



# Strategic Coastal Opportunity ± 2.3 Acres in South Beach - Newport's Southern Gateway

## \$750,000

Apex Real Estate Partners  
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## Prime Development Opportunity for South Beach and Newport

Positioned along highly visible US 101, this  $\pm 2.3$ -acre site offers the chance to create a vibrant gateway for South Beach and Newport, Oregon. Envision a dynamic hub where retail, dining, and specialty services bring residents and visitors together. With the potential to support multi-family, food entrepreneurs, local businesses, and a welcoming gathering space, this site is primed for development that enhances the South Beach and Newport experience.

As a key stop along the South Beach and Newport pedestrian and cycling network, the property connects to major attractions like the Oregon Coast Aquarium, South Beach State Park, and more. With unmatched visibility, accessibility, and community impact, this is a rare opportunity to shape the future of this growing coastal destination.





# ASKING PRICE \$750,000



3335 S Coast Hwy, South Beach, OR 97366



Land size  $\pm$  2.30 acres



Zoning is Commercial-Retail & Service (C-1)



Signalized intersection



Prime street frontage & visibility with high traffic counts of nearly 15,000 vehicles per day



Site is fully equipped with existing public infrastructure, including newly constructed driveway approaches, sidewalks, a multi-use path, underground utilities, and street lighting along the frontage



Property ID R25812





# DEVELOPMENT OPPORTUNITY

## Utilities

Water, wastewater, storm drainage, power, and fiber are all available to the site.

## Access

There are 3 access points to the property - one driveway approach onto US 101 and two on SE Ferry Slip Road.

## Environmental

The property is free of environmental constraints through Phase I & Phase II Assessments.

## Gateway

The city is committing at least \$1.0 million in additional funding to enhance placemaking in South Beach to help promote a development concept for this site, and transform the southern entrance to Newport.



# ZONING

## Multi-family

City of Newport is receptive to entertaining multi-family development.

## Retail & Service Commercial (C-1)

The intent of the district is to provide for retail and service commercial uses.

## Permitted Uses *(Does not include conditional uses)*

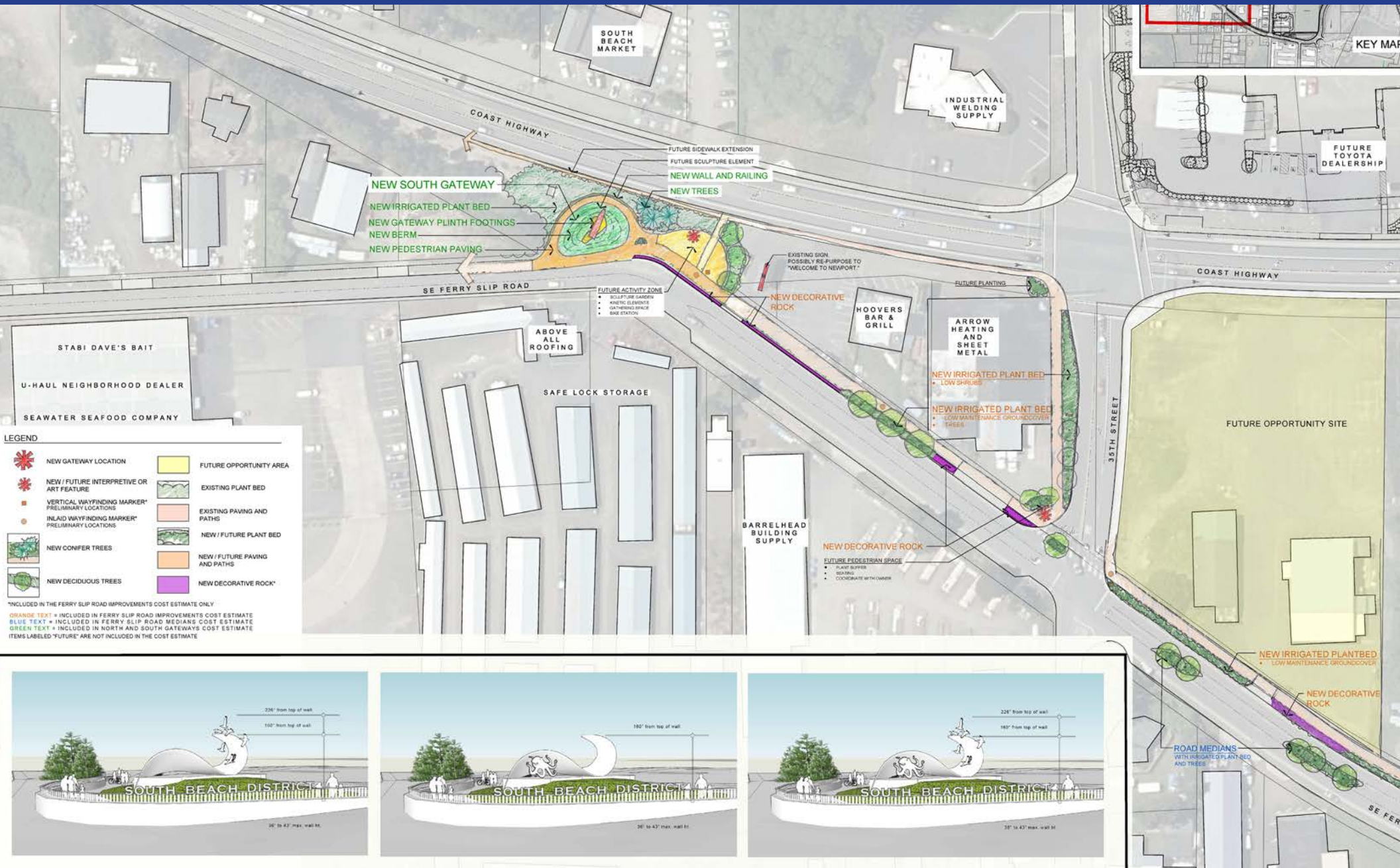
- Primary retail activities, such as shops or stores engaged in the sale of retail merchandise.
- Consumer services such as banks, barber and beauty shops, repair shops, printing shops, laundries.
- Eating and drinking establishments with no more than incidental alcohol service, including those that provide outdoor seating.
- Indoor amusement activities and bowling alleys.
- Business, government and professional offices.
- Residential uses may be permitted within the commercial zone only when approved as part of a mixed use development. Mixed use developments may include housing above nonresidential uses.
- Motels, hotels and tourist housing.
- Churches, libraries or community meeting halls.
- Health facilities such as clinics, nursing homes.
- Arts and crafts studios or galleries.
- Bus depot.
- Parks and publicly owned recreation areas.
- Family daycare center and daycare center.
- Accessory structures.
- Special events; community-oriented and endorsed gathering or celebration intended for recreation, entertainment, fundraising, or similar purposes.

