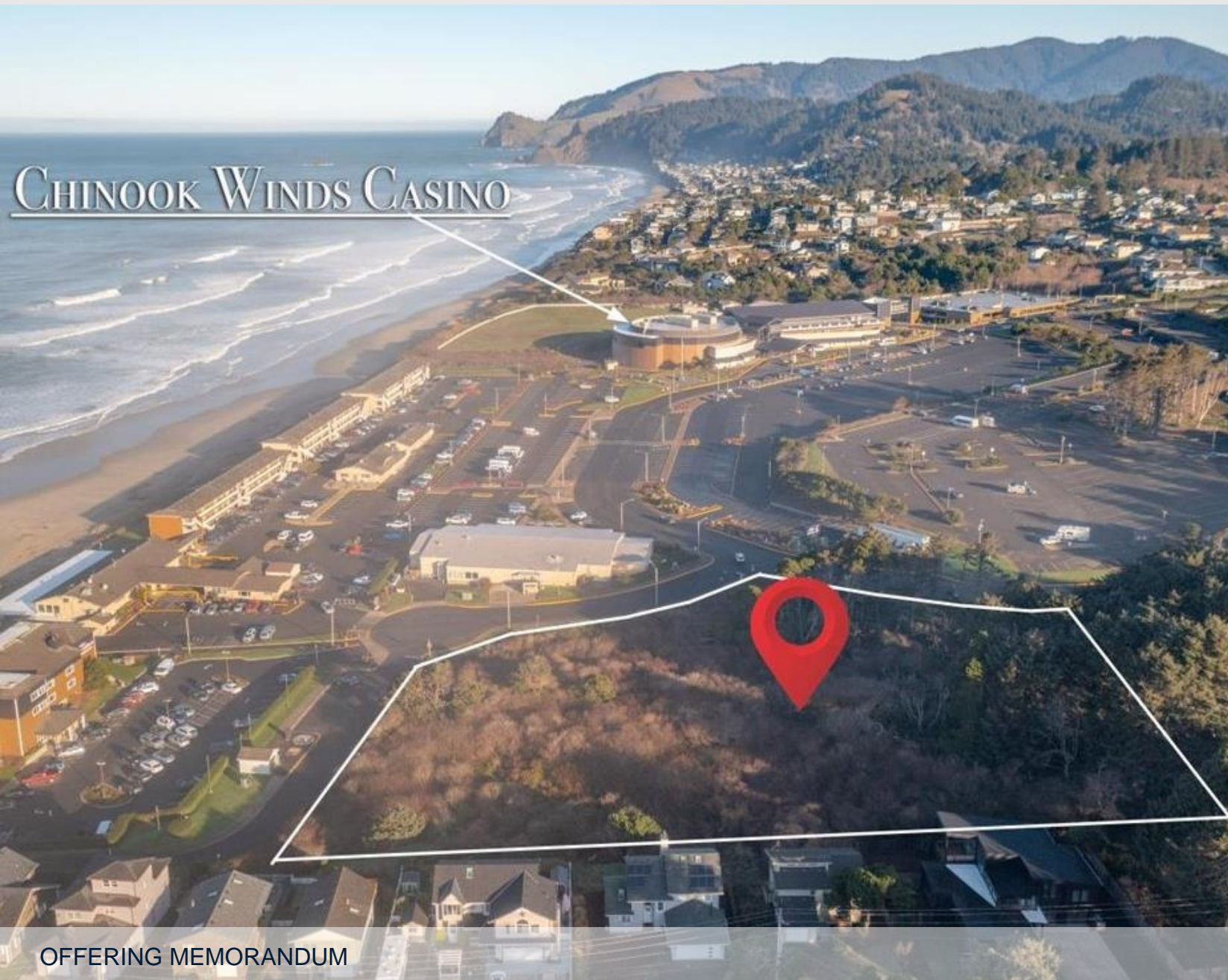


CHINOOK WINDS CASINO



OFFERING MEMORANDUM

NW 40th St
Lincoln City, OR 97367



GOOD MOVES
OREGON

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Major Employers Map

03 Property Description

Property Features

04 Company Profile

Advisor Profile

Exclusively Marketed by:

Greg Goodenough

Good Moves Oregon, LLC

Owner & Principal Broker

(503) 999-9046

greg@goodmovesoregon.com

201232337



GOOD MOVES
OREGON

Brokerage License No.: 201261314
www.goodmovesoregon.com

01 **Executive Summary**
Investment Summary

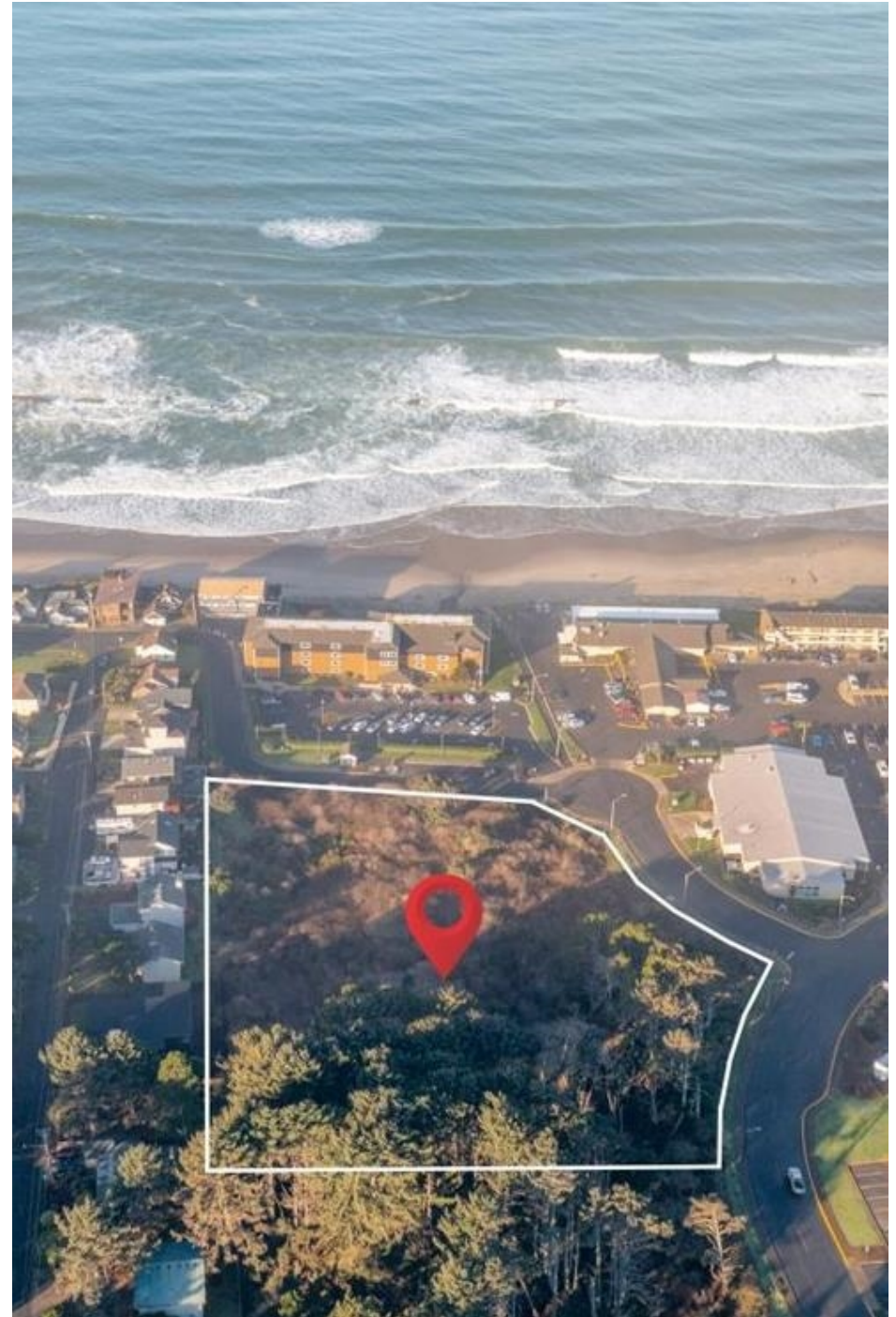
OFFERING SUMMARY

ADDRESS	NW 40th St Lincoln City OR 97367
COUNTY	Lincoln County
MARKET	Oregon Coast
PRICE	\$1,289,000
LAND ACRES	3.06
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	R-C
APN	R503278

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,774	9,099	12,063
2026 Median HH Income	\$64,074	\$60,469	\$58,622
2026 Average HH Income	\$87,711	\$87,510	\$83,548

Property highlights

- 3.06-acre ocean view parcel located in northwest Lincoln City, one block off the beach and adjacent to Chinook Winds Casino, conveniently next to shopping, dining, and public beach access.
- The Seller has completed a professional wetlands delineation, which identified less wetland area than previously assumed, providing improved clarity for future planning and development.
- The property is zoned RC (Recreational Commercial) which allows for a variety of potential uses including motel or hotel, multi-family, and other compatible commercial or residential concepts subject to City of Lincoln City review.



