

# GROUND LEASE OPPORTUNITIES

## 1 MAIN ST TILLAMOOK, OR



### PROPERTY DETAILS

- 3.93 ACRES,  
ZONED HIGHWAY COMMERCIAL
- VISIBLE TO US 101 HIGHWAY
- I-5 TRAFFIC COUNTS  
NORTHBOUND: 11,171 CPD  
SOUTHBOUND: 10,842 CPD
- CALL FOR PRICING



1 MILE - 3,606  
3 MILE - 8,062  
5 MILE - 12,643



1 MILE - 3,360  
3 MILE - 4,647  
5 MILE - 6,143



1 MILE - \$61,622  
3 MILE - \$62,050  
5 MILE - \$75,763

DAVID DEMERS


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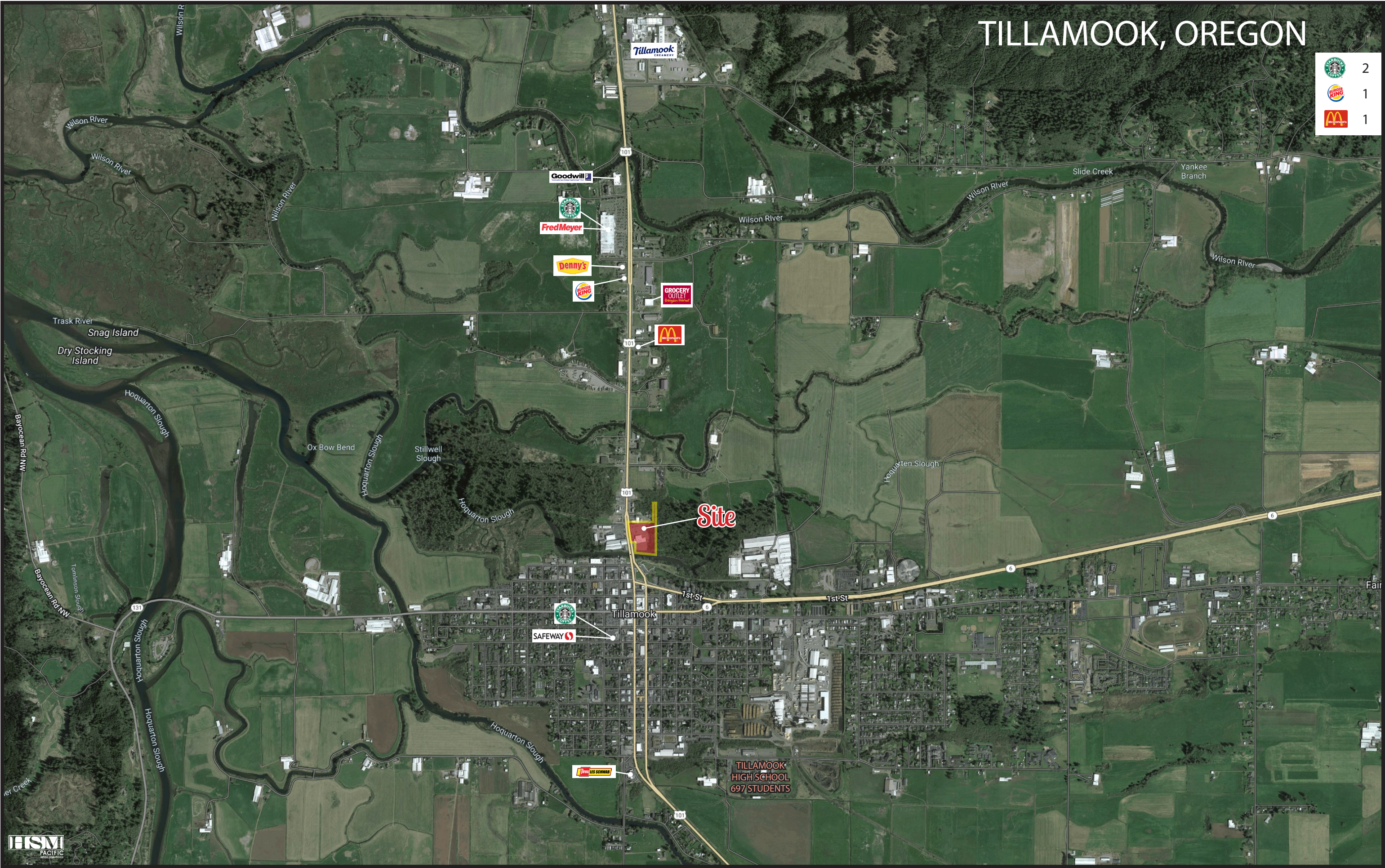
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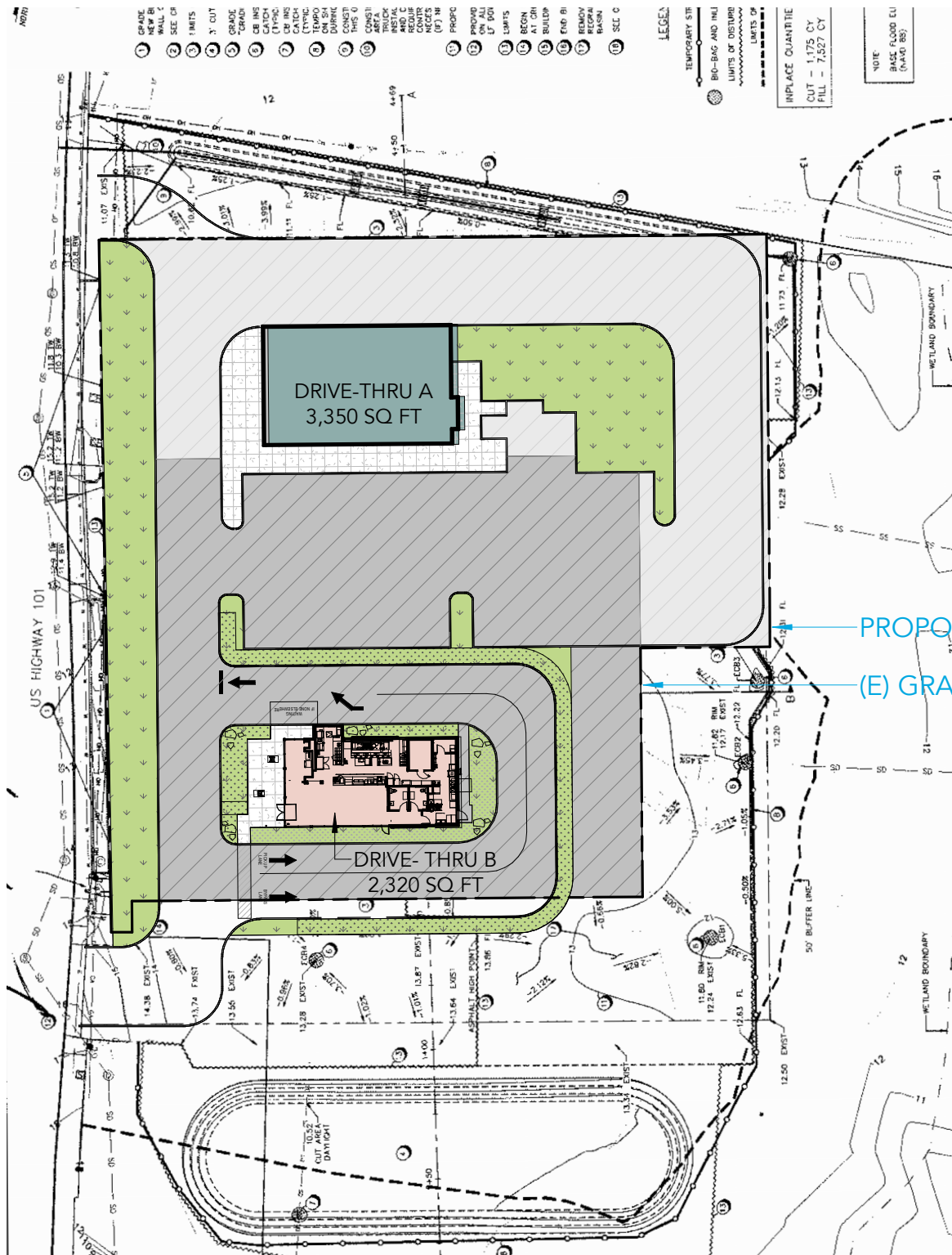


