

RETAIL/SERVICE SPACE AVAILABLE FOR LEASE

# Newton Creek Retail Center

3001 NW STEWART PARKWAY, ROSEBURG, OR 97471



Located in the heart of Roseburg

## CONTACT

NAIElliott

503 224 6791

**NAIElliott**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures)





Great opportunity for tenants looking to be in a strong retail center

#### RETAIL/SERVICE SPACES AVAILABLE

- Suite 102: 2,400 SF  
- great space for service/medical/dental
- Suite 302: 1,050 SF
- Suite 306: 1,000 SF

#### LEASE DETAILS

- Please call for details

#### HIGHLIGHTS

- Includes several businesses that benefit the Roseburg Community, including Albertson's (NAP), AAA, Jimmy Johns, The UPS Store, Edward Jones, Batteries Plus Bulbs, Perfect Look, Express Personnel, and T-Mobile
- Located near Exit 127 off of I-5
- High visibility on Stewart Parkway
- Plentiful parking for employees and customers at the center





# Lease spaces



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,000 - 2,400 SF

Lease Term:	Negotiable
Lease Rate:	Please call for details

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	2,400 SF	NNN	Please call for details	—
Suite 302	Available	1,500 SF	NNN	Please call for details	—
Suite 306	Available	1,000 SF	NNN	Please call for details	—

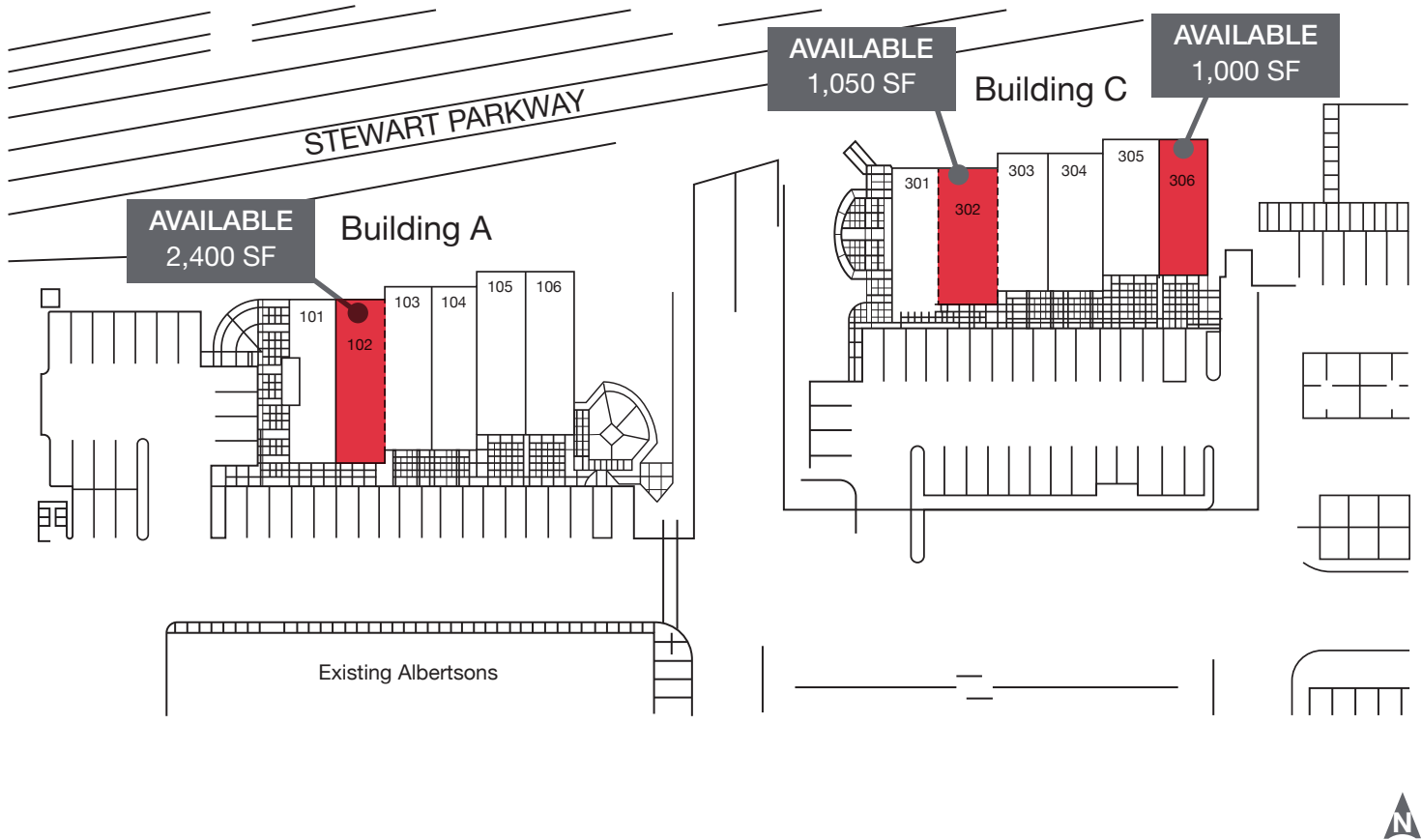
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# Site plan



