



FOR SALE



PRICE REDUCED

TILLAMOOK INVESTMENT OPPORTUNITY

Bank Building Retail Space

± 5,297 SF Building on 0.46 AC Lot | \$1,225,000

2405 3rd St. Tillamook, OR 97141

- Rare Opportunity to Acquire a Class A Single-Tenant Investment Property Located Between Hwy. 6 and Hwy. 101 in Tillamook, Oregon
- Immaculately Kept Building with Recent Upgrades to the Drive-thru Awning and Exterior of the Building
- Ample Parking and Easy Ingress/Egress around the Building
- Bank Recently Signed New Five-Year Extension

KAREN BUSTEED

Senior Vice President | Licensed in OR

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	2405 3rd St. Tillamook, OR 97141
Building Area	5,297 SF
Gross Land Area	20,021 SF (0.46 AC) Lot
Year Built	1974
Use Type	Bank
County	Tillamook
Zoning	TMCC
Sale Price	\$1,225,000

Zoning Information:

The purpose of the CC zone is to designate areas for high intensity commercial and some light industrial activities within unincorporated community boundaries. The zone is intended to accommodate all commercial needs of the community, surrounding rural areas, and visitors. Uses include retail establishments, personal and business services, offices, etc.

Investment & Location Highlights:

2405 3rd St enjoys a prime high-traffic location in Tillamook, steps from retail and dining highlights. Main streets such as Hwy 101 and Hwy 6 are blocks away and provide access to and from other parts of the inner trade area.

Nearby Highlights

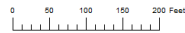
- Blue Star Espresso
- De Garde Brewing
- Fred Meyer
- Garcia's Cocina
- La Mexicana
- Luz Mexican
- Pelican Brewing
- Safeway
- Starbucks
- The Corral Grill
- The Crazy Torta & Seafood
- Tillamook Meat Inc.
- Tora Sushi Lounge
- Werner Beef & Brew



PLAT MAP

PLAT MAP

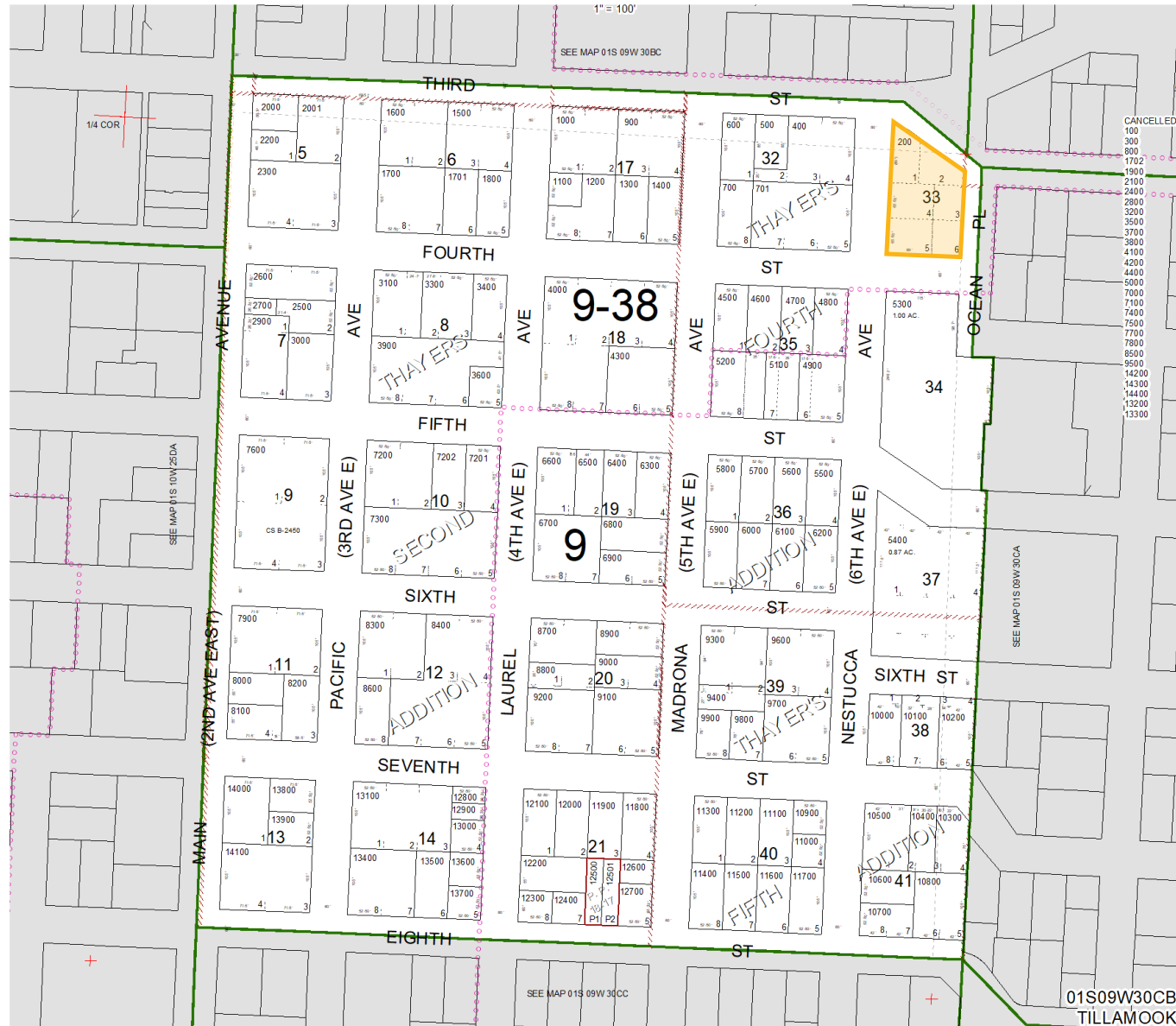
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W.1/4 S.W.1/4 SEC.30 T.1S. R.9W. W.M.

