

66234 N BAY RD

66234 N Bay Rd, North Bend, OR 97459

Marcus & Millichap



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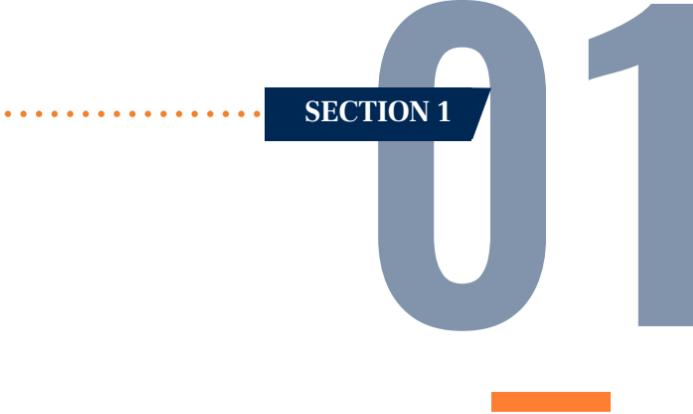
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Activity ID #ZAG0090953

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SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Regional Map
Local Map
Aerial Map

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OFFERING SUMMARY

66234 N BAY RD



Listing Price
\$3,000,000



Cap Rate
7.00%



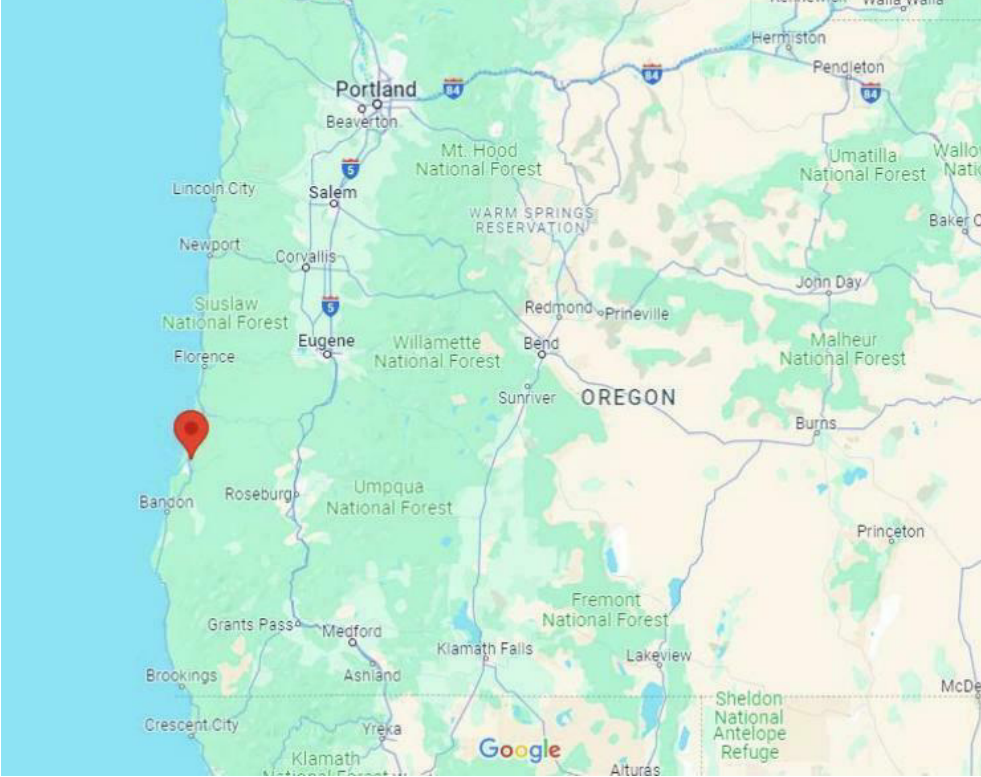
Price/SF
\$238.00

FINANCIAL

Listing Price	\$3,000,000
NOI	\$210,000
Cap Rate	7.00%
Price/SF	\$238.00
Occupancy	100%

PROPERTY

Square Feet	12,605 SF
Lot Size	6.75 Acres (294,030 SF)
Year Built	1995/



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INVESTMENT OVERVIEW

This offering provides a strong income-producing opportunity through a sale-leaseback with a trusted seafood producer that has operated along the southern Oregon Coast since 1981. The property features nearly seven acres of waterfront land, supporting processing, retail, and operational uses, and includes well-kept facilities built to accommodate the tenant's long-standing business model. Its proximity to Highway 101 ensures efficient regional access while maintaining the natural coastal setting that supports oyster cultivation. Designed for investors seeking stable returns with minimal landlord responsibilities, this asset combines reliable tenancy with a desirable location and functional improvements that align with the continued growth of the coastal seafood industry.

