

FOR LEASE – PUBLIC SQUARE SHOPPING CENTER ENDCAP ANCHOR SPACE

37,944 SF AVAILABLE (DIVISIBLE)

2121 NEWMARK ST
NORTH BEND OR 97459



DEDICATED PYLON
SIGNAGE

The
Carrington
Company

GARRET JACOBS
707.444.7716 | office
209.401.9450 | mobile
garret@thecarrco.com

PROPERTY SUMMARY

The Carrington Company is please to present for lease it's endcap anchor space located at 2121 Newmark Street in North Bend, OR at the Public Square Shopping Center. This prominent anchor space is available for the first time in nearly 13 years and 220' of frontage near Coos County's most strategic intersection of Broadway Ave. and Newmark Street which experiences a daily traffic count of nearly 40,000! This property's positioning on the intersection of Broadway Ave and Newmark Street is impactful as all critical amenities to Coos County are located a half mile from this intersection. Each Wal-Mart Supercenter, Bay Area Hospital, North Bend's middle and high schools, and region's only community college are located a short ways from this key intersection. The Public Square Shopping Center offers strong retail synergy thanks to nationally branded co-tenants such as Bi-Mart, O'Reilly's, AutoZone Aaron's Rents, Little Caesars, Subway and KFC.

AVAILABILITY

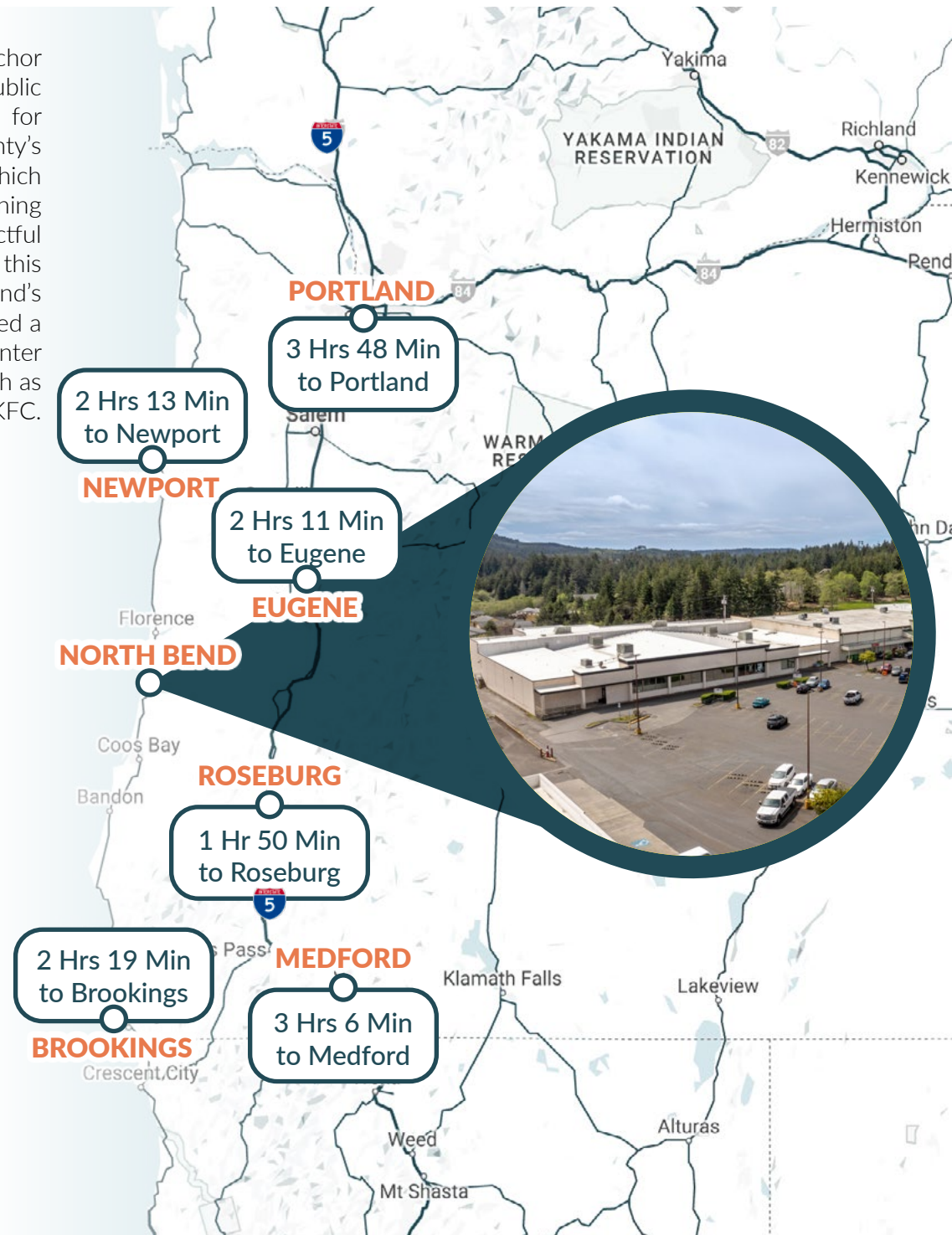
- 37,944 SF (Divisible)

