

\$995,000

1088 NEWMARK AVE COOS BAY, OR



PROPERTY HIGHLIGHTS

- **Large Rectangular +/- 1.53 Acre Development Site allows for many different uses**
- **Located on a Major Traffic Route (+/- 12,000 Cars Per Day)**
- **Corner Site Allows Excellent Egress/Ingress**
- **Commercial (C Zoning)**
- **Located in the Empire Urban Renewal District**
- **APN- 1870300, 1869300, 1869200, 1870301, 339800, 339801**



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PERFECT OPPORTUNITY FOR APARTMENTS

Eligible for the MUPTE Program-Multiple Unit Property Tax Exemption (could be eligible for a 10 year property tax exemption if facility meets the criteria)

MEDICAL/HEALTH FACILITY

Zoning allows for development of a facility for drug prevention programs or substance abuse rehabilitation.

TRANSIT STATION

Zoning allow for a transit hub and bus parking facility.

RETAIL USES

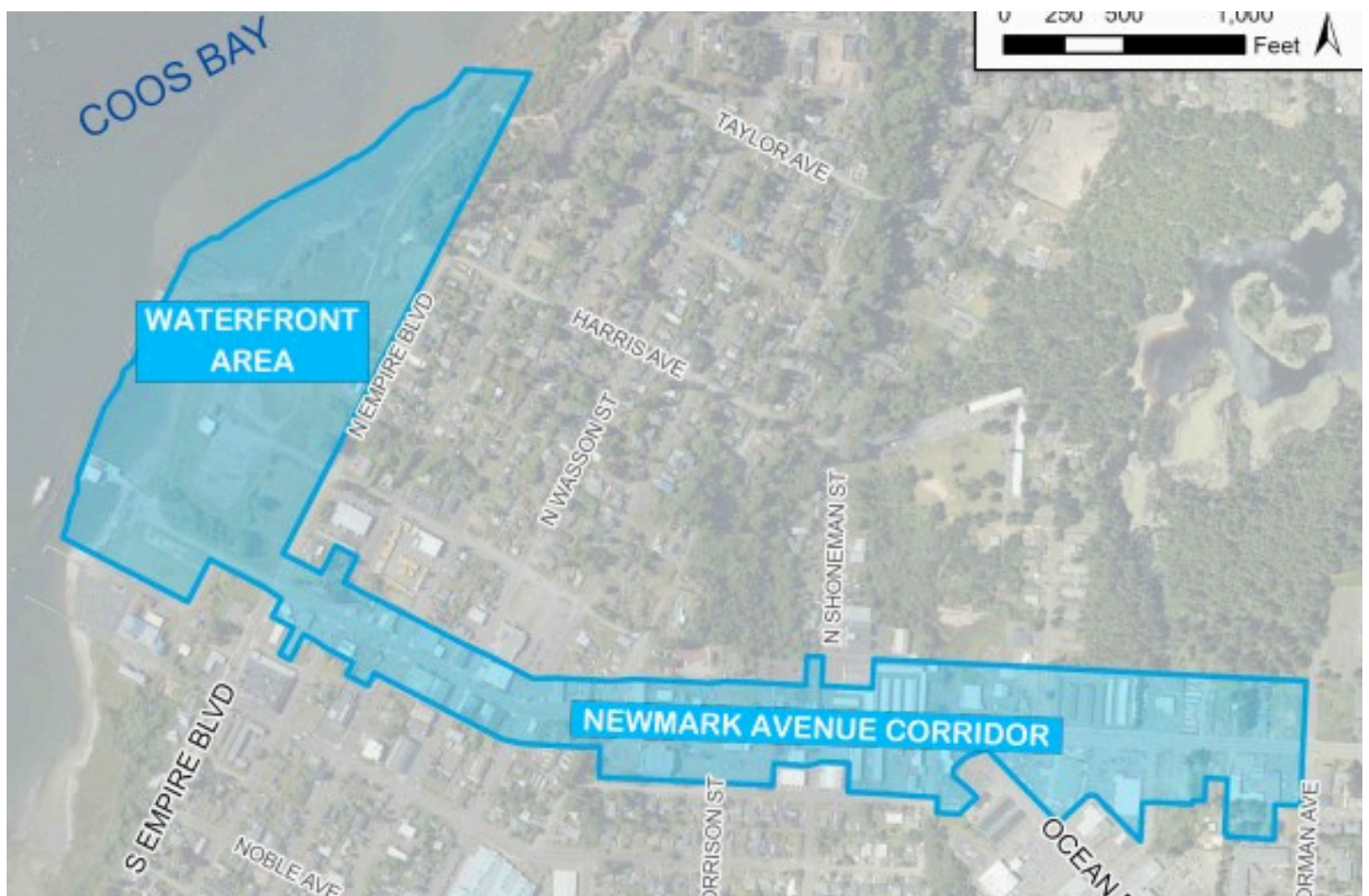
Suitable for a range of retail uses, including a convenience store, building materials supply, hardware store, restaurant, or bar.

