

PACIFIC COAST MEDICAL PARK



20,201 SF Health Care Building

1957-1963 Thompson Rd – Coos Bay | Oregon 97420



Joe Aguirre and Joel Sweet Brokers C:541-217-7710 | C: 541-290-9597

TABLE OF CONTENTS

03

PROPERTY OVERVIEW

04

RENT ROLL

05

AREA INFO

06

INVESTMENT HIGHLIGHTS

07-09

UNIT OVERVIEW

10-13

CITY OVERVIEW

PROPERTY OVERVIEW

Modern Timber-Framed Medical Complex – Prime Location! Seize the opportunity to invest in this impressive, newer construction medical complex, ideally situated next to the hospital in a bustling area of similar medical uses. This property is currently 100% leased on a gross modified basis, offering a lucrative sale-leaseback opportunity with potential for owner-occupant options. Property Features: Generous Space: Expansive open-plan layout with stunning timber-framed ceilings. Functional Design: Multiple suites of varying sizes attract a diverse range of businesses, ensuring a versatile tenant base. Exterior Appeal: Enjoy ample parking, elegant landscaping, and prominent signage to enhance your brand's visibility. This property is perfect for investors seeking immediate rental income and the flexibility to expand or relocate their business in the future. Additionally, a separate standalone building with expansion options is included. Act Now! Contact your realtor today to discuss lease details or schedule your private tour. Don't miss the opportunity to view this exceptional property in action. DON'T MISS THE OPPORTUNITY TO ADD THIS GREAT ASSET TO YOUR INVESTMENT PORTFOLIO!



List Price

\$3,500,000



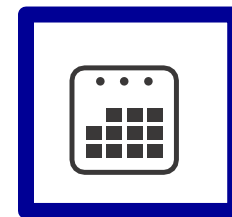
CAP Rate

5.30%



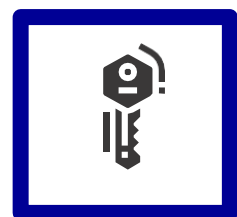
AGI

\$297,300



NOI

\$185,627



UNITS

12



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RENT ROLL

Suite #/ Address	Tenant Name	General Use	Unit SF	Current Monthly Rent
1963	Spectrum Prosthetics	Prosthetics	2,108	\$2,902
A	Starting Line Physical Therapy	Physical Therapist	2,851	\$4,432
B	O'Bryan Advanced Dentistry	Dentist	2,362	\$3,953.86
C	Dr. Mike Lanza	Pediatrician	1,039	\$2,031.75
D	Voth Family Chiropractic	Chiropractic	864	\$1,698.77
E	Lori Shott FNP Dba: Horizon Medical	Medical Exams	546	\$1,260.00
F	Peace Health	medical	1,315	\$3,255.23
G	Lindsay Reeves NP - Optimal Holistic Health	Wellness	769	\$1,650.00
H-208 and H-209 H- 210	Performance Home Medical	Medical Supplies	460	\$914.13
I	Performance Home Medical	Medical Supplies	418	\$848.93
J	Jaine LaDoux Counseling LLC	Counselor	418	\$834.75
K-220 and 223	Gayle Goldblatt	Licensed Clinical Therapist	515	\$993.62
			Monthly Income	\$24,775
			Annual Gross Income	\$297,300.48