LOCATION FEATURES

- Prominent exposure from the highest traffic count intersection in Coos County (Broadway Ave & Newmark St)
- Dedicated pylon signage
- 220' of frontage along Newmark St/ HWY 540
- Two truck docks
- Desirable 150' depth
- As the retail hub of Coos County North Bend serves this captive trade area's population of +70,000

RETAIL SYNERGY

- 37,944 square feet available surrounded by strong national operators such as Bi-Mart, Aaron's Rents, O'Reilly's, AutoZone, Little Caesar's and KFC.
- Positioned along the intersection of Broadway Ave and Newmark St with traffic counts nearing 40,000 daily and a daytime population exceeding 37,000 within 5-miels.
- Located at the intersection at the doorstep to the region's dominant retailers of Wal-Mart Supercenter, Staples, Starbucks, Arby's, T-Mobile, Burger King, Taco Bell



PROPERTY AERIAL



Walmart * Staples

Arby's
BURGER KING
TACO BELL

Starbucks

KFC

Little Caesars

SUBWAY

BI-MART

Aaron's
Easy. Beautiful. Affordable.

AutoZone

NEWMARK ST 21,230 VPD

Marathon

BROADWAY AVE 12,500 VPD

McDonald's

O'Reilly AUTO PARTS

Walgreens

IMMEDIATE VICINITY AERIAL



NEWMARK ST (HWY 540) 21,230 VPD

BROADWAY AVE 12,500 VPD



Little Caesars

BI-MART

Aaron's
Easy. Beautiful. Affordable.



Walgreens

ENDCAP ANCHOR OPPORTUNITY

- 37,944 SF available
- (~154' deep x 223' wide)
- Divisible
- Parking: ~115 Stalls
- ~1 Stall per 300/SF
- Loading: 2 truck docks

RETAIL / AMENITIES MAP



SOUTHWESTERN OREGON COMMUNITY COLLEGE

- 1,537 students
- 10:1 Student-Teacher Ratio

PONY VILLAGE MALL

BIG 5 SPORTING GOODS
SAFeway
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
ROSS QUALITY DRESS FOR LESS

NORTH BEND HIGH SCHOOL

- 731 students
- 19:1 Student-Teacher Ratio

NORTH BEND MIDDLE SCHOOL

- 569 students
- 19:1 Student-Teacher Ratio

THE MILL CASINO

NEWMARK ST (HWY 540) 21,230 VPD

BROADWAY AVE 12,500 VPD



BAY AREA HOSPITAL

- 144 beds





LOCATION & GEOGRAPHY

North Bend, part of Oregon's stunning southern coastline, is a gateway to natural beauty and adventure. This small city of around 10,000 residents is known for its proximity to the Pacific Ocean and the Oregon Dunes National Recreation Area. The city's geography offers a wealth of outdoor activities, from hiking and fishing to exploring the expansive sand dunes.

NATURE & CULTURE

Beyond economic developments, North Bend remains a haven for those seeking cultural richness and outdoor activities. The nearby Oregon Dunes offer opportunities for off-road adventures, while the Coos History Museum and local theaters provide cultural experiences. Annual events, such as the Bay Area Fun Festival, showcase the community's vibrant spirit.

ECONOMIC BOOM

North Bend is poised for significant economic expansion due to two major projects: the development of the Pacific Coast Intermodal Port and the introduction of offshore wind energy. The \$1.8 billion port expansion aims to transform Coos Bay into a major shipping hub, creating thousands of jobs and enhancing the region's role in international trade. The project includes upgrading the Coos Bay Rail Line and deepening the harbor to accommodate larger ships.