02

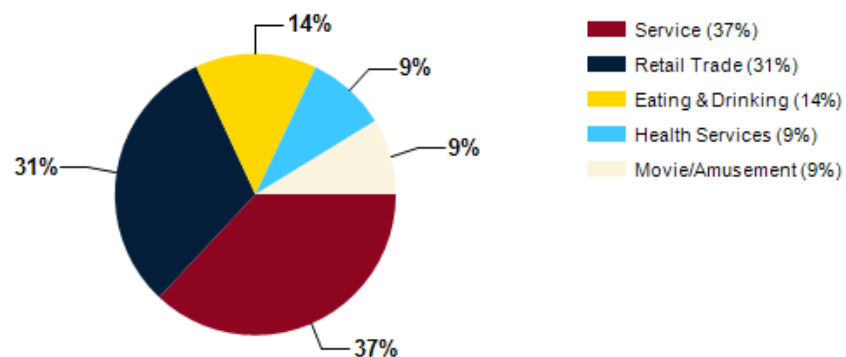
Location

Location Summary

Local Business Map

Major Employers Map

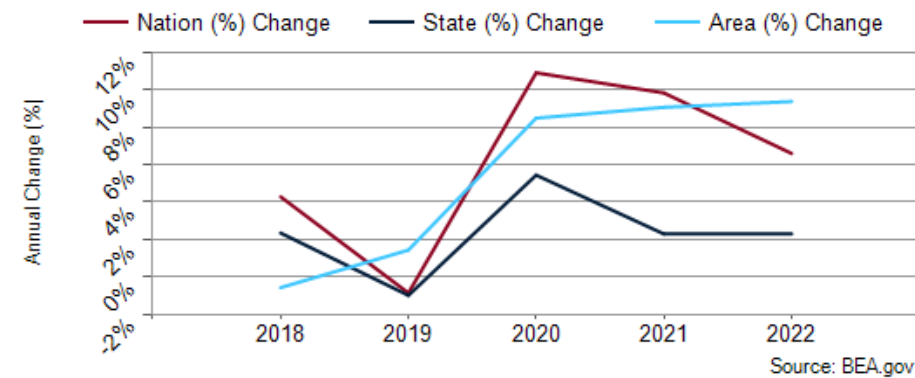
Major Industries by Employee Count

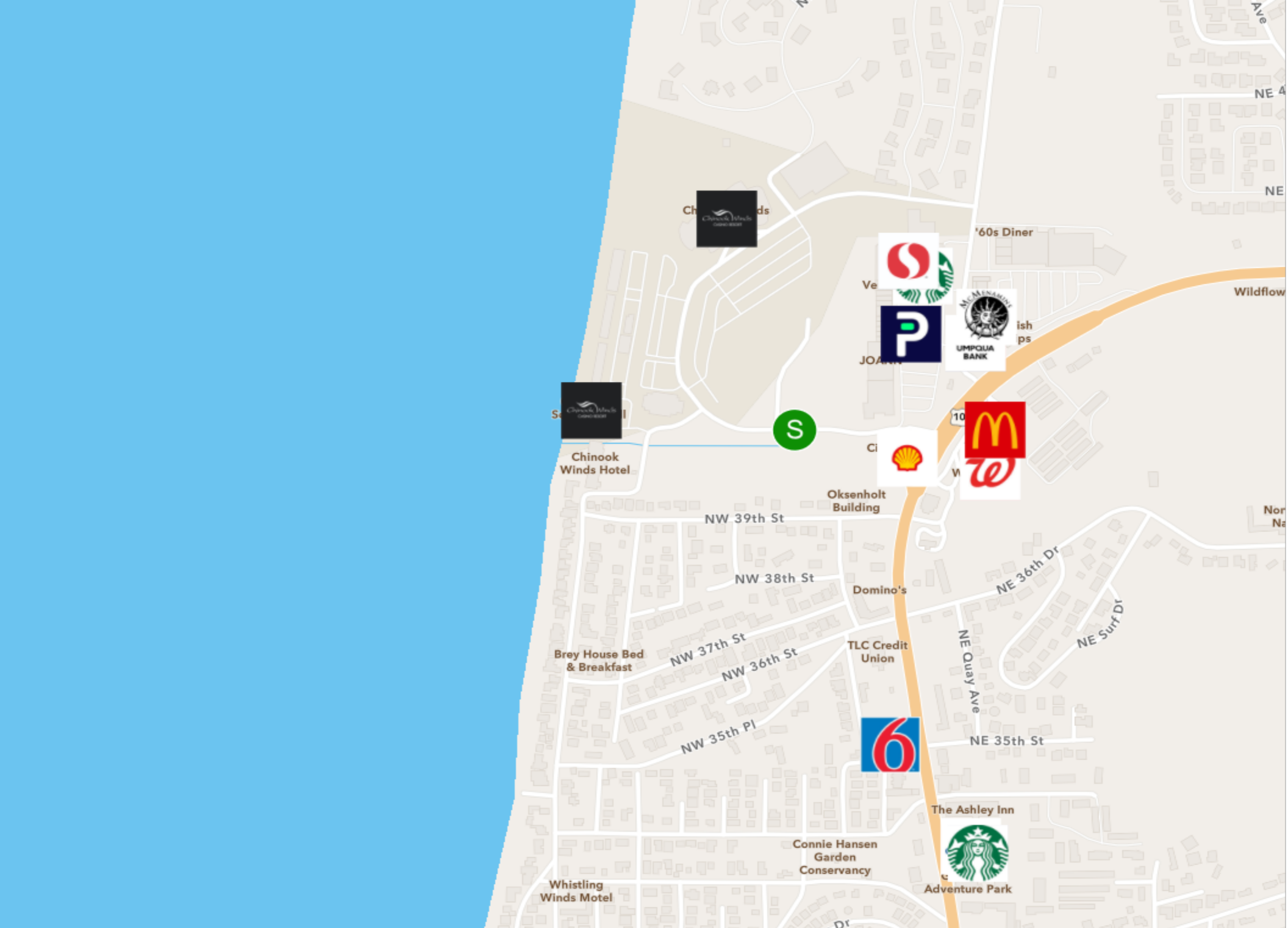


Largest Employers

Chinook Winds Casino Resort	1,000
Lincoln City Career Technical High School	11
Coastal Employment Services	10
Comfort Inn	8
Coho Oceanfront Lodge	7
Coastal Hideaways	6
Coastal Break Hot Tub Service	5
Coastal Hills Construction	4

Lincoln County GDP Trend