TILLAMOOK COUNTY

01S09W30CB
TILLAMOOK



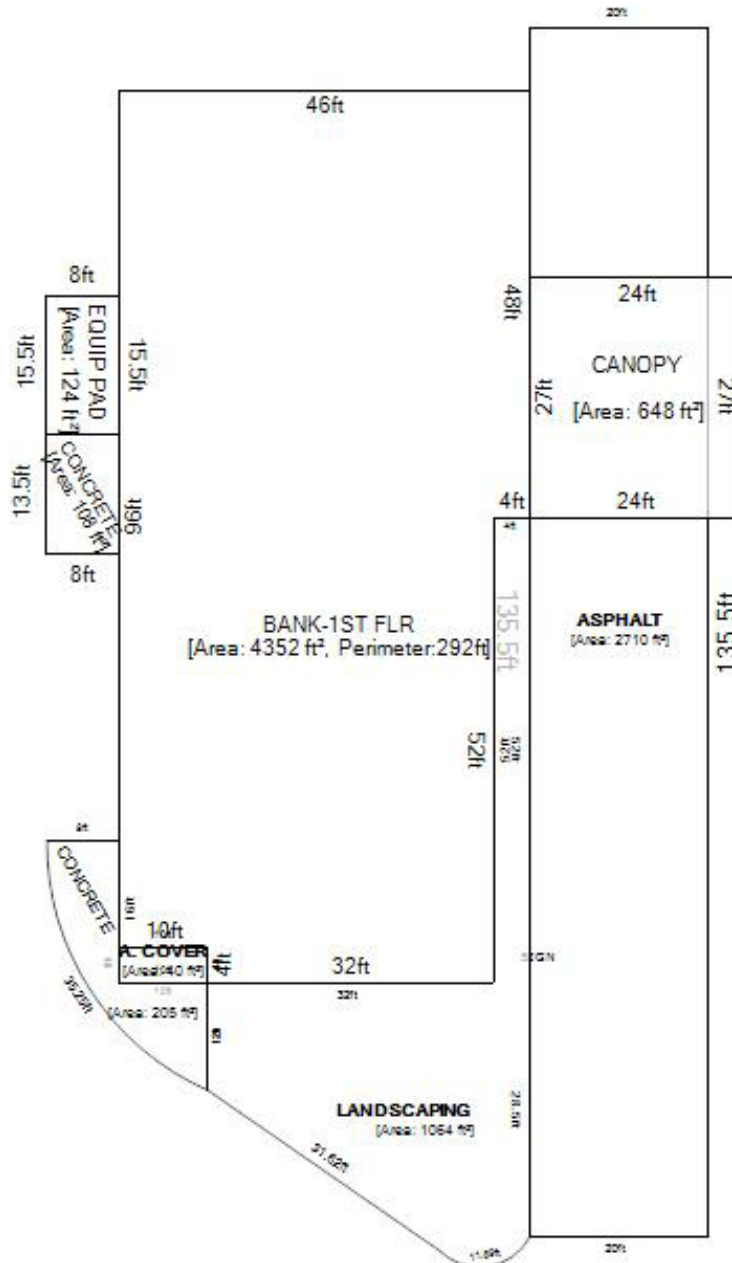
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TILLAMOOK