APN

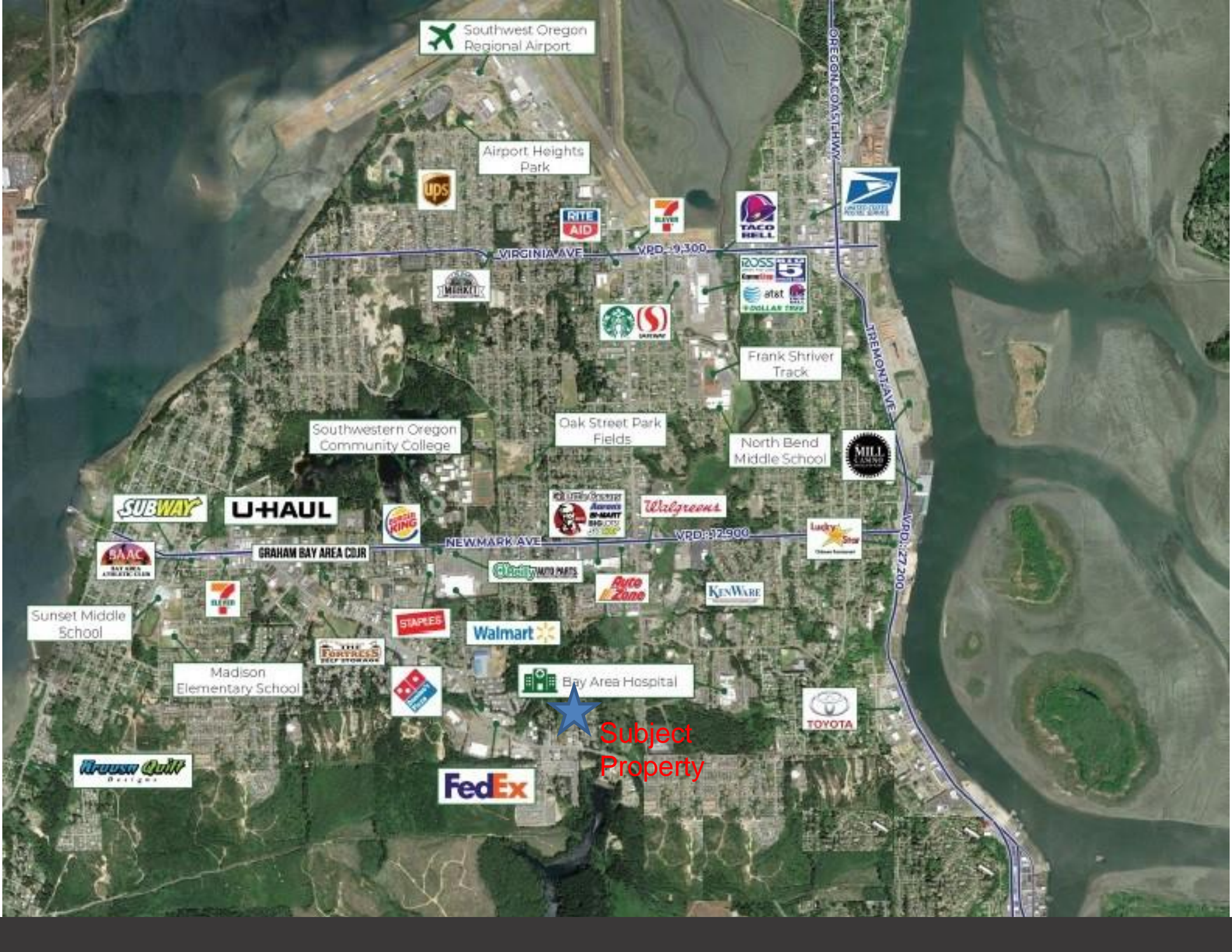
25-13-22 CB TL 3700

Building Size

20,201 SF

Land Size

4.0 Acres



✈ Southwest Oregon Regional Airport

Airport Heights Park



VIRGINIA AVE

VRD: -9,300

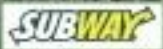


Frank Shriver Track

Southwestern Oregon Community College

Oak Street Park Fields

North Bend Middle School



U-HAUL



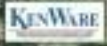
Walgreens

VRD: 12,900



GRAHAM BAY AREA COJR

NEWMARK AVE



Sunset Middle School

Madison Elementary School



Bay Area Hospital



Subject Property



OREGON.COM/ST/HHW

THE MONTROSE AVE

VRD: 12,700

INVESTMENT HIGHLIGHTS

Pacific Coast Medical Park \$3,500,000.00

Current - Projected Financial Statement:

Total Revenue: Current

Total Income: \$297,300

AGI	\$297,300
Expenses	
Utilities	\$23,705.00
Taxes	\$51,359.37
Insurance	\$7,932.00
Management and Accounting	\$16,440.00
Garbage	\$7,736.00
Landscaping	\$4,500.00
Total Expenses	\$111,672.37
Net Operating Income	\$185,627.63
List Price	\$3,500,000.00
Cap Rate	5.30%



UNIT OVERVIEW

Unit Mix:

Functional Design: Multiple suites of varying sizes attract a diverse range of businesses, ensuring a versatile tenant base.

Currently 100% leased on a gross modified basis.

Suite #/ Address	General Use	Unit SF
1963	Prosthetics	2,108
A	Physical Therapist	2,851
B	Dentist	2,362
C	Pediatrician	1,039
D	Chiropractic	864
E	Medical Exams	546
F	medical	1,315
G	Wellness	769
H-208 and H-209 H-210	Medical Supplies	460
I	Medical Supplies	418
J	Counselor	418
K-220 and 223	Licensed Clinical Therapist	515



Building Highlights



- Ideally situated next to the hospital in a bustling area of similar medical uses.
- Property Features: Expansive open-plan layout with stunning timber-framed ceilings.



