

COMMERCIAL SITE FOR SALE OR BUILD TO SUIT

Prime signalized intersection

145 REDWOOD HWY CAVE JUNCTION, OR



Prime commercial space available in Cave Junction, Oregon

AVAILABLE SPACE

- 26,572 SF of land with an existing 3,943 SF building

ECONOMICS

- Call for details

TRAFFIC COUNTS

- Redwood Hwy (N) - 4,623 ADT ('22)
- Redwood Hwy (S) - 4,510 ADT ('22)

HIGHLIGHTS

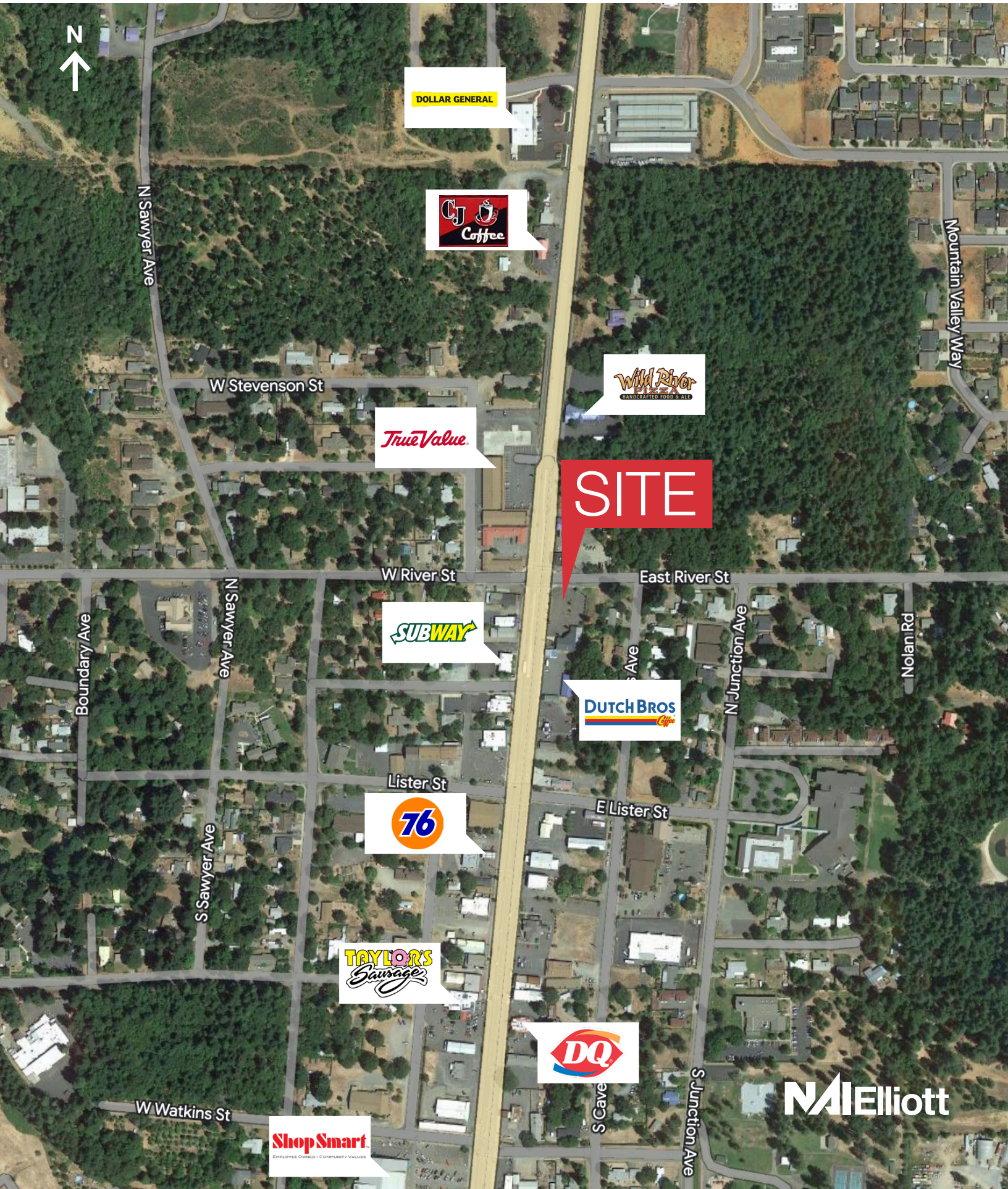
- Signalized intersection at best corner in the trade area
- Conveniently located just off the Redwood highway
- Prime redevelopment opportunity
- Well-maintained and professional building exterior and interior
- Surrounded by a thriving business community and local amenities