Revised 2/12/19, WS



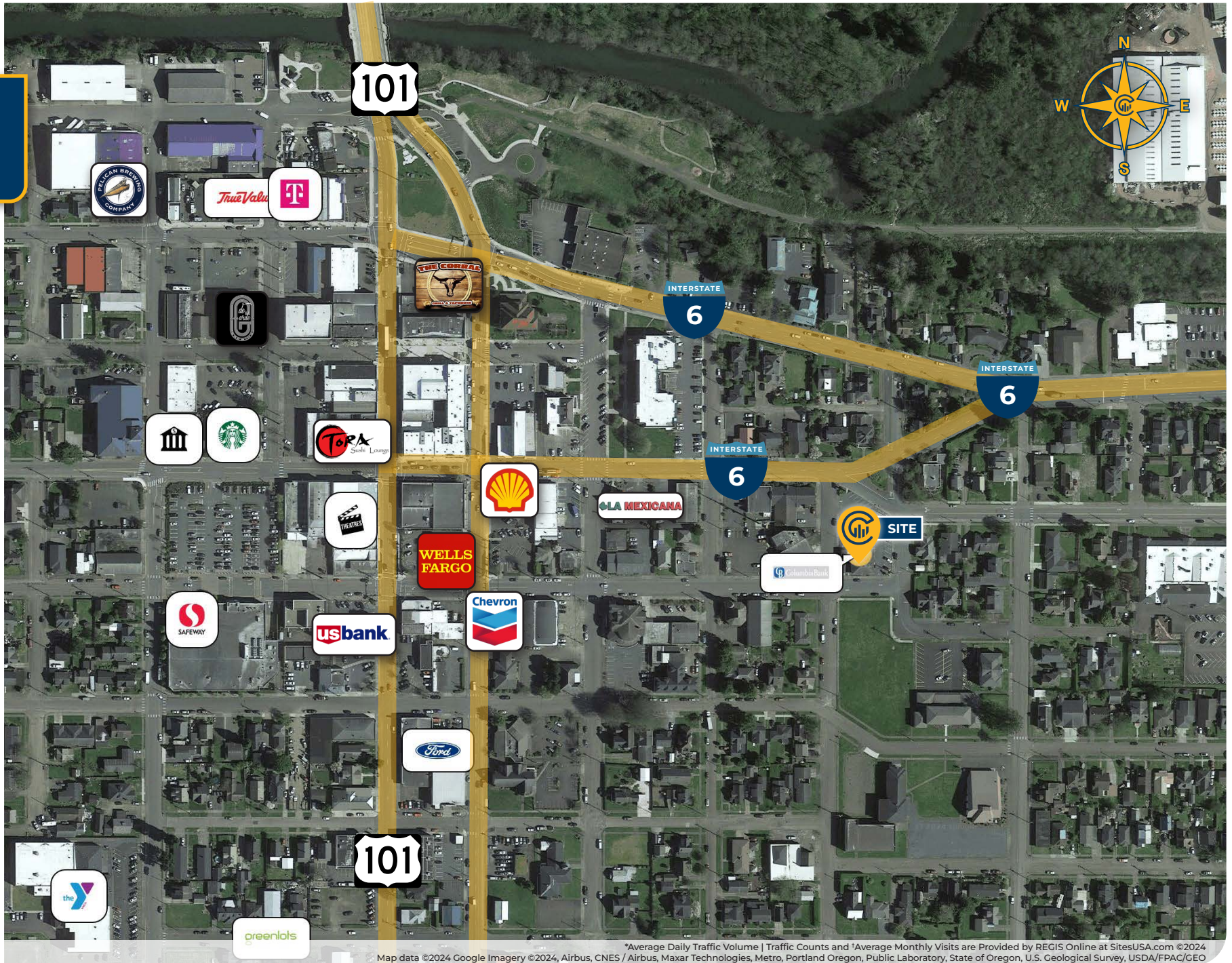
SITE PLAN

SITE PLAN





LOCAL AERIAL MAP

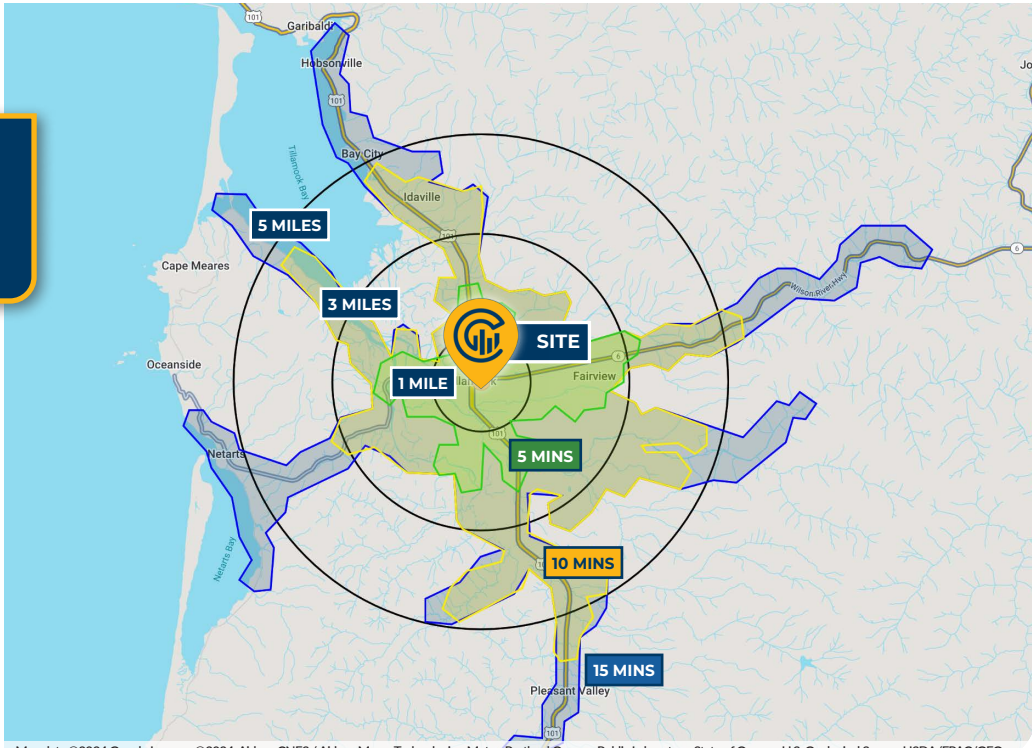


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*Average Daily Traffic Volume | Traffic Counts and †Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	3,734	6,749	10,120
2029 Projected Population	3,822	6,939	10,273
2020 Census Population	4,581	7,942	11,866
2010 Census Population	4,429	7,523	11,227
Projected Annual Growth 2024 to 2029	0.5%	0.6%	0.3%
Historical Annual Growth 2010 to 2024	-1.1%	-0.7%	-0.7%
Households & Income			
2024 Estimated Households	1,564	2,691	4,001
2024 Est. Average HH Income	\$69,118	\$72,179	\$79,558
2024 Est. Median HH Income	\$57,137	\$54,534	\$60,645
2024 Est. Per Capita Income	\$29,047	\$28,862	\$31,526
Businesses			
2024 Est. Total Businesses	340	486	633
2024 Est. Total Employees	3,346	4,833	6,063
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1			

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