Complex Amenities



- Enjoy ample parking, elegant landscaping
- Prominent signage to enhance your brand's visibility
- Separate standalone building with expansion options is included.



CITY OVERVIEW

Coos Bay/North Bend is a great place to live, work and play surrounded by a beautiful protected bay, lush emerald forests and the mighty Pacific Ocean. Historically known as Marshfield, Coos Bay celebrates a history in shipbuilding and lumber products while serving as the regional hub for Oregon's south coast. Coos Bay/North Bend proudly stands today as the largest city on the Oregon coast, with a population of 30,000+, and is the medical, education, retail, and professional center for the south coast region. Coos Bay is a proud community with a rich heritage and “can-do” attitude. The natural scenic beauty of the bay, rivers, lakes, and dunes provide a peaceful lifestyle and hours of recreational activities. The city is within 20 minutes of the Pacific Ocean, hiking, fishing, beachcombing, picnicking, and camping.

Visit downtown’s Coos Art Museum for world class exhibits. Enjoy the nationally acclaimed Oregon Coast Music Festival in July. Visit the annual holiday lights display with over 200,000 lights at nearby Shore Acres State Park in December. Coos Bay’s downtown farmer’s market on Wednesdays is popular with residents and visitors from March through October. With the ocean just a few miles away, the Bay, and abundant coastal rivers and forests, residents enjoy great fishing and a wide variety of outdoor activities.

