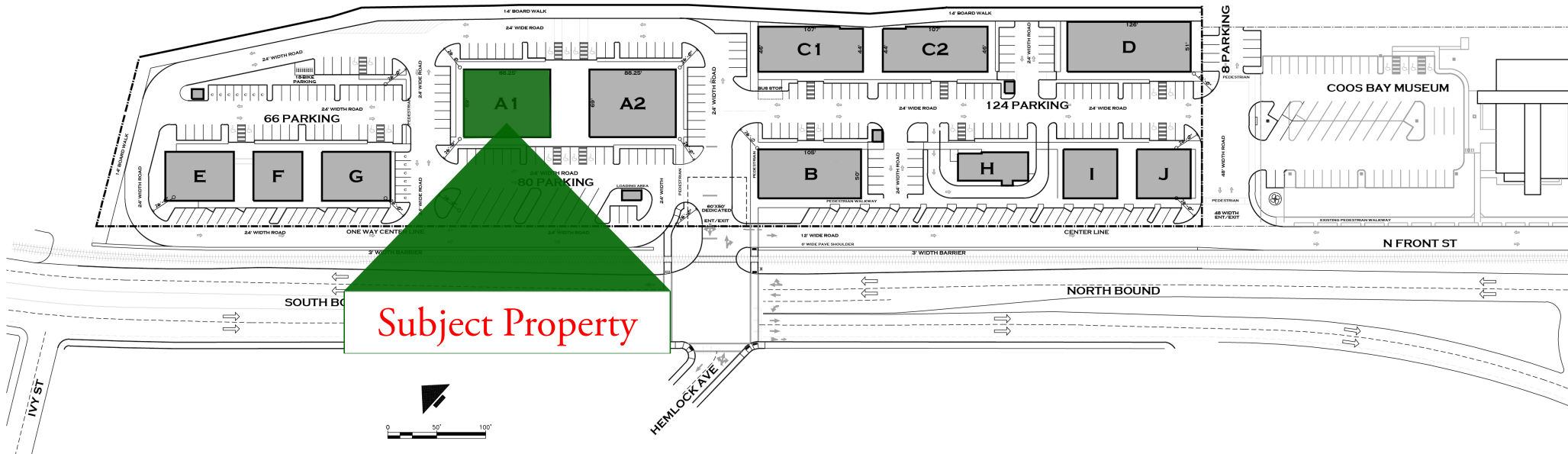
Bay Area Hospital



SUBJECT PROPERTY

# SITE PLAN

## ZONE WH-3



# INVESTMENT HIGHLIGHTS

- ✓ Legacy Investment Asset
- ✓ Unmatched Tenant Strength, with Corporate guarantees
- ✓ High Visibility – Highest Traffic Count in the County
- ✓ Coos Bay/ North Bend – Largest Metropolitan area on Oregon Coast
- ✓ The Coquille Indian Tribe owns several businesses, including The Mill Casino, Hotel & RV Park, and ORCA Communications, a telecommunications provider.
- ✓ Brand new leases & New construction
- ✓ Zero Day-to-Day Landlord responsibilities – Tenant pays and maintains common area expenses directly
- ✓ 3rd Property Management company takes care of all rent collection, bill payments, and all other responsibilities for Landlord. True passive income
- ✓ Strong surrounding retailers: Starbucks, Face Rock Creamery, 7 Devils Brewery, AT&T, Spectrum Communications, among others
- ✓ Demographics – Estimated 36,000 population within a 5 mile radius
- ✓ Over \$66,361 in Average HH Income within 5 mile radius







# TENANT OVERVIEW

## Coquille Indian Tribe

The Coquille Indian Tribe is the federally recognized Native American tribe of the Coquille people who have traditionally lived on the southern Oregon Coast.

The Coquille Indian Tribe Library contains information on the Coquille Indian Tribe and other Tribes of southwest Oregon including the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians.

The Tribe owns several businesses, including The Mill Casino, Hotel & RV Park, and ORCA Communications, a telecommunications provider.