BUILDING A	TENANT
101	Purple Parrot
102	AVAILABLE-2,400 SF
103 & 104	Edward Jones
105 & 106	Batteries Plus

BUILDING C	TENANT
301	Jimmy John's
302	AVAILABLE-1,500 SF
303	AAA Oregon
305	Express Personnel
306	AVAILABLE-1,000 SF

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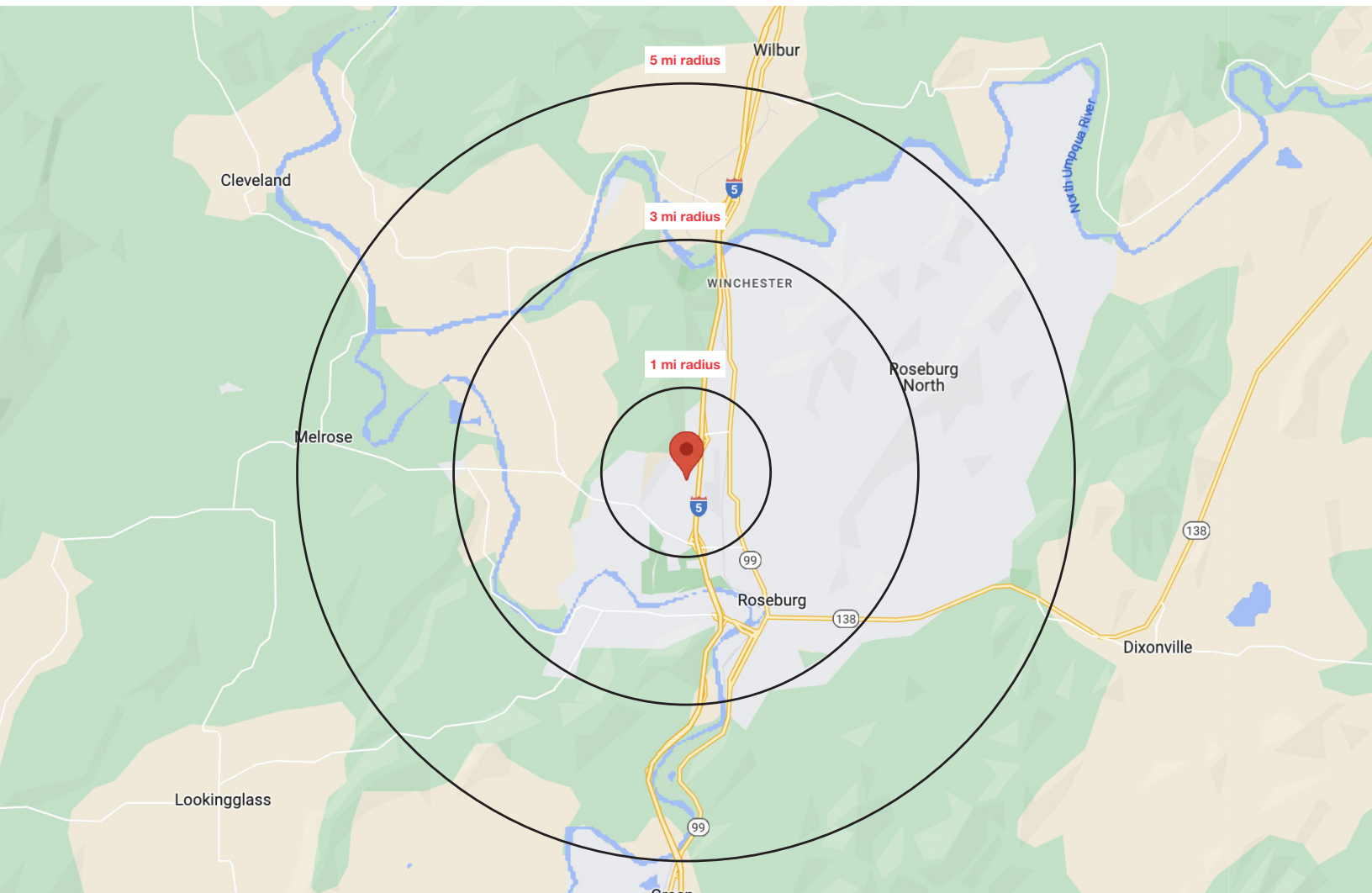