Source: <http://coosbay.org/>





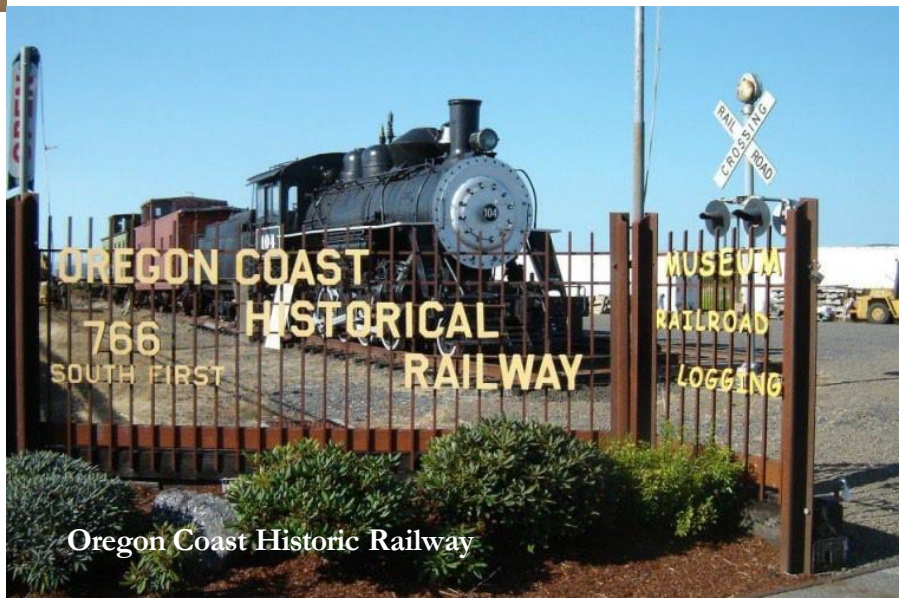
Oregon Dunes Recreation Area



Coos Art Museum



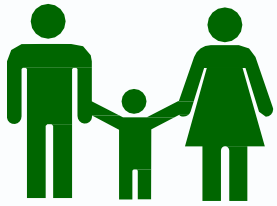
Bandon Dunes Golf Resort



Oregon Coast Historic Railway



Mingus Park



ESTIMATE POPULATION 2019

ESTIMATE POPULATION 2024

1 MILE

4,537

4,613

3 MILE

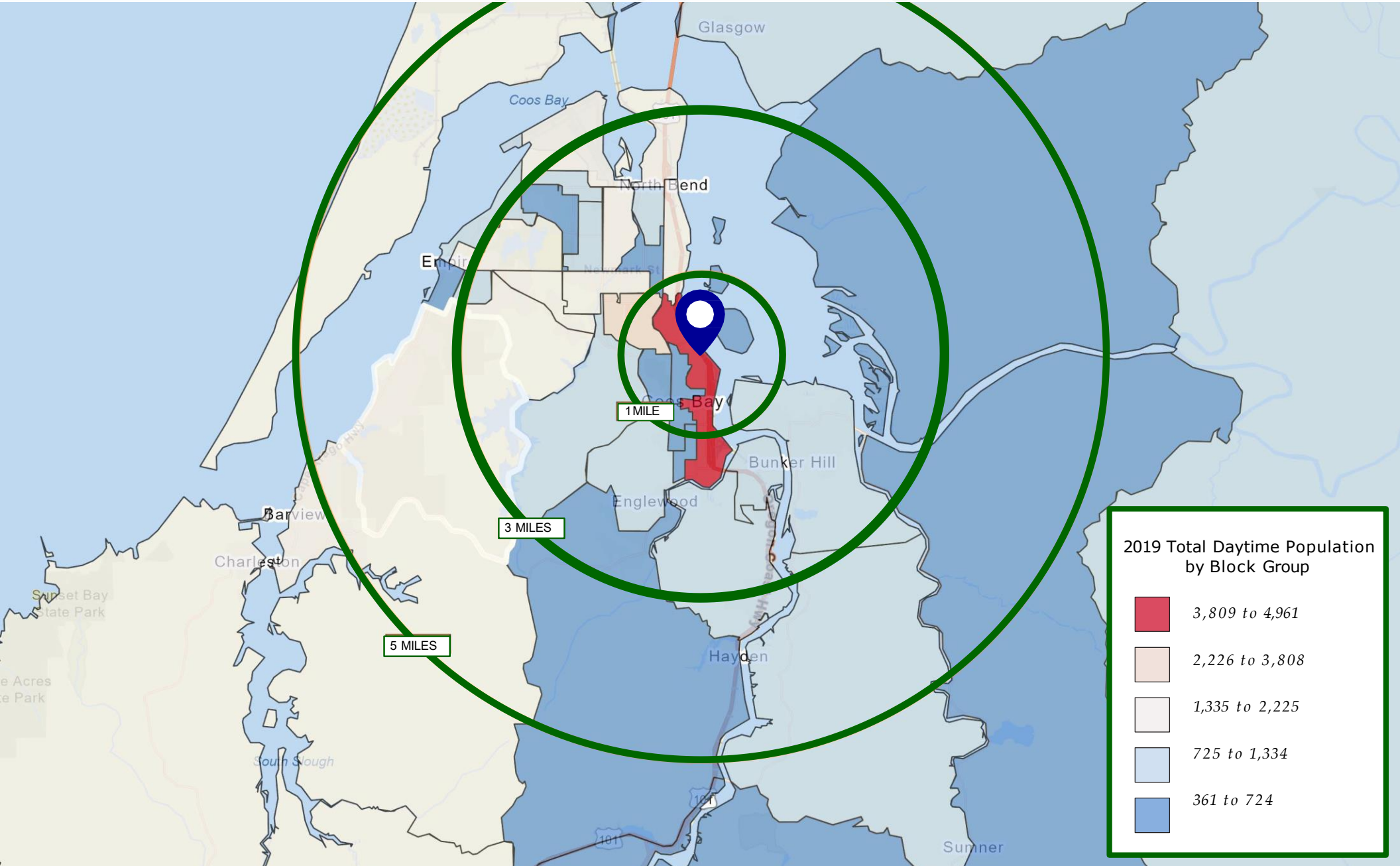
26,955

27,462

5 MILE

35,485

36,204





AVERAGE HOUSEHOLD ICOME 2019