CONTACT

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Trade Area



DOLLAR GENERAL

CJ Coffee

True Value

Wild River
HANDCRAFTED FOOD & ALES

SITE

SUBWAY

DUTCH BROS
Coffee

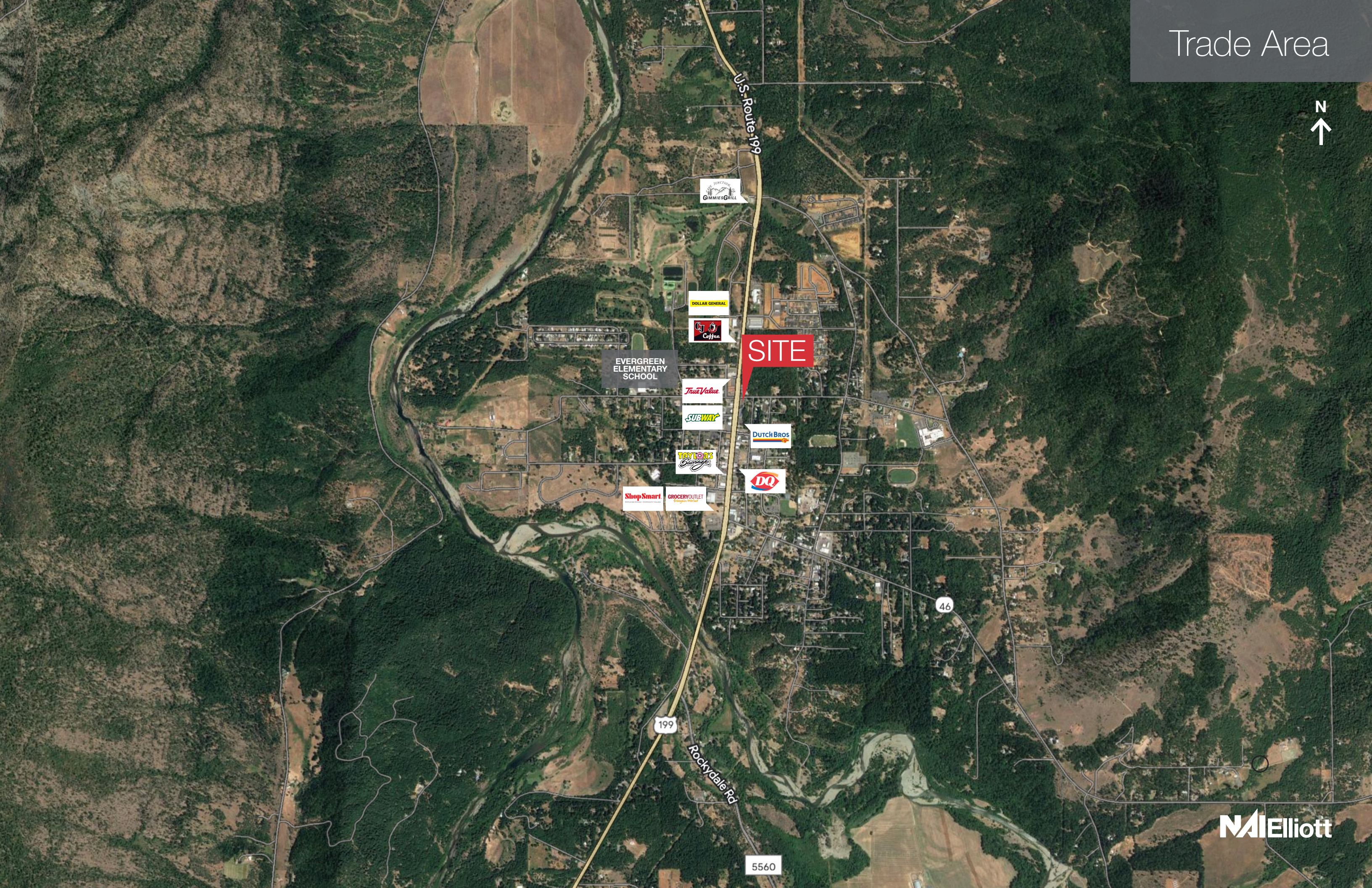
76

TAYLOR'S
Sausage

DQ

ShopSmart
EMPLOYEE OWNED - COMMUNITY VALUES

NA Elliott



BUNCFIELD
GIMMIESGRILL

DOLLAR GENERAL

CJ Coffee

SITE

EVERGREEN
ELEMENTARY
SCHOOL

True Value

SUBWAY

Dutch Bros

Taylor's
Savings

DQ

Shop Smart

GROCERY OUTLET
Sagehen Market

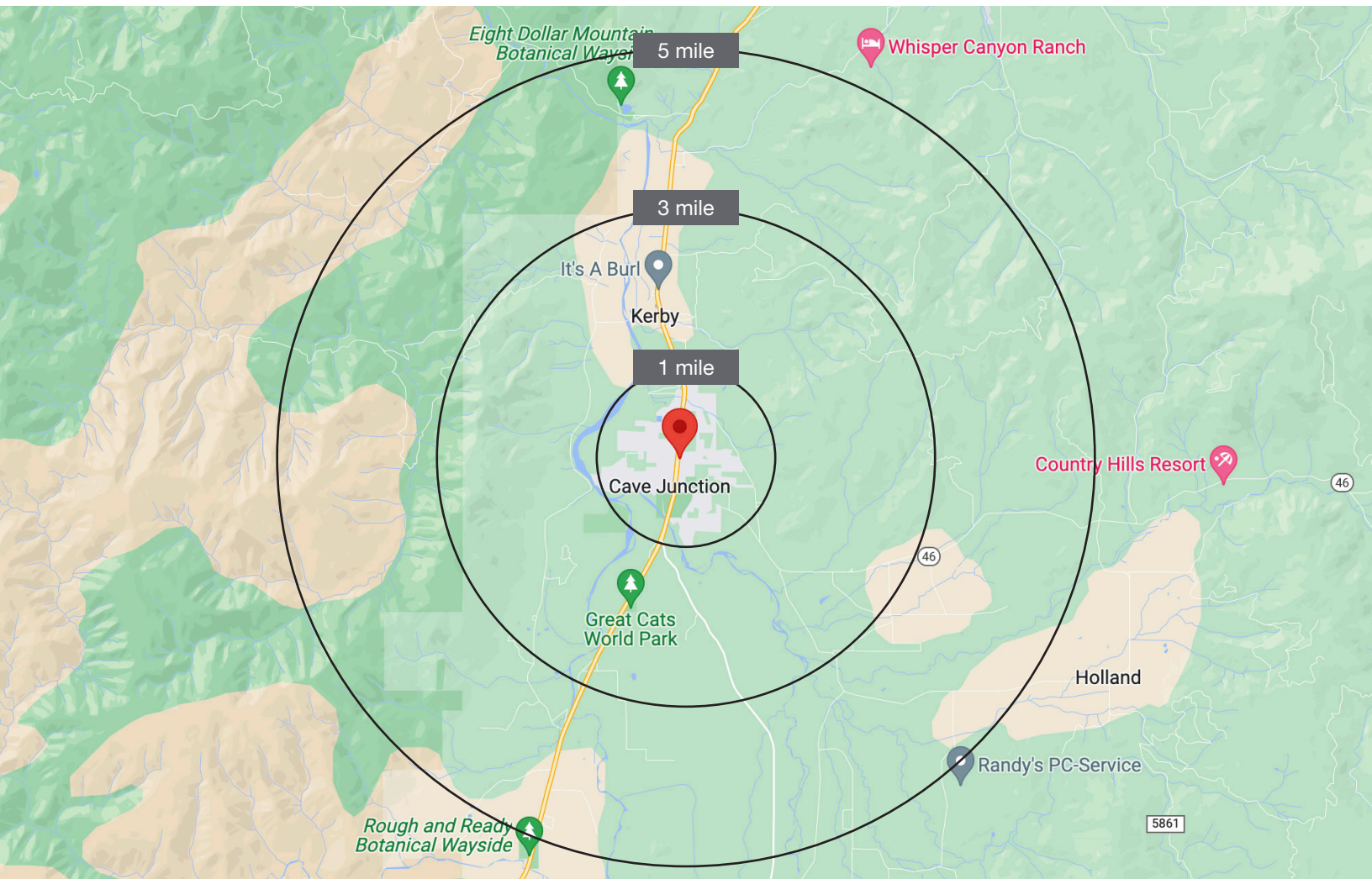
199

Rockydale Rd

46

5560

Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	2,376	3,821	5,984
Projected Total Population 2028	2,456	3,948	6,179
Average HH Income	\$50,828	\$51,859	\$60,051
Median Home Value	\$235,843	\$283,247	\$332,934
Estimated Total Households	1,013	1,643	2,570
Daytime Demographics 16+	2,090	3,147	4,609
Some College or Higher	924	1,520	2,502

Source: Regis – SitesUSA (2023)

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Demographics — full profile

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 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9

