

FOR LEASE

1,000 SF | \$1.70/SF/MO. NNN

Newton Creek Retail Center High-Visibility Endcap Retail Space

3019 NW Stewart Parkway, Suite 306, Roseburg, OR 97471



PROPERTY DETAILS

Suite 306:	1,000 SF
Lease Rate:	\$1.70/SF/Mo. NNN
CAMs:	Est. at \$0.84/SF/Mo.
Zoning:	General Commercial (C-3)
Parking:	69 surface stalls (5.0/1,000 SF)
Availability:	Available Now

HIGHLIGHTS

- Endcap location with excellent visibility and access
- Building signage available on both front and rear elevations
- Open layout suitable for a variety of retail or service users
- Traffic counts exceeding 16,830 (AADT 2025) on Stewart Parkway and 36,000 (AADT 2024) on I-5
- Expansive storefront glass with strong natural light

Matt Sichel, Broker | Dan Kemp, CCIM
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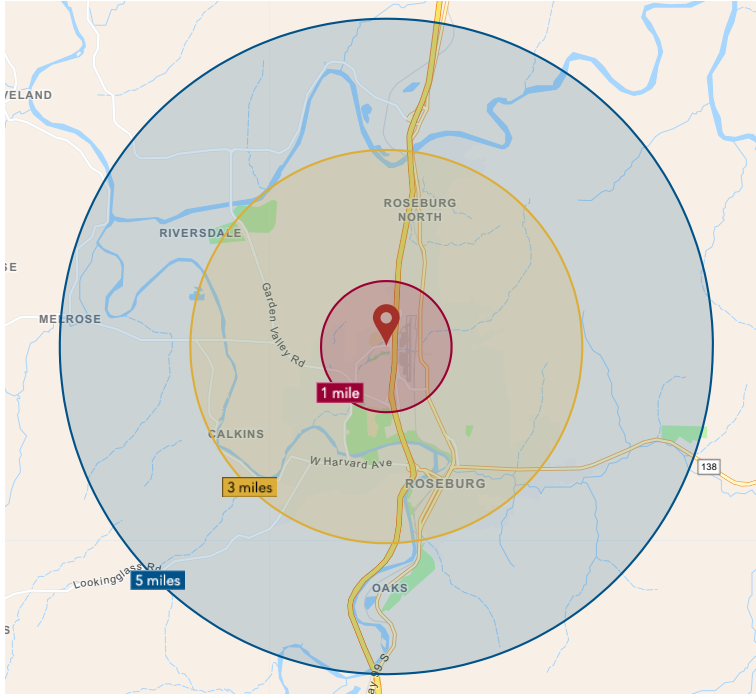
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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2020 Census Population	5,261	29,085	34,871
2025 Estimated Population	5,579	30,237	36,338
2030 Projected Population	5,663	30,652	36,810
2010-2020 Historic Annual Growth	0.86%	0.42%	0.44%
2024-2029 Projected Annual Growth	0.30%	0.27%	0.26%
Households & Income			
2025 Estimated Households	2,519	12,792	15,322
2025 Est. Average HH Income	\$64,687	\$74,584	\$80,366
2025 Est. Median HH Income	\$44,413	\$56,411	\$60,143
2025 Est. Per Capita Income	\$28,627	\$31,594	\$33,863
Businesses			
2025 Est. Total Businesses	602	1,855	2,044
2025 Est. Total Employees	9,273	21,305	23,081
2025 Est. Unemployment Rate	7.8%	5.4%	5.2%



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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