ROSEBURG, OR





# Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	4,986	28,895	35,285
Projected Total Population 2028	4,977	28,991	35,434
Average HH Income	\$70,633	\$76,975	\$82,190
Median Home Value	\$234,834	\$267,832	\$291,455
Estimated Total Households	2,243	12,371	14,989
Daytime Demographics 16+	9,156	29,739	35,012
Some College or Higher	2,366	13,595	16,918

Source: Regis – SitesUSA (2023)

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# Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
Demographic Source: Applied Geographic Solutions 4/2023,  
TIGER Geography - RFULL9

3001 NW Stewart Pkwy Roseburg, OR 97471	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	4,986	28,895	35,285
2028 Projected Population	4,977	28,991	35,434
2020 Census Population	5,088	28,614	34,966
2010 Census Population	4,702	27,405	33,501
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.4%
<b>Households</b>			
2023 Estimated Households	2,243	12,371	14,989
2028 Projected Households	2,239	12,378	15,013
2020 Census Households	2,261	12,088	14,651
2010 Census Households	2,106	11,792	14,317
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.4%
<b>Age</b>			
2023 Est. Population Under 10 Years	12.4%	11.7%	11.3%
2023 Est. Population 10 to 19 Years	9.9%	10.8%	10.8%
2023 Est. Population 20 to 29 Years	12.3%	12.3%	11.8%
2023 Est. Population 30 to 44 Years	17.1%	17.8%	17.4%
2023 Est. Population 45 to 59 Years	14.7%	16.3%	16.6%
2023 Est. Population 60 to 74 Years	18.1%	18.9%	20.1%
2023 Est. Population 75 Years or Over	15.5%	12.3%	12.0%
2023 Est. Median Age	44.0	42.7	43.7
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	47.9%	48.5%	48.8%
2023 Est. Female Population	52.1%	51.5%	51.2%
2023 Est. Never Married	34.4%	32.7%	30.7%
2023 Est. Now Married	40.7%	41.3%	44.4%
2023 Est. Separated or Divorced	16.5%	19.0%	18.0%
2023 Est. Widowed	8.4%	6.9%	6.9%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	4.9%	3.6%	5.2%
2023 Est. HH Income \$150,000 to \$199,999	1.6%	5.6%	6.3%
2023 Est. HH Income \$100,000 to \$149,999	11.8%	10.7%	10.7%
2023 Est. HH Income \$75,000 to \$99,999	11.8%	13.3%	13.5%
2023 Est. HH Income \$50,000 to \$74,999	14.8%	19.5%	18.2%
2023 Est. HH Income \$35,000 to \$49,999	17.5%	15.8%	15.5%
2023 Est. HH Income \$25,000 to \$34,999	10.0%	9.3%	9.3%
2023 Est. HH Income \$15,000 to \$24,999	16.5%	10.3%	9.9%
2023 Est. HH Income Under \$15,000	11.1%	12.0%	11.5%
2023 Est. Average Household Income	\$70,633	\$76,975	\$82,190
2023 Est. Median Household Income	\$49,013	\$56,364	\$59,396
2023 Est. Per Capita Income	\$32,448	\$33,521	\$35,412
2023 Est. Total Businesses	607	1,953	2,272
2023 Est. Total Employees	7,062	17,295	19,609