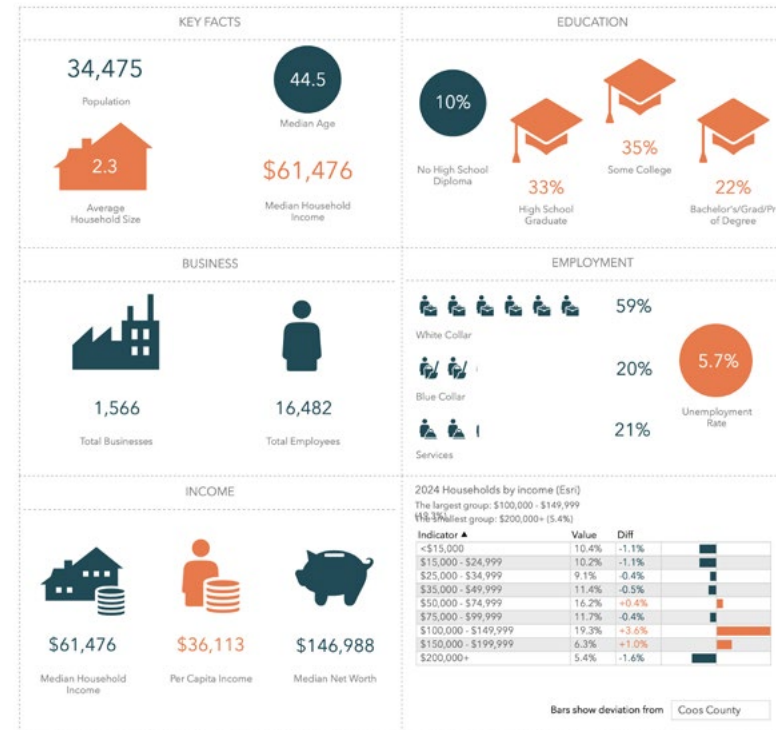
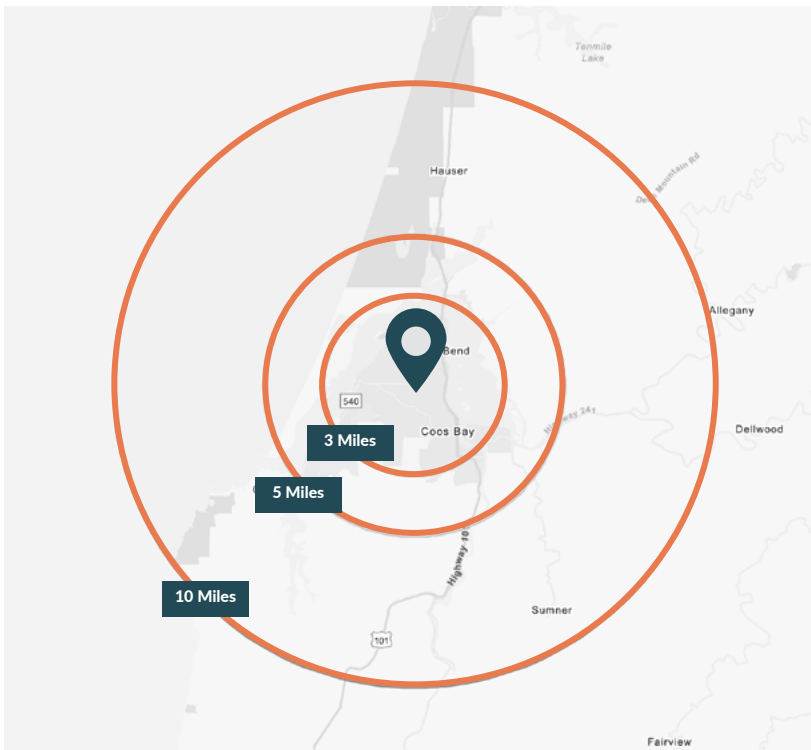
Additionally, North Bend is part of the burgeoning offshore wind energy sector, which is expected to contribute to sustainable energy production and create new economic opportunities. This focus on renewable energy aligns with regional efforts to balance economic development with environmental preservation, ensuring that the community can benefit from new industries while protecting its natural resources.

With these exciting projects on the horizon, North Bend is evolving into a dynamic community that combines its natural beauty with economic innovation, making it an increasingly attractive destination for residents and businesses alike.



DEMOGRAPHICS

2024 SUMMARY	3 Miles	5 Miles	10 Miles
Population	26,170	34,475	41,037
Households	11,245	14,672	17,366
Families	6,292	8,369	10,149
Average Household Size	2.28	2.31	2.32
Owner Occupied Housing Units	6,412	8,882	11,078
Renter Occupied Housing Units	4,833	5,790	6,288
Median Age	43.3	44.5	46.0
Median Household Income	\$59,324	\$61,476	\$63,147
Average Household Income	\$82,607	\$84,425	\$88,786



2029 SUMMARY	3 Mile	5 Miles	10 Miles
Population	25,979	34,251	40,893
Households	11,303	14,758	17,515
Families	6,262	8,336	10,143
Average Household Size	2.25	2.28	2.29
Owner Occupied Housing Units	6,596	9,139	11,421
Renter Occupied Housing Units	4,707	5,619	6,094
Median Age	44.5	45.6	47.0
Median Household Income	\$72,899	\$75,206	\$77,092
Average Household Income	\$95,447	\$97,953	\$103,398



PO Box 1328
Eureka, California 95502
707.445.9601
www.thecarrco.com

GARRET JACOBS

707.444.7716 | office
209.401.9450 | mobile
garret@thecarrco.com