AVERAGE HOUSEHOLD ICOME 2024

1 MILE

\$61,435

\$70,148

3 MILE

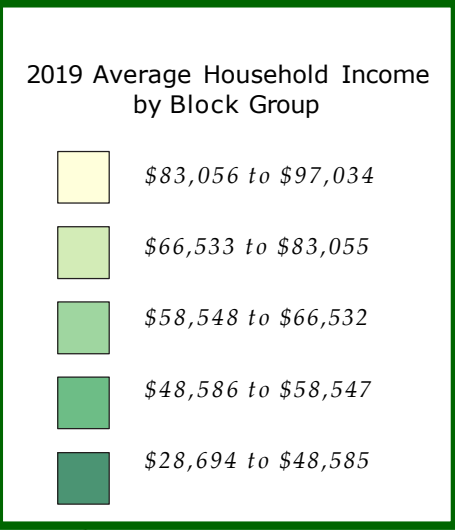
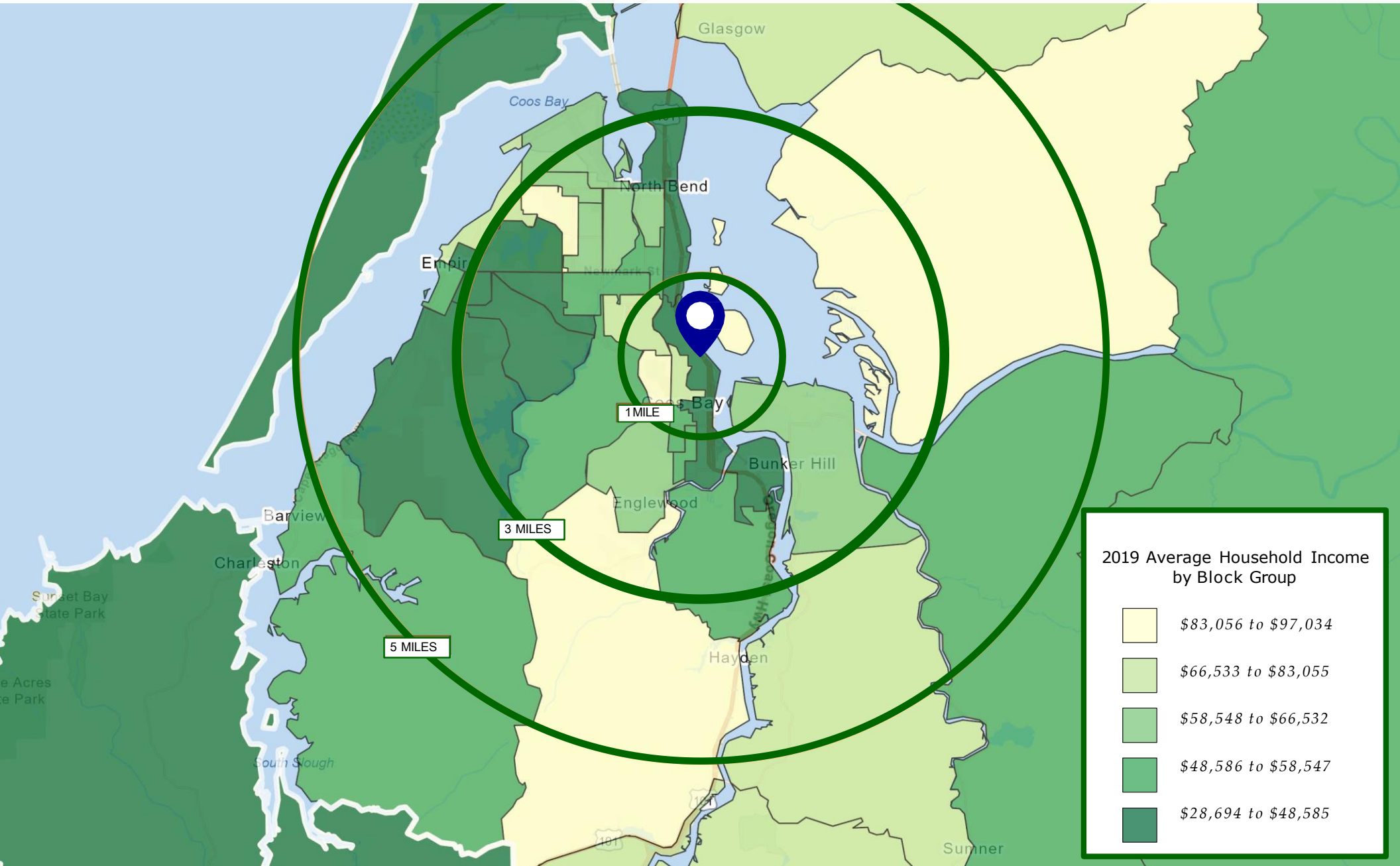
\$56,861

\$64,825

5 MILE

\$57,759

\$66,361



Joel Sweet, Broker
Joe Aguirre, Broker

Joel@pacificproptiesteam.com

Joe@pcreteam.com

541-290-9597 - Joel

541-217-7710 - Joe



PACIFIC COAST
REAL ESTATE & DEVELOPMENT

Joe Aguirre and Joel Sweet Brokers C: 541-217-7710 | C: 541-290-9597