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<b>Race</b>			
2023 Est. White	84.9%	86.0%	86.5%
2023 Est. Black	2.1%	1.8%	1.6%
2023 Est. Asian or Pacific Islander	2.1%	1.8%	1.8%
2023 Est. American Indian or Alaska Native	1.4%	1.2%	1.2%
2023 Est. Other Races	9.6%	9.2%	8.9%
<b>Hispanic</b>			
2023 Est. Hispanic Population	537	2,764	3,250
2023 Est. Hispanic Population	10.8%	9.6%	9.2%
2028 Proj. Hispanic Population	10.6%	9.5%	9.2%
2020 Hispanic Population	8.7%	7.5%	7.2%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	3,605	20,819	25,593
2023 Est. Elementary (Grade Level 0 to 8)	2.0%	2.4%	2.5%
2023 Est. Some High School (Grade Level 9 to 11)	4.6%	4.8%	4.6%
2023 Est. High School Graduate	27.7%	27.6%	26.8%
2023 Est. Some College	31.4%	29.6%	29.3%
2023 Est. Associate Degree Only	13.1%	10.8%	10.7%
2023 Est. Bachelor Degree Only	12.4%	15.5%	16.4%
2023 Est. Graduate Degree	8.7%	9.4%	9.6%
<b>Housing</b>			
2023 Est. Total Housing Units	2,410	13,257	16,074
2023 Est. Owner-Occupied	43.4%	57.3%	60.0%
2023 Est. Renter-Occupied	49.6%	36.1%	33.3%
2023 Est. Vacant Housing	6.9%	6.7%	6.8%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	3.3%	3.5%	4.6%
2023 Homes Built 2000 to 2009	7.3%	7.1%	7.4%
2023 Homes Built 1990 to 1999	13.7%	9.0%	8.9%
2023 Homes Built 1980 to 1989	11.2%	10.5%	10.6%
2023 Homes Built 1970 to 1979	20.8%	16.4%	16.8%
2023 Homes Built 1960 to 1969	8.5%	9.9%	9.7%
2023 Homes Built 1950 to 1959	12.0%	12.4%	12.0%
2023 Homes Built Before 1949	16.2%	24.5%	23.2%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	7.3%	2.2%	2.3%
2023 Home Value \$500,000 to \$999,999	12.0%	9.1%	11.6%
2023 Home Value \$400,000 to \$499,999	5.1%	10.2%	12.8%
2023 Home Value \$300,000 to \$399,999	14.6%	20.8%	20.4%
2023 Home Value \$200,000 to \$299,999	19.3%	28.3%	26.5%
2023 Home Value \$150,000 to \$199,999	13.4%	7.5%	6.7%
2023 Home Value \$100,000 to \$149,999	10.5%	8.4%	7.5%
2023 Home Value \$50,000 to \$99,999	3.8%	4.2%	3.9%
2023 Home Value \$25,000 to \$49,999	6.3%	4.1%	3.5%
2023 Home Value Under \$25,000	7.7%	5.2%	4.7%
2023 Median Home Value	\$234,834	\$267,832	\$291,455
2023 Median Rent	\$827	\$782	\$777

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	4,057	23,590	28,901
2023 Est. Civilian Employed	48.4%	47.2%	46.6%
2023 Est. Civilian Unemployed	5.2%	3.2%	3.1%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	46.4%	49.5%	50.2%
2023 Labor Force Males	47.1%	48.1%	48.4%
2023 Labor Force Females	52.9%	51.9%	51.6%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	1,960	11,125	13,474
2023 Mgmt, Business, & Financial Operations	8.0%	9.5%	9.8%
2023 Professional, Related	22.5%	20.9%	21.5%
2023 Service	21.4%	21.3%	20.9%
2023 Sales, Office	21.6%	22.4%	22.6%
2023 Farming, Fishing, Forestry	3.0%	1.6%	1.6%
2023 Construction, Extraction, Maintenance	10.2%	9.9%	9.7%
2023 Production, Transport, Material Moving	13.3%	14.4%	13.9%
2023 White Collar Workers	52.1%	52.8%	53.9%
2023 Blue Collar Workers	47.9%	47.2%	46.1%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	71.5%	75.1%	75.8%
2023 Drive to Work in Carpool	15.9%	12.5%	11.7%
2023 Travel to Work by Public Transportation	0.4%	0.9%	0.8%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	6.4%	3.7%	3.3%
2023 Other Means	-	0.6%	0.5%
2023 Work at Home	5.8%	7.3%	7.9%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	56.6%	52.8%	51.6%
2023 Travel to Work in 15 to 29 Minutes	31.9%	36.8%	38.1%
2023 Travel to Work in 30 to 59 Minutes	10.5%	8.6%	8.5%
2023 Travel to Work in 60 Minutes or More	1.0%	1.8%	1.9%
2023 Average Travel Time to Work	12.5	13.4	13.7
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$123.91 M	\$723.49 M	\$916.22 M
2023 Est. Apparel	\$4.27 M	\$25.02 M	\$31.82 M
2023 Est. Contributions, Gifts	\$6.97 M	\$40.51 M	\$52.12 M
2023 Est. Education, Reading	\$3.67 M	\$21.71 M	\$28.23 M
2023 Est. Entertainment	\$6.81 M	\$40.3 M	\$51.35 M
2023 Est. Food, Beverages, Tobacco	\$19.2 M	\$111.74 M	\$140.86 M
2023 Est. Furnishings, Equipment	\$4.24 M	\$25.08 M	\$31.92 M
2023 Est. Health Care, Insurance	\$11.61 M	\$67.84 M	\$85.6 M
2023 Est. Household Operations, Shelter, Utilities	\$40.85 M	\$236.65 M	\$298.72 M
2023 Est. Miscellaneous Expenses	\$2.35 M	\$13.68 M	\$17.35 M
2023 Est. Personal Care	\$1.66 M	\$9.7 M	\$12.28 M
2023 Est. Transportation	\$22.28 M	\$131.27 M	\$165.97 M

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