## Community & City Preferred Uses

- Major general retailer/grocer
- Mixed retail/service/office
- Micro restaurants/food cart pod
- Multi-family

# SOUTH BEACH PLACEMAKING PROJECT

South Beach is undergoing a vibrant revitalization, adding value to this prime development site. Key initiatives focus on enhancing public spaces, landscaping, and gateways to strengthen the area's identity. Improvements to the South Beach Loop path will also boost mobility for cyclists and pedestrians, further driving growth and investment.







GO BIG



FOOD DESTINATION



MIXED RETAIL



## CONCEPT DESIGNS

The City of Newport collaborated with South Beach stakeholders to explore three market-viable redevelopment concepts that reflect the community's vision for the site. These concepts were shaped by input from residents, workers, and visitors, as well as insights from business professionals familiar with the Newport market. To bring these ideas to life, the city engaged architects and developers to create potential development scenarios that align with the area's needs and growth opportunities.

Three primary themes were discovered and concepts designs created

### 1. Go Big - Large Anchor and Retail

A major general retailer/grocer on roughly 75% of the site. The rest of the site will fill out with additional retail and/or open space with trail amenities.

### 2. Food Destination

Specialty grocery plus micro restaurants/food carts

### 3. Mixed Retail

Cluster of smaller retail/service/office users, such as food carts, offices, coffee shop, retail, small medical, and similar uses



# DISCOVER SOUTH BEACH, OREGON

South Beach, Oregon, offers a perfect blend of coastal beauty, outdoor adventure, and local charm. Whether you're exploring its scenic trails, enjoying fresh seafood, or relaxing on the sandy shores, there's something for everyone. With its mix of recreation, dining, and coastal charm, South Beach is a vibrant gateway to everything Newport has to offer. This prime development site is perfectly positioned to build on these strengths, supporting community goals and enhancing South Beach's appeal as a must-visit destination.



**Oregon Coast Aquarium** One of the state's premier attractions, featuring marine life exhibits, interactive experiences, and a walk-through shark tunnel.

**Rogue Ales & Spirits** Must-visit for craft beer enthusiasts, offering locally brewed ales with stunning waterfront views.



*Image source: Rogue Brewery*



*Image source: OSU*

**Hatfield Marine Science Center** A fascinating stop for science and nature lovers, showcasing marine research and interactive exhibits.

**South Beach Fish Market** A go-to destination for fresh seafood, whether dining in or taking it to go!



*Image source: Oregon Albacore*



*Image source: Discover Newport*

**Discovery Zoo** A rescue for exotic animals and is place for the public to enjoy nature.

**Fishing & Crabbing** Try your luck at the South Beach Marina or charter a boat for deep-sea fishing adventures.



**Aquarium Village** A quirky collection of shops, eateries, and attractions with a fun, nautical theme.



**Yaquina Bay Bridge & Historic Bay Front**

Just minutes away, this area offers fresh seafood, boutique shopping, and picturesque harbor views.



*Image source: Outdoor Project*

**South Beach State Park** Top destination for camping, hiking, and beachcombing, with miles of sandy coastline and forested trails.