In September 2012, the tribe announced plans for a casino in Medford, to be built in a bowling alley that was acquired for \$1.6 million. The tribe is also leasing an adjacent golf course.

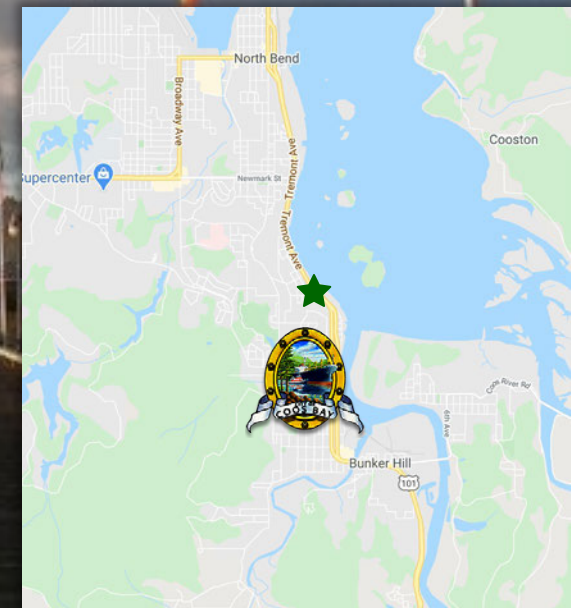


# CITY OVERVIEW

Coos Bay is a great place to live, work and play surrounded by a beautiful protected bay, lush emerald forests and the mighty Pacific Ocean. Historically known as Marshfield, Coos Bay celebrates a history in shipbuilding and lumber products while serving as the regional hub for Oregon's south coast. Coos Bay proudly stands today as the largest city on the Oregon coast, with a population of 16,615, and is the medical, education, retail, and professional center for the south coast region. Coos Bay is a proud community with a rich heritage and “can-do” attitude. The natural scenic beauty of the bay, rivers, lakes, and dunes provide a peaceful lifestyle and hours of recreational activities. The city is within 20 minutes of the Pacific Ocean, hiking, fishing, beachcombing, picnicking, and camping.

Visit downtown’s Coos Art Museum for world class exhibits. Enjoy the nationally acclaimed Oregon Coast Music Festival in July. Visit the annual holiday lights display with over 200,000 lights at nearby Shore Acres State Park in December. Coos Bay’s downtown farmer’s market on Wednesdays is popular with residents and visitors from March through October. With the ocean just a few miles away, the Bay, and abundant coastal rivers and forests, residents enjoy great fishing and a wide variety of outdoor activities.