RECREATION FACILITY

Great potential for recreational development such as a theater, performance venue, or bowling alley.



Empire offers the perfect location to launch, expand, or relocate your business



Strategically, the Newmark Avenue Corridor is ideally positioned to attract development. Not only is Newmark Avenue already a heavily trafficked street lined with commercial uses, but it provides direct access to the Waterfront Area, which is poised for new development.

PROPERTY LOCATION MAP- AERIAL PERSPECTIVE



GORGEOUS NATURAL BEAUTY

Located just blocks from 1088 Newmark Avenue, John Topits Park offers 120 acres of natural beauty, with wooded trails, the serene Empire Lakes for kayaking and fishing, and 5.5 miles of walking and biking paths—all in a peaceful, motor-free environment.



THE SURROUNDING AREA

Oregon's spectacular coast



DEMOGRAPHICS

POPULATION

There are 15,867 residents in Coos Bay, with a median age of 42. Of this, 46.76% are males and 53.24% are females. US-born citizens make up 93.75% of the resident pool in Coos Bay, while non-US-born citizens account for 3.44%. Additionally, 2.8% of the population is represented by non-citizens. A total of 13,525 people in Coos Bay currently live in the same house as they did last year.

		Y-o-Y Change
Total Population	15,867	-0.5%
Male Population	7,420	-3.0%
Female Population	8,447	1.8%



		Y-o-Y Change
Median Age	42	-1.9%
Citizen U.S. Born	14,876	-1.0%
Citizen not U.S. Born	546	11.4%
Not Citizen	445	1.4%



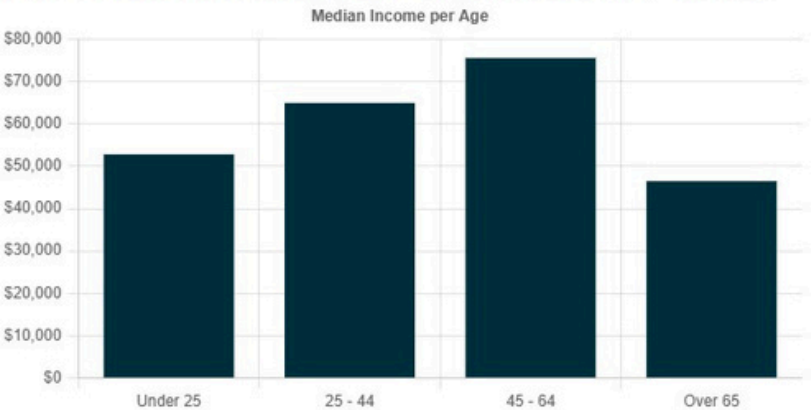
		Y-o-Y Change
Moved from Abroad	82	64.0%
Moved from Same County	1,260	1.8%
Moved from Same State	264	-17.8%
Moved from Different State	634	5.3%
Same House as Last Year	13,525	-0.8%



INCOME

The average annual household income in Coos Bay is \$71,958, while the median household income sits at \$55,292 per year. Residents aged 25 to 44 earn \$64,929, while those between 45 and 64 years old have a median wage of \$75,545. In contrast, people younger than 25 and those older than 65 earn less, at \$52,804 and \$46,481, respectively.

		Y-o-Y Change
Average Household Income	\$71,958	3.0%
Median Household Income	\$55,292	3.7%
People below Poverty Level	2,205	-4.3%
People above Poverty Level	13,260	-0.9%



EMPLOYMENT

White-collar workers make up 77.85% of the working population in Coos Bay, while blue-collar employees account for 22.15%. There are also 1,240 entrepreneurs in Coos Bay (8.83% of the workforce); 9,084 workers employed in private companies (64.69%); and 2,514 people working in governmental institutions (17.9%).

		Y-o-Y Change
White Collar	10,932	95.5%
Blue Collar	3,110	88.0%



		Y-o-Y Change
Self Employees	1,240	121.0%
Private Companies	9,084	92.7%
Governmental Workers	2,514	80.1%
Not for Profit Companies	1,204	110.1%



HOUSEHOLDS

There are a total of 6,972 households in Coos Bay, each made up of around 2 members. Family establishments represent 52.29% of these Coos Bay households, while non-family units account for the remaining 47.71%. Additionally, 21.51% of households have children and 78.49% of households are without children.

		Y-o-Y Change
Total households	6,972	-3.9%
Average People per Household	2	-7.4%
Family Households	3,646	-4.7%
Non-Family Households	3,326	-3.1%



		Y-o-Y Change
Households with Children	1,500	-0.5%
Households without Children	5,472	-4.8%



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