Address	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	2,376	3,821	5,984
2028 Projected Population	2,456	3,948	6,179
2020 Census Population	2,352	3,831	5,872
2010 Census Population	2,185	3,552	5,541
Projected Annual Growth 2023 to 2028	0.7%	0.7%	0.7%
Historical Annual Growth 2010 to 2023	0.7%	0.6%	0.6%
Households			
2023 Estimated Households	1,013	1,643	2,570
2028 Projected Households	1,047	1,698	2,657
2020 Census Households	997	1,637	2,500
2010 Census Households	943	1,548	2,416
Projected Annual Growth 2023 to 2028	0.7%	0.7%	0.7%
Historical Annual Growth 2010 to 2023	0.6%	0.5%	0.5%
Age			
2023 Est. Population Under 10 Years	10.0%	9.6%	9.3%
2023 Est. Population 10 to 19 Years	10.2%	10.3%	10.5%
2023 Est. Population 20 to 29 Years	11.5%	10.5%	9.5%
2023 Est. Population 30 to 44 Years	15.3%	15.0%	14.6%
2023 Est. Population 45 to 59 Years	17.7%	18.3%	18.8%
2023 Est. Population 60 to 74 Years	26.0%	27.1%	28.0%
2023 Est. Population 75 Years or Over	9.2%	9.2%	9.2%
2023 Est. Median Age	46.7	48.1	49.3
Marital Status & Gender			
2023 Est. Male Population	48.1%	49.0%	49.9%
2023 Est. Female Population	51.9%	51.0%	50.1%
2023 Est. Never Married	24.5%	24.7%	27.9%
2023 Est. Now Married	35.8%	37.7%	37.1%
2023 Est. Separated or Divorced	28.5%	27.2%	25.2%
2023 Est. Widowed	11.2%	10.4%	9.8%
Income			
2023 Est. HH Income \$200,000 or More	1.1%	1.2%	3.1%
2023 Est. HH Income \$150,000 to \$199,999	4.7%	4.3%	4.4%
2023 Est. HH Income \$100,000 to \$149,999	2.5%	5.5%	7.6%
2023 Est. HH Income \$75,000 to \$99,999	6.2%	7.3%	10.1%
2023 Est. HH Income \$50,000 to \$74,999	18.4%	16.9%	15.5%
2023 Est. HH Income \$35,000 to \$49,999	13.0%	12.7%	11.7%
2023 Est. HH Income \$25,000 to \$34,999	13.1%	13.2%	13.0%
2023 Est. HH Income \$15,000 to \$24,999	16.8%	16.1%	13.2%
2023 Est. HH Income Under \$15,000	24.1%	22.7%	21.4%
2023 Est. Average Household Income	\$50,828	\$51,859	\$60,051
2023 Est. Median Household Income	\$32,761	\$34,267	\$39,901
2023 Est. Per Capita Income	\$21,676	\$22,304	\$25,791
2023 Est. Total Businesses	118	159	232
2023 Est. Total Employees	788	1,001	1,290

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Race			
2023 Est. White	89.8%	89.9%	89.8%
2023 Est. Black	0.8%	0.8%	0.7%
2023 Est. Asian or Pacific Islander	1.1%	1.0%	1.0%
2023 Est. American Indian or Alaska Native	0.9%	0.9%	0.9%
2023 Est. Other Races	7.5%	7.4%	7.6%
Hispanic			
2023 Est. Hispanic Population	197	303	470
2023 Est. Hispanic Population	8.3%	7.9%	7.8%
2028 Proj. Hispanic Population	8.2%	7.9%	7.9%
2020 Hispanic Population	10.0%	9.2%	8.4%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	1,774	2,882	4,549
2023 Est. Elementary (Grade Level 0 to 8)	1.3%	1.0%	0.8%
2023 Est. Some High School (Grade Level 9 to 11)	5.2%	5.8%	6.8%
2023 Est. High School Graduate	41.4%	40.4%	37.4%
2023 Est. Some College	27.8%	29.4%	31.5%
2023 Est. Associate Degree Only	13.9%	12.3%	11.0%
2023 Est. Bachelor Degree Only	7.5%	8.3%	9.6%
2023 Est. Graduate Degree	2.9%	2.8%	2.9%
Housing			
2023 Est. Total Housing Units	1,134	1,846	2,880
2023 Est. Owner-Occupied	49.8%	53.4%	58.2%
2023 Est. Renter-Occupied	39.6%	35.6%	31.1%
2023 Est. Vacant Housing	10.6%	11.0%	10.8%
Homes Built by Year			
2023 Homes Built 2010 or later	4.3%	6.2%	9.3%
2023 Homes Built 2000 to 2009	26.9%	26.0%	22.8%
2023 Homes Built 1990 to 1999	10.5%	10.7%	11.8%
2023 Homes Built 1980 to 1989	3.8%	4.8%	5.8%
2023 Homes Built 1970 to 1979	29.2%	25.5%	22.8%
2023 Homes Built 1960 to 1969	5.7%	7.1%	6.8%
2023 Homes Built 1950 to 1959	5.2%	5.0%	4.7%
2023 Homes Built Before 1949	3.7%	3.8%	5.2%
Home Values			
2023 Home Value \$1,000,000 or More	2.0%	2.3%	4.1%
2023 Home Value \$500,000 to \$999,999	13.5%	19.6%	22.6%
2023 Home Value \$400,000 to \$499,999	2.5%	4.1%	7.7%
2023 Home Value \$300,000 to \$399,999	13.3%	17.0%	18.7%
2023 Home Value \$200,000 to \$299,999	25.9%	23.4%	22.6%
2023 Home Value \$150,000 to \$199,999	7.7%	7.9%	6.9%
2023 Home Value \$100,000 to \$149,999	0.5%	0.5%	0.4%
2023 Home Value \$50,000 to \$99,999	11.5%	8.8%	6.6%
2023 Home Value \$25,000 to \$49,999	14.6%	9.7%	5.9%
2023 Home Value Under \$25,000	8.6%	6.9%	4.6%
2023 Median Home Value	\$235,843	\$283,247	\$332,934
2023 Median Rent	\$757	\$752	\$719

