



1195 Newmark Ave

1195 Newmark Ave, Coos Bay, OR 97420

Bay Area Property Managment

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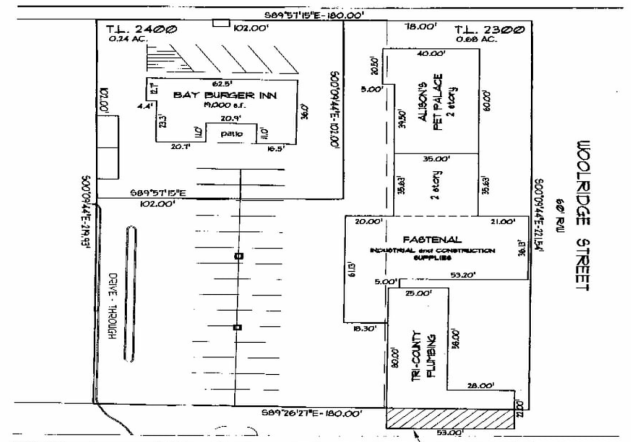
1195 Newmark Ave

\$8.40 /SF/YR

Located at the corner of the intersection of Newmark Avenue, this well-established commercial property boasts three commercial units on the ground level and a fully separate one-bedroom apartment above—ideal for owner-occupancy or on-site management. The property is in the C2 zoning and offers a mix of allowed commercial uses. Constructed with a durable concrete slab and post-and-beam framing, the building features a metal roof (partially replaced in July 2023), ensuring long-term reliability.

Set on a 0.31-acre lot, the corner site offers three-street access and 200 ft of street frontage. The building has a mix of parking areas but shares ample surface parking for ~40 vehicles with the restaurant building located at 1175 Newmark Ave. Parking is normally available. The signalized intersection ensures...

- High Traffic Area
- Street Frontage & High Visibility
- Owner may be willing to make improvements
- Dispensory Allowed
- Door the street from brand new Taco Bell development



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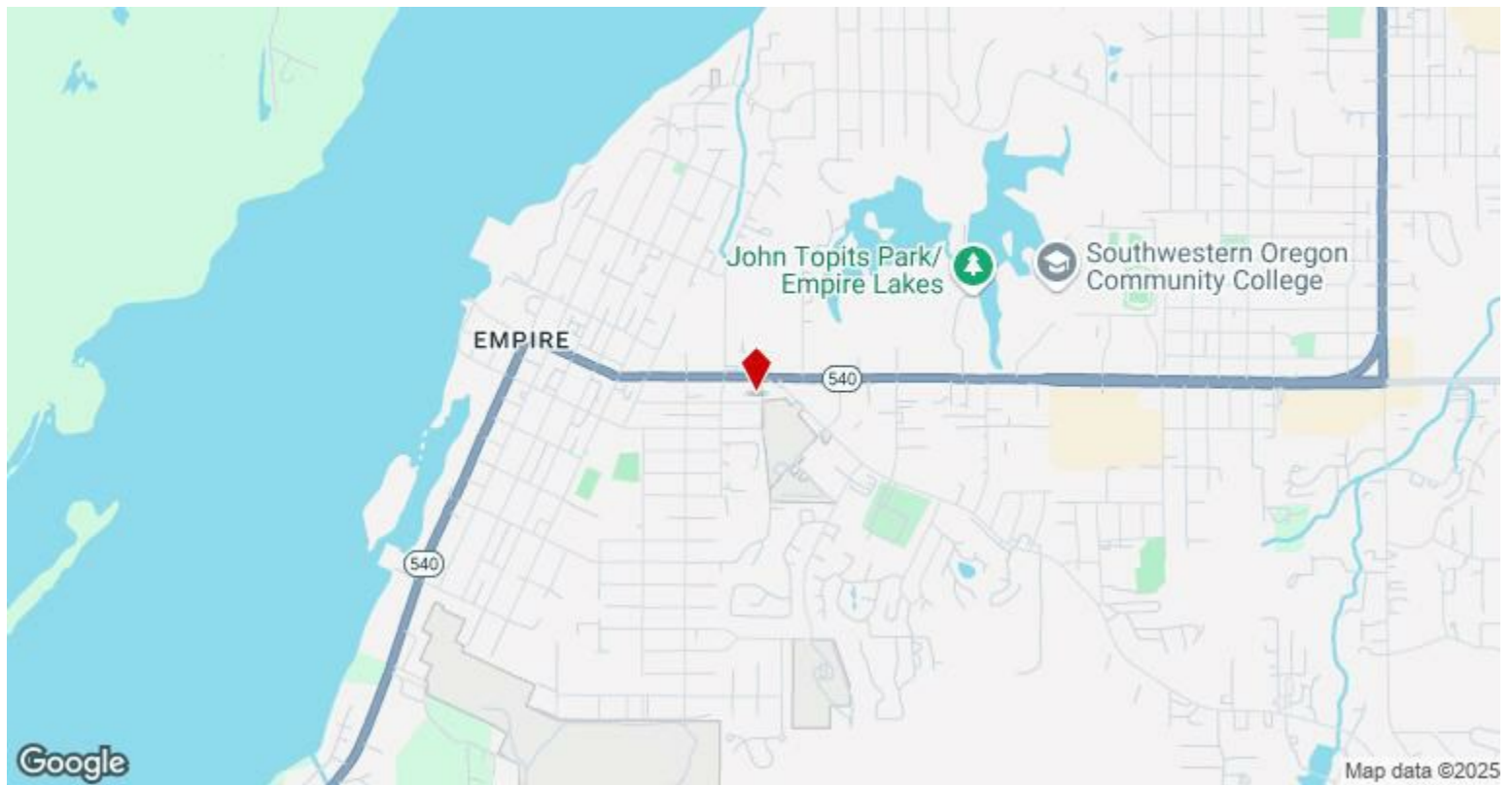


Rental Rate:	\$8.40 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Gross Leasable Area:	10,700 SF
Year Built:	1952
Walk Score ®:	71 (Very Walkable)
Rental Rate Mo:	\$0.70 /SF/MO

1st Floor Ste B

Space Available	3,220 SF
Rental Rate	\$8.40 /SF/YR
Date Available	Now
Service Type	[object Object]
Space Type	Relet
Space Use	Retail
Lease Term	1 - 10 Years

1195 Newmark Ave Suite-B offers ~3,220 sq ft of usable commercial space. Suite B is positioned in the center of the small commercial complex, with parking directly out front. There is street-side signage and glass storefront visibility once inside the parking area, and plenty of parking is always available. The unit can be used as a commercial space, flex space, or retail space. Open floorplan layout with a gated loading area, deliveries, or a secured parking area. The space has primarily been used as a flex commercial space and was last leased to multi-national hardware supplier Fastenal and used as a retail hardware store. The building exterior has recently received a fresh coat of paint (less sun damage as seen in photos). The space does need some minor TLC, but leaving the space as is until interested tenants express their requirements. The property owner is willing to help with the costs of TLC improvements. Space is available now and asking for \$0.70/sq.ft. = \$2,254/month.



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Located at the corner of the intersection of Newmark Avenue. The signalized intersection ensures excellent traffic visibility and accessibility, making it a natural retail destination with strong consumer exposure.

High-traffic commercial corridor

Property Photos



Property Photos



Property Photos

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