A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

# TILLAMOOK, OREGON

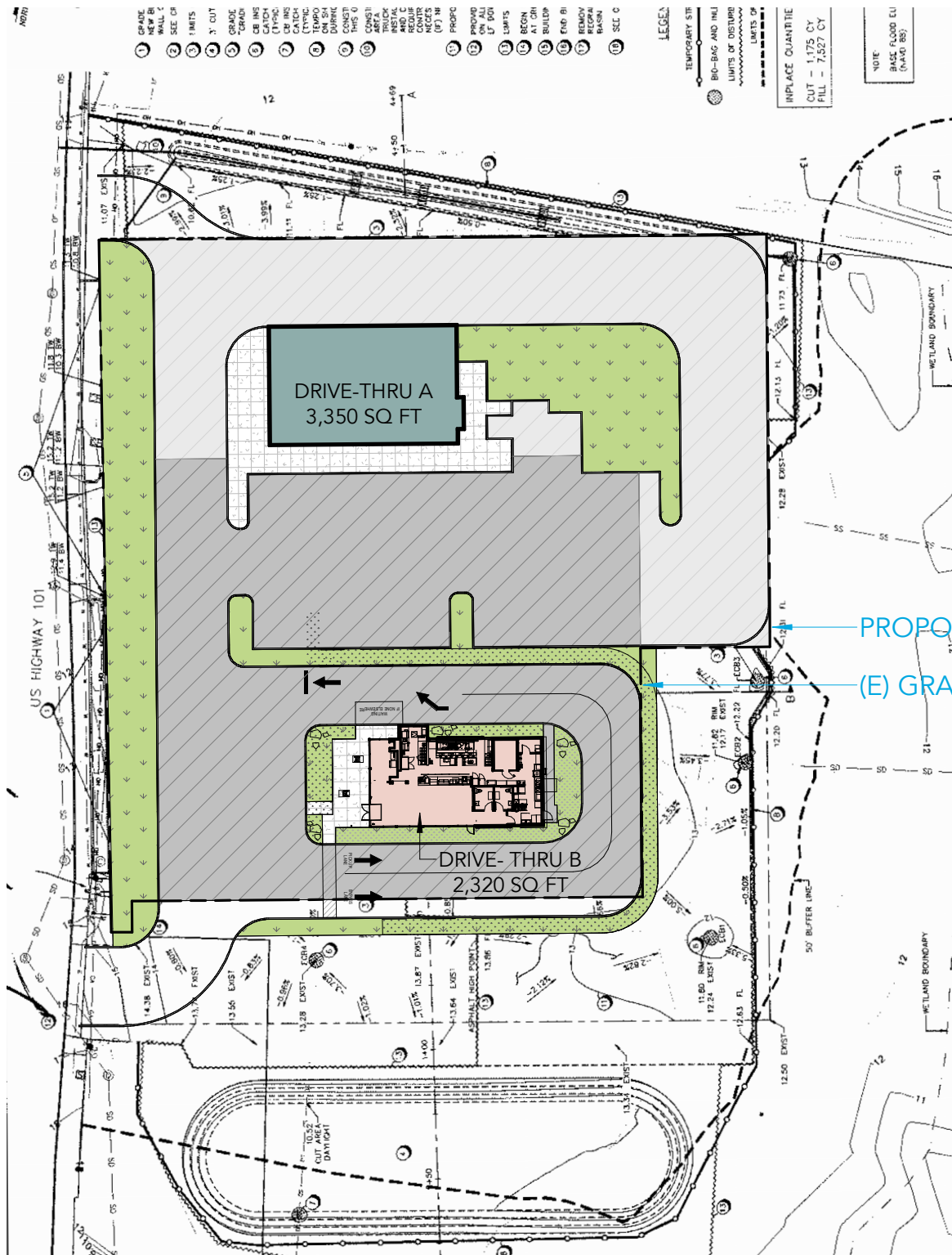
	2
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1 SITE PLAN - OPT A  
SCALE: 1" = 60'-0"