INVESTMENT HIGHLIGHTS

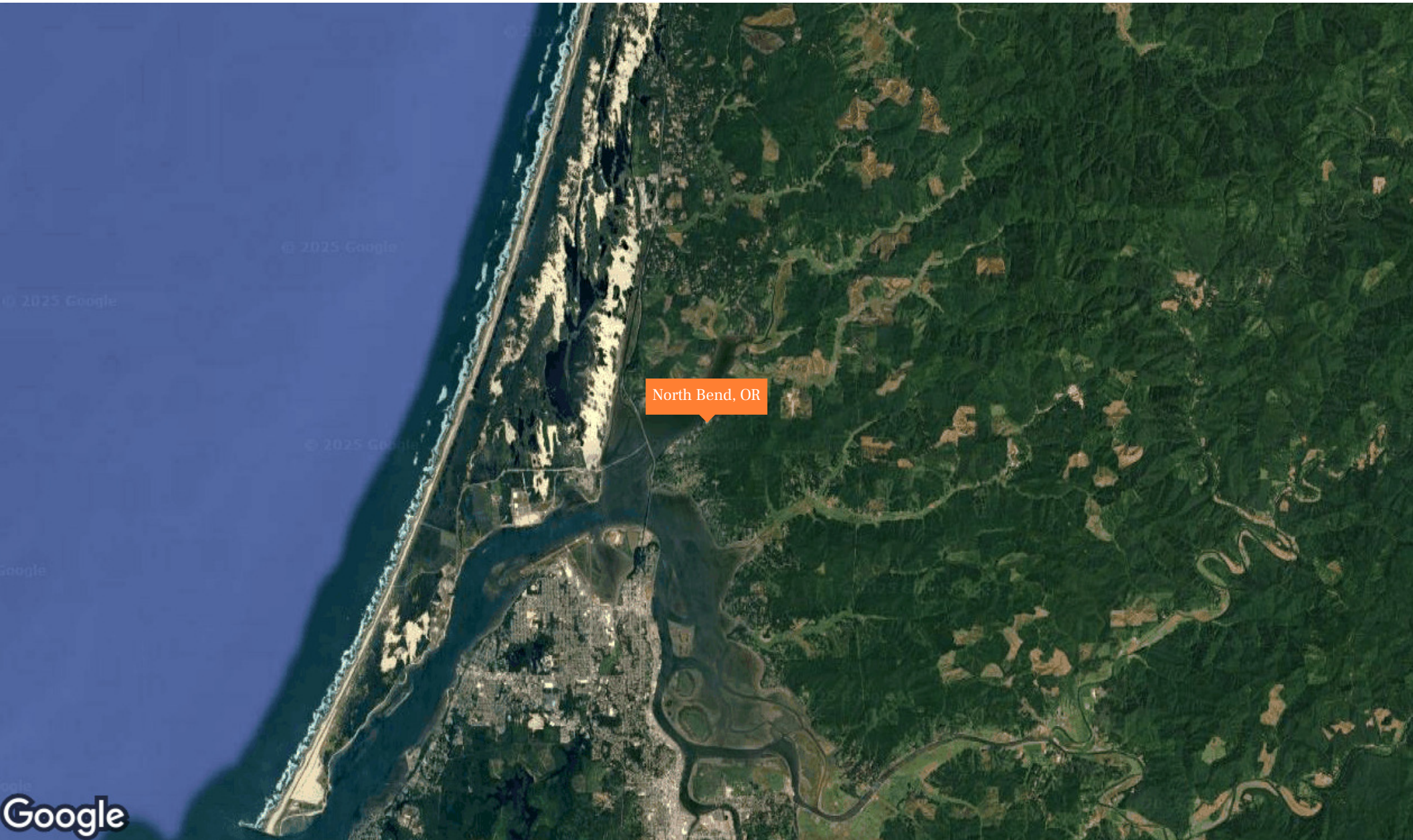
Long-Term Passive Income – Opportunity for a sale-leaseback with a well-established seafood operator in business since 1981, offering stable cash flow.