Source: <http://coosbay.org/>





Bandon Crossings



Coos Art Museum



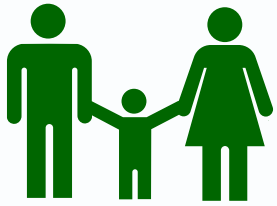
Bandon Dunes Golf Resort



Oregon Coast Historic Railway



Mingus Park



ESTIMATE POPULATION 2021

ESTIMATE POPULATION 2024

1 MILE

4,353

4,613

3 MILE

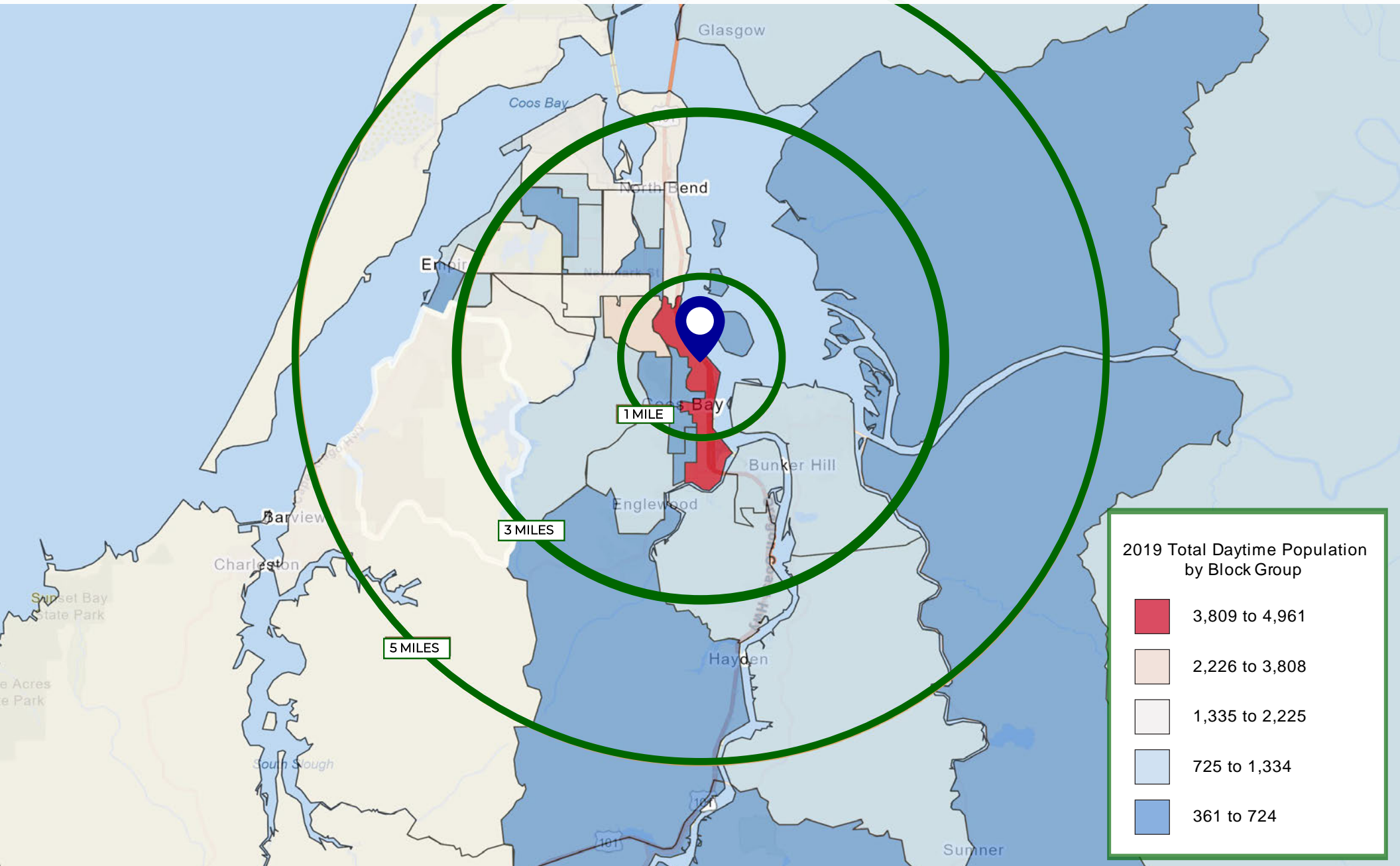
26,682

27,462






5 MILE

35,253

36,204



2019 Total Daytime Population by Block Group