1 SITE PLAN - OPT B  
SCALE: 1" = 60'-0"



## Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4598/-123.8435

1 Main Ave Tillamook, OR 97141	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	3,606	8,062	12,643
2028 Projected Population	3,760	8,514	13,261
2020 Census Population	3,569	7,881	12,323
2010 Census Population	3,453	7,465	11,648
Projected Annual Growth 2023 to 2028	0.9%	1.1%	1.0%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.7%
<b>Households</b>			
2023 Estimated Households	1,504	3,266	5,120
2028 Projected Households	1,532	3,372	5,259
2020 Census Households	1,475	3,154	4,927
2010 Census Households	1,432	3,008	4,663
Projected Annual Growth 2023 to 2028	0.4%	0.7%	0.5%
Historical Annual Growth 2010 to 2023	0.4%	0.7%	0.8%
<b>Age</b>			
2023 Est. Population Under 10 Years	11.9%	11.4%	10.7%
2023 Est. Population 10 to 19 Years	11.0%	11.7%	11.6%
2023 Est. Population 20 to 29 Years	13.7%	12.9%	11.7%
2023 Est. Population 30 to 44 Years	19.9%	19.8%	19.1%
2023 Est. Population 45 to 59 Years	16.2%	16.1%	17.2%
2023 Est. Population 60 to 74 Years	18.2%	19.4%	21.3%
2023 Est. Population 75 Years or Over	9.1%	8.8%	8.5%
2023 Est. Median Age	38.5	39.4	41.6
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	49.2%	49.2%	50.7%
2023 Est. Female Population	50.8%	50.8%	49.3%
2023 Est. Never Married	29.2%	27.5%	28.2%
2023 Est. Now Married	28.5%	40.6%	42.8%
2023 Est. Separated or Divorced	30.5%	22.8%	21.1%
2023 Est. Widowed	11.9%	9.2%	7.8%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	0.8%	1.9%	3.3%
2023 Est. HH Income \$150,000 to \$199,999	4.5%	3.9%	6.5%
2023 Est. HH Income \$100,000 to \$149,999	8.8%	10.9%	13.0%
2023 Est. HH Income \$75,000 to \$99,999	11.6%	12.0%	11.8%
2023 Est. HH Income \$50,000 to \$74,999	21.8%	19.2%	18.2%
2023 Est. HH Income \$35,000 to \$49,999	16.8%	17.1%	17.3%
2023 Est. HH Income \$25,000 to \$34,999	12.4%	10.9%	9.7%
2023 Est. HH Income \$15,000 to \$24,999	7.1%	9.3%	8.3%
2023 Est. HH Income Under \$15,000	16.3%	14.9%	12.1%
2023 Est. Average Household Income	\$61,622	\$62,050	\$75,763
2023 Est. Median Household Income	\$49,081	\$48,078	\$54,980
2023 Est. Per Capita Income	\$25,789	\$25,224	\$31,009
2023 Est. Total Businesses	347	463	638
2023 Est. Total Employees	3,360	4,647	6,143

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<b>Race</b>			
2023 Est. White	84.1%	83.5%	83.1%
2023 Est. Black	0.4%	0.6%	1.8%
2023 Est. Asian or Pacific Islander	1.3%	1.4%	1.3%
2023 Est. American Indian or Alaska Native	0.8%	0.8%	0.8%
2023 Est. Other Races	13.4%	13.6%	12.9%
<b>Hispanic</b>			
2023 Est. Hispanic Population	493	1,116	1,654
2023 Est. Hispanic Population	13.7%	13.8%	13.1%
2028 Proj. Hispanic Population	13.9%	13.8%	13.1%
2020 Hispanic Population	18.7%	19.3%	16.3%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	2,568	5,741	9,166
2023 Est. Elementary (Grade Level 0 to 8)	3.2%	3.5%	3.7%
2023 Est. Some High School (Grade Level 9 to 11)	10.6%	9.9%	9.1%
2023 Est. High School Graduate	41.6%	37.0%	32.5%
2023 Est. Some College	24.8%	25.7%	26.6%
2023 Est. Associate Degree Only	5.7%	7.6%	9.5%
2023 Est. Bachelor Degree Only	11.2%	11.9%	13.2%
2023 Est. Graduate Degree	3.0%	4.4%	5.4%
<b>Housing</b>			
2023 Est. Total Housing Units	1,704	3,738	6,029
2023 Est. Owner-Occupied	37.7%	43.5%	49.4%
2023 Est. Renter-Occupied	50.5%	43.9%	35.5%
2023 Est. Vacant Housing	11.7%	12.6%	15.1%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	2.5%	2.5%	4.2%
2023 Homes Built 2000 to 2009	6.6%	10.0%	10.4%
2023 Homes Built 1990 to 1999	11.7%	14.2%	11.8%
2023 Homes Built 1980 to 1989	8.6%	12.5%	12.0%
2023 Homes Built 1970 to 1979	8.8%	8.2%	10.9%
2023 Homes Built 1960 to 1969	1.4%	2.3%	3.2%
2023 Homes Built 1950 to 1959	9.6%	9.4%	8.1%
2023 Homes Built Before 1949	39.1%	28.2%	24.4%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	1.1%	1.4%	1.4%
2023 Home Value \$500,000 to \$999,999	3.3%	5.4%	9.9%
2023 Home Value \$400,000 to \$499,999	2.5%	8.7%	13.3%
2023 Home Value \$300,000 to \$399,999	5.9%	10.9%	17.1%
2023 Home Value \$200,000 to \$299,999	46.8%	35.3%	28.1%
2023 Home Value \$150,000 to \$199,999	26.5%	19.9%	14.4%
2023 Home Value \$100,000 to \$149,999	8.9%	6.6%	5.7%
2023 Home Value \$50,000 to \$99,999	1.8%	1.2%	1.2%
2023 Home Value \$25,000 to \$49,999	0.2%	1.2%	2.1%
2023 Home Value Under \$25,000	3.0%	9.4%	6.6%
2023 Median Home Value	\$220,137	\$235,362	\$281,931
2023 Median Rent	\$879	\$872	\$864