Well-Maintained Waterfront Facilities – Nearly 6.75 acres with a processing facility, restaurant/deli, office space, shop building, and dock frontage on Haynes Inlet, with the main structure built in

Strategic Coastal Location – Located just one mile off Highway 101 near North Bend, providing direct access to transportation routes and positioned within a region known for sustainable seafood production.

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REGIONAL MAP



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LOCAL MAP

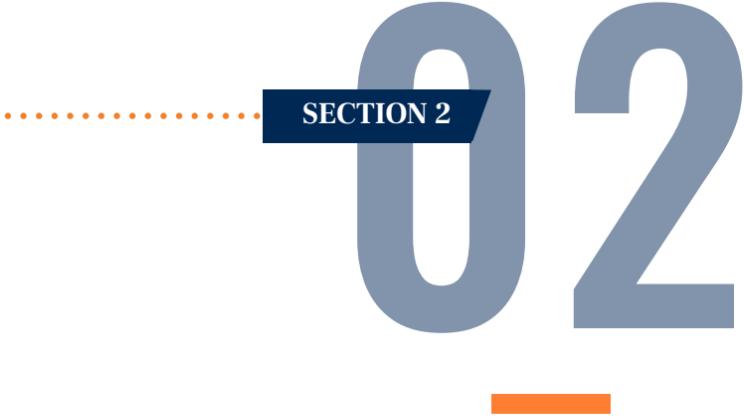


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 AERIAL MAP



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SECTION 2

SALE COMPARABLES

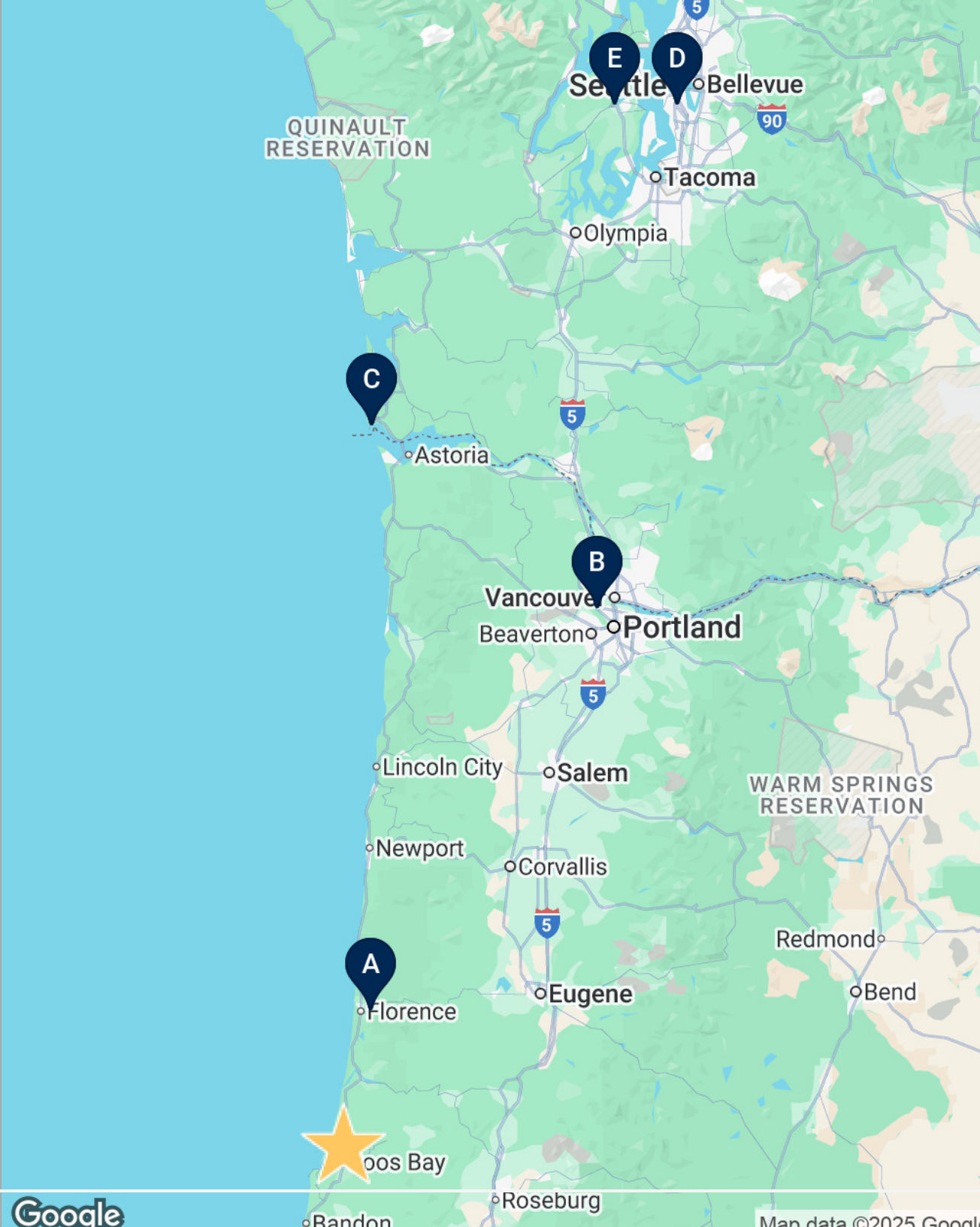
Sale Comps Map
Sale Comps Summary
Price per SF Chart
Sale Comps
Broker of Record