	3,809 to 4,961
	2,226 to 3,808
	1,335 to 2,225
	725 to 1,334
	361 to 724



AVERAGE HOUSEHOLD INCOME 2021

AVERAGE HOUSEHOLD INCOME 2024

1 MILE

\$75,291

\$70,148

3 MILE

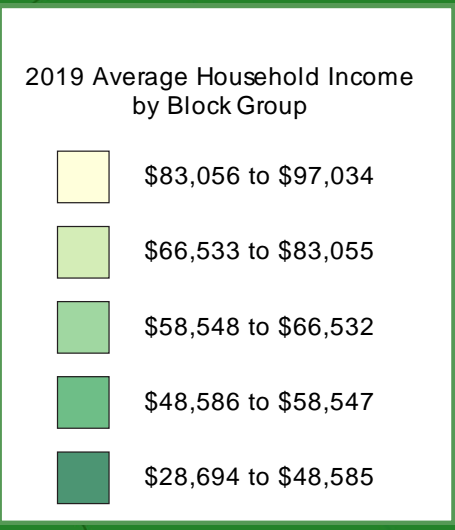
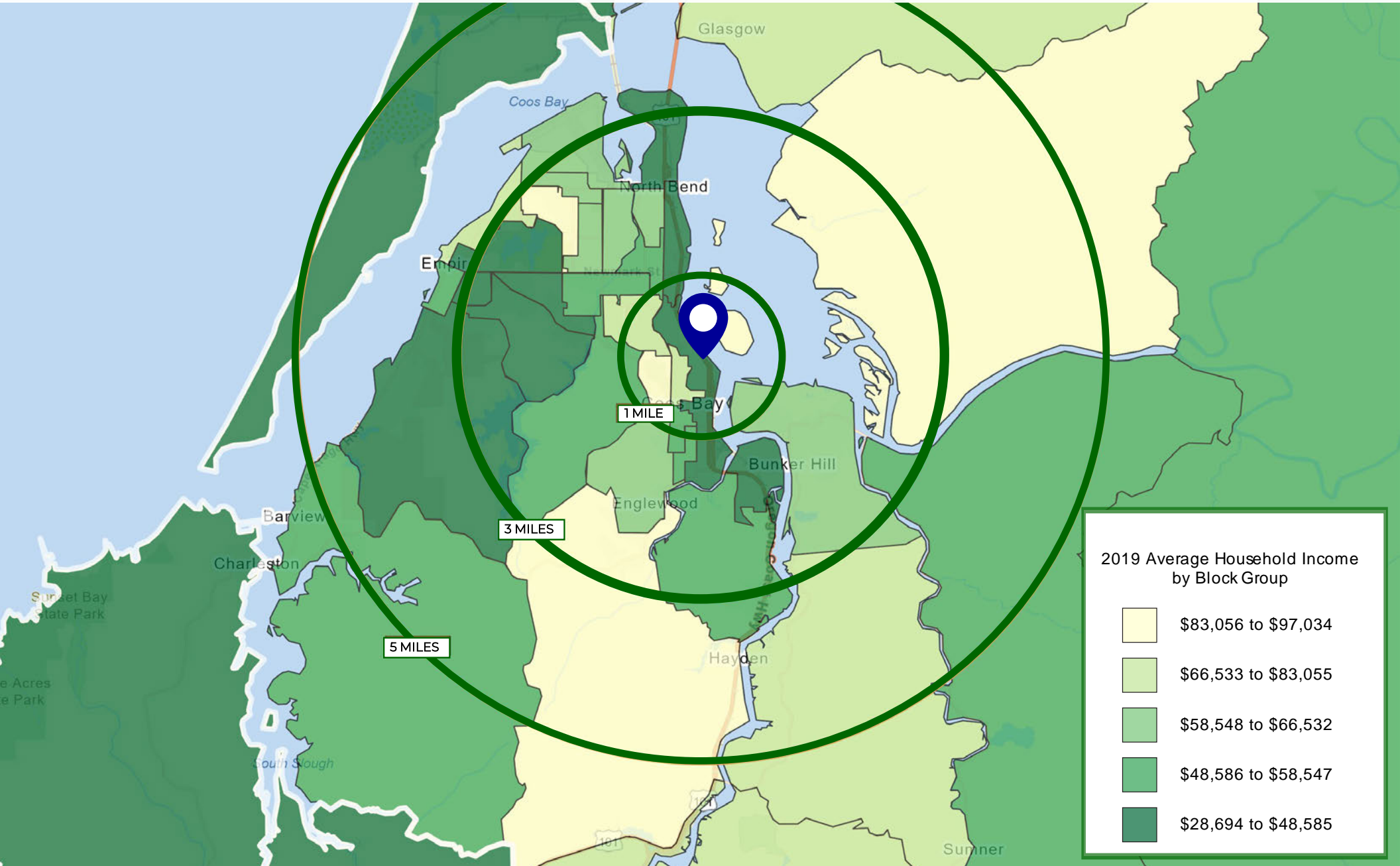
\$68,623

\$64,825

5 MILE

\$69,130

\$66,361



## INVESTMENT CONTACT

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