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	2,934	6,561	10,401
2023 Est. Civilian Employed	53.3%	49.9%	49.3%
2023 Est. Civilian Unemployed	4.9%	3.0%	2.9%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	41.9%	47.1%	47.7%
2023 Labor Force Males	48.4%	48.5%	50.3%
2023 Labor Force Females	51.6%	51.5%	49.7%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	1,562	3,277	5,128
2023 Mgmt, Business, & Financial Operations	8.3%	12.4%	13.7%
2023 Professional, Related	13.9%	14.0%	17.0%
2023 Service	31.1%	29.1%	24.7%
2023 Sales, Office	23.8%	20.0%	17.3%
2023 Farming, Fishing, Forestry	6.4%	6.8%	6.6%
2023 Construction, Extraction, Maintenance	5.4%	5.0%	7.4%
2023 Production, Transport, Material Moving	11.0%	12.6%	13.1%
2023 White Collar Workers	46.1%	46.4%	48.1%
2023 Blue Collar Workers	53.9%	53.6%	51.9%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	69.3%	73.8%	75.7%
2023 Drive to Work in Carpool	6.7%	7.1%	7.5%
2023 Travel to Work by Public Transportation	3.6%	2.0%	1.4%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	5.8%	5.9%	4.8%
2023 Other Means	8.3%	4.8%	3.3%
2023 Work at Home	6.3%	6.4%	7.3%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	59.9%	60.2%	57.3%
2023 Travel to Work in 15 to 29 Minutes	24.4%	23.6%	24.4%
2023 Travel to Work in 30 to 59 Minutes	9.0%	9.8%	12.3%
2023 Travel to Work in 60 Minutes or More	6.6%	6.5%	6.0%
2023 Average Travel Time to Work	11.3	12.2	12.9
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$75.82 M	\$165 M	\$295.92 M
2023 Est. Apparel	\$2.62 M	\$5.71 M	\$10.27 M
2023 Est. Contributions, Gifts	\$4.05 M	\$8.92 M	\$16.41 M
2023 Est. Education, Reading	\$2.18 M	\$4.8 M	\$8.89 M
2023 Est. Entertainment	\$4.14 M	\$9.07 M	\$16.51 M
2023 Est. Food, Beverages, Tobacco	\$11.88 M	\$25.75 M	\$45.75 M
2023 Est. Furnishings, Equipment	\$2.58 M	\$5.64 M	\$10.27 M
2023 Est. Health Care, Insurance	\$7.07 M	\$15.41 M	\$27.63 M
2023 Est. Household Operations, Shelter, Utilities	\$25.14 M	\$54.4 M	\$96.69 M
2023 Est. Miscellaneous Expenses	\$1.42 M	\$3.1 M	\$5.59 M
2023 Est. Personal Care	\$1.01 M	\$2.21 M	\$3.97 M
2023 Est. Transportation	\$13.74 M	\$29.99 M	\$53.94 M

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