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SALE COMPS MAP

- ★ 66234 N Bay Rd
- A 6750 OR-126
- B 8888 NW St Helens Rd
- C 161 Robert Gray Dr
- D 836 S Kenyon St
- E 1599 SW Bay St



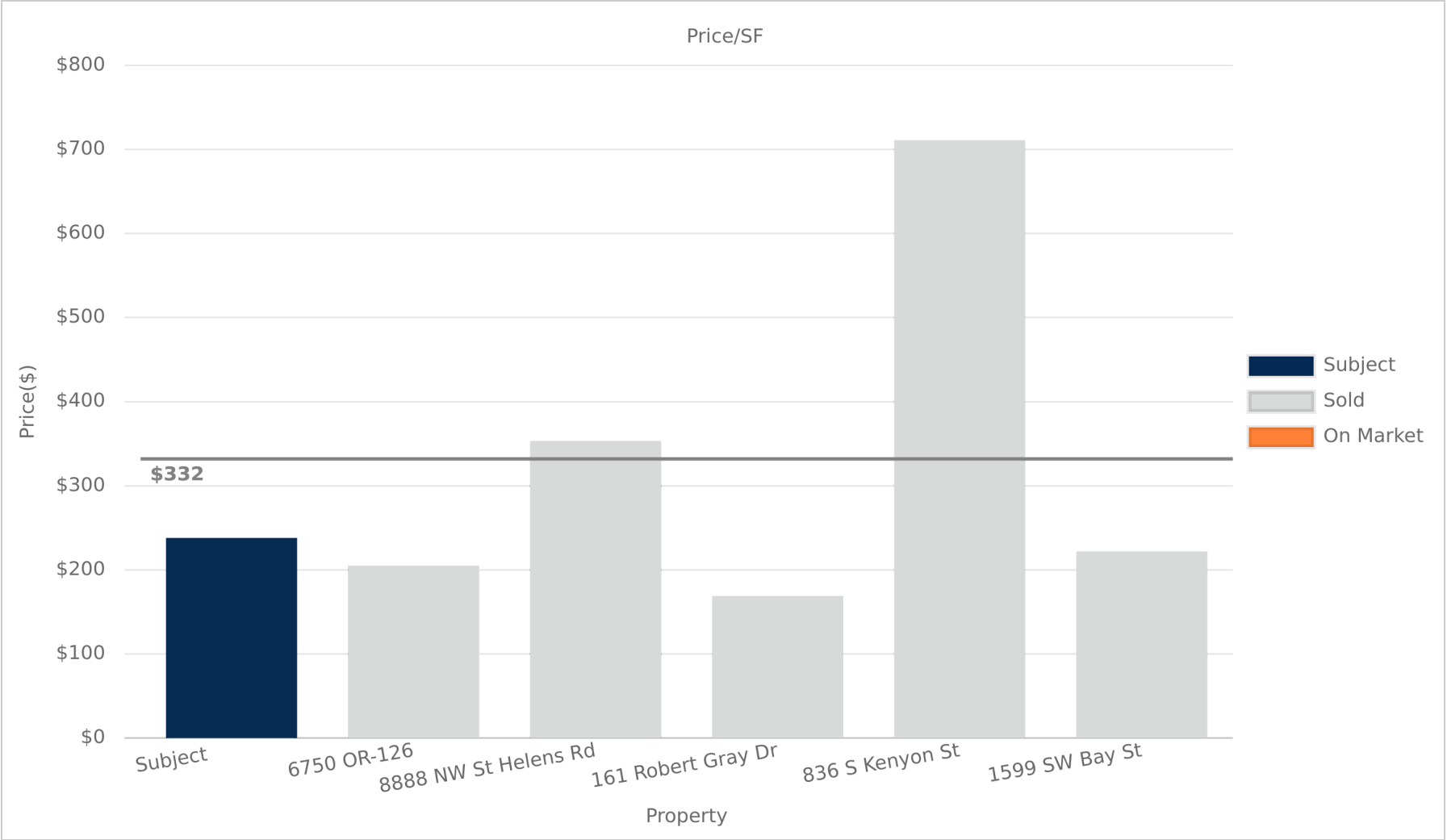
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SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	CAP RATE	SQUARE FEET	PRICE/SF	LOT SIZE	CLOSE
	66234 N Bay Rd 66234 N Bay Rd North Bend, OR 97459	\$3,000,000	7.00%	12,605 SF	\$238.00	6.75 AC	On Market
	SALE COMPARABLES	PRICE	CAP RATE	SQUARE FEET	PRICE/SF	LOT SIZE	CLOSE
	6750 OR-126 Florence, OR 97439	\$525,000	-	2,560 SF	\$205.08	0.92 AC	10/01/2019
	8888 NW St Helens Rd Portland, OR 97231	\$4,750,000	-	13,440 SF	\$353.42	4.29 AC	11/10/2021
	161 Robert Gray Dr Ilwaco, WA 98624	\$1,850,000	-	10,946 SF	\$169.01	1.98 AC	02/15/2022
	836 S Kenyon St Seattle, WA 98108	\$1,770,000	-	2,490 SF	\$710.84	0.35 AC	07/19/2024
	1599 SW Bay St Port Orchard, WA 98366	\$1,950,000	-	8,786 SF	\$221.94	5.05 AC	05/08/2025
	AVERAGES	\$2,169,000	-	7,644 SF	\$332.06	2.52 AC	-

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PRICE PER SF CHART



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SALE COMPS



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Listing Price:	\$3,000,000	Occupancy:	100%
Year Built/Renovated:	1995/-	Property Type:	Industrial
COE:	On Market	Square Feet:	12,605
Lot Size:	6.75 Acres		



6750 OR-126

Florence, OR 97439

Sale Price:	\$525,000	Year Built/Renovated:	1925/-
Property Type:	Industrial	COE:	10/01/2019
Square Feet:	2,560 SF	Lot Size:	0.92 Acres

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SALE COMPS



B 8888 NW St Helens Rd
Portland, OR 97231

Sale Price:	\$4,750,000	Year Built/Renovated:	2005/-
Property Type:	Industrial	COE:	11/10/2021
Square Feet:	13,440 SF	Lot Size:	4.29 Acres



C 161 Robert Gray Dr
Ilwaco, WA 98624

Sale Price:	\$1,850,000	Year Built/Renovated:	1970/-
Property Type:	Industrial	COE:	02/15/2022
Square Feet:	10,946 SF	Lot Size:	1.98 Acres

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SALE COMPS



D 836 S Kenyon St
Seattle, WA 98108

Sale Price:	\$1,770,000	Year Built/Renovated:	1970/-
Property Type:	Industrial	COE:	07/19/2024
Square Feet:	2,490 SF	Lot Size:	0.35 Acres



E 1599 SW Bay St
Port Orchard, WA 98366

Sale Price:	\$1,950,000	Year Built/Renovated:	1976/-
Property Type:	Industrial	COE:	05/08/2025
Square Feet:	8,786 SF	Lot Size:	5.05 Acres

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EXCLUSIVELY LISTED BY

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