# COASTAL DESTINATION



YAQUINA BAY  
LIGHTHOUSE



NEWPORT

ROGUE

101

YAQUINA BAY BRIDGE

ROGUE

HATFIELD MARINE  
SCIENCE CENTER

RiSE



SOUTH BEACH

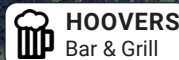


OREGON COAST  
AQUARIUM

YAQUINA BAY  
ESTUARY TRAIL



SOUTH BEACH  
STATE PARK



South Beach  
Fish Market

SITE



AQUARIUM  
VILLAGE



Out West  
Photography

PIRATE'S PLUNDER



NEWPORT  
DISCOVERYZOO



MAI'S  
SALON



WILDER TWIN  
PARK

WILDS

101



## DEMOGRAPHICS

### POPULATION

	3 MILE	5 MILES	10 MILES
2020 Census	8,492	11,838	20,633
2026 Estimate	8,510	12,056	20,062
2030 Projection	8,737	12,415	20,481

### HOUSEHOLDS

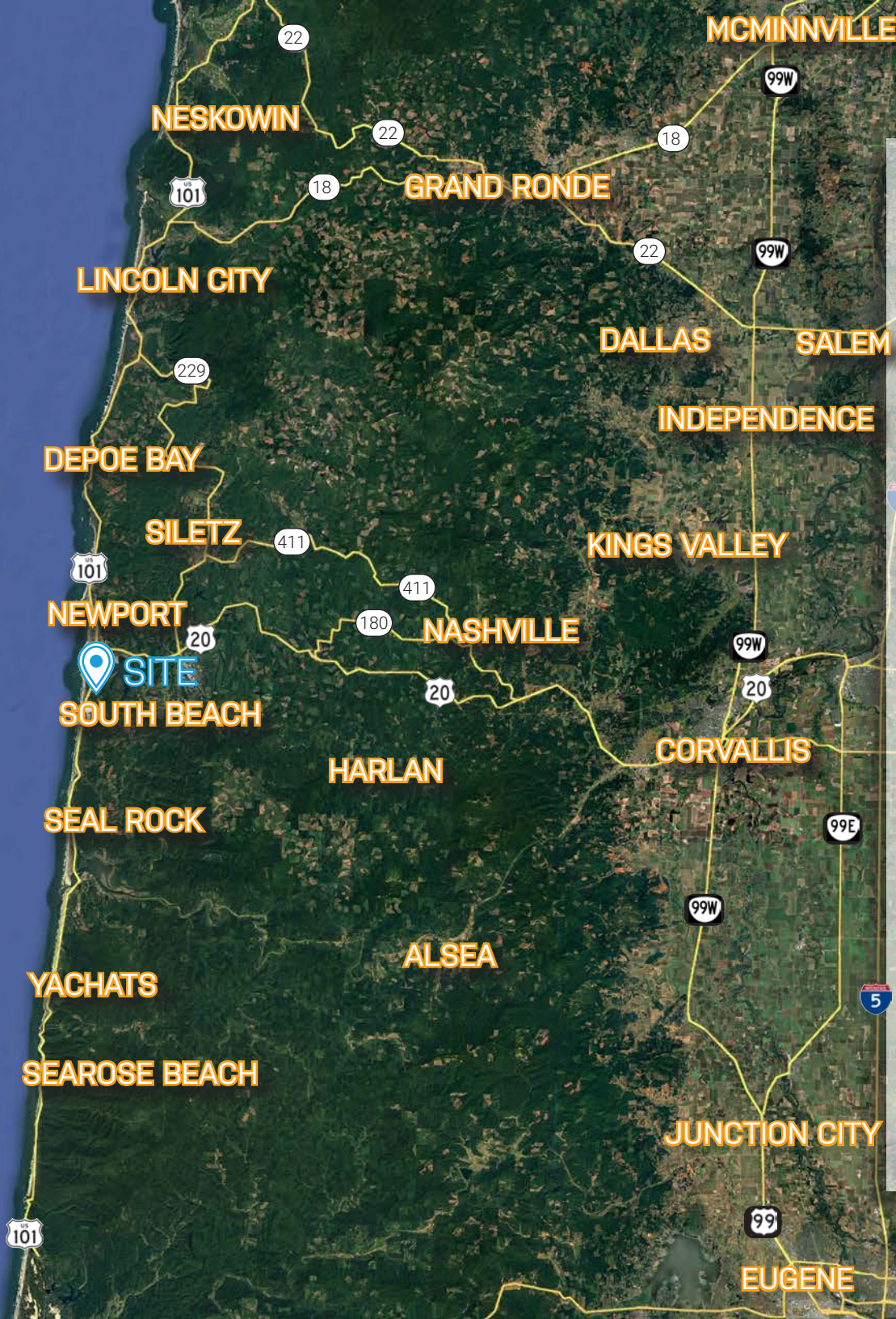
2020 Census	3,706	5,272	8,876
2026 Estimate	3,702	5,351	8,627
2030 Projection	3,797	5,505	8,804
Avg Household Size	2.2	2.2	2.3
Owner Occupied	44.9%	41.1%	35%

### INCOME & SPENDING

Avg Household Income	\$78,052	\$75,586	\$75,722
Total Annual Spending	\$109.7M	\$157.5M	\$260.9M

### DAYTIME EMPLOYMENT

Employees	10,455	11,635	13,594
Businesses	1,363	1,513	1,802







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