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	1,985	3,201	5,018
2023 Est. Civilian Employed	34.4%	33.0%	33.9%
2023 Est. Civilian Unemployed	3.2%	3.8%	5.0%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	62.4%	63.2%	61.2%
2023 Labor Force Males	47.3%	48.4%	49.3%
2023 Labor Force Females	52.7%	51.6%	50.7%
Occupation			
2023 Occupation: Population Age 16 Years or Over	683	1,055	1,699
2023 Mgmt, Business, & Financial Operations	1.4%	2.3%	6.7%
2023 Professional, Related	16.7%	16.7%	15.1%
2023 Service	26.1%	25.7%	27.2%
2023 Sales, Office	20.2%	20.9%	16.7%
2023 Farming, Fishing, Forestry	1.4%	1.1%	0.8%
2023 Construction, Extraction, Maintenance	3.8%	6.6%	10.0%
2023 Production, Transport, Material Moving	30.2%	26.6%	23.5%
2023 White Collar Workers	38.4%	40.0%	38.6%
2023 Blue Collar Workers	61.6%	60.0%	61.4%
Transportation to Work			
2023 Drive to Work Alone	80.8%	76.1%	70.6%
2023 Drive to Work in Carpool	5.1%	6.8%	7.0%
2023 Travel to Work by Public Transportation	-	-	-
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	6.7%	5.7%	7.5%
2023 Other Means	0.2%	0.2%	0.2%
2023 Work at Home	7.2%	11.2%	14.8%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	35.5%	36.6%	37.2%
2023 Travel to Work in 15 to 29 Minutes	22.1%	20.3%	21.3%
2023 Travel to Work in 30 to 59 Minutes	16.9%	18.1%	18.1%
2023 Travel to Work in 60 Minutes or More	25.5%	25.1%	23.4%
2023 Average Travel Time to Work	21.1	22.8	21.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$44.58 M	\$73.32 M	\$126.61 M
2023 Est. Apparel	\$1.52 M	\$2.5 M	\$4.35 M
2023 Est. Contributions, Gifts	\$2.41 M	\$3.99 M	\$7.04 M
2023 Est. Education, Reading	\$1.3 M	\$2.14 M	\$3.78 M
2023 Est. Entertainment	\$2.42 M	\$4 M	\$6.99 M
2023 Est. Food, Beverages, Tobacco	\$6.97 M	\$11.44 M	\$19.64 M
2023 Est. Furnishings, Equipment	\$1.51 M	\$2.49 M	\$4.34 M
2023 Est. Health Care, Insurance	\$4.22 M	\$6.96 M	\$11.98 M
2023 Est. Household Operations, Shelter, Utilities	\$14.81 M	\$24.27 M	\$41.63 M
2023 Est. Miscellaneous Expenses	\$836.18 K	\$1.38 M	\$2.37 M
2023 Est. Personal Care	\$595.4 K	\$981.28 K	\$1.7 M
2023 Est. Transportation	\$7.97 M	\$13.17 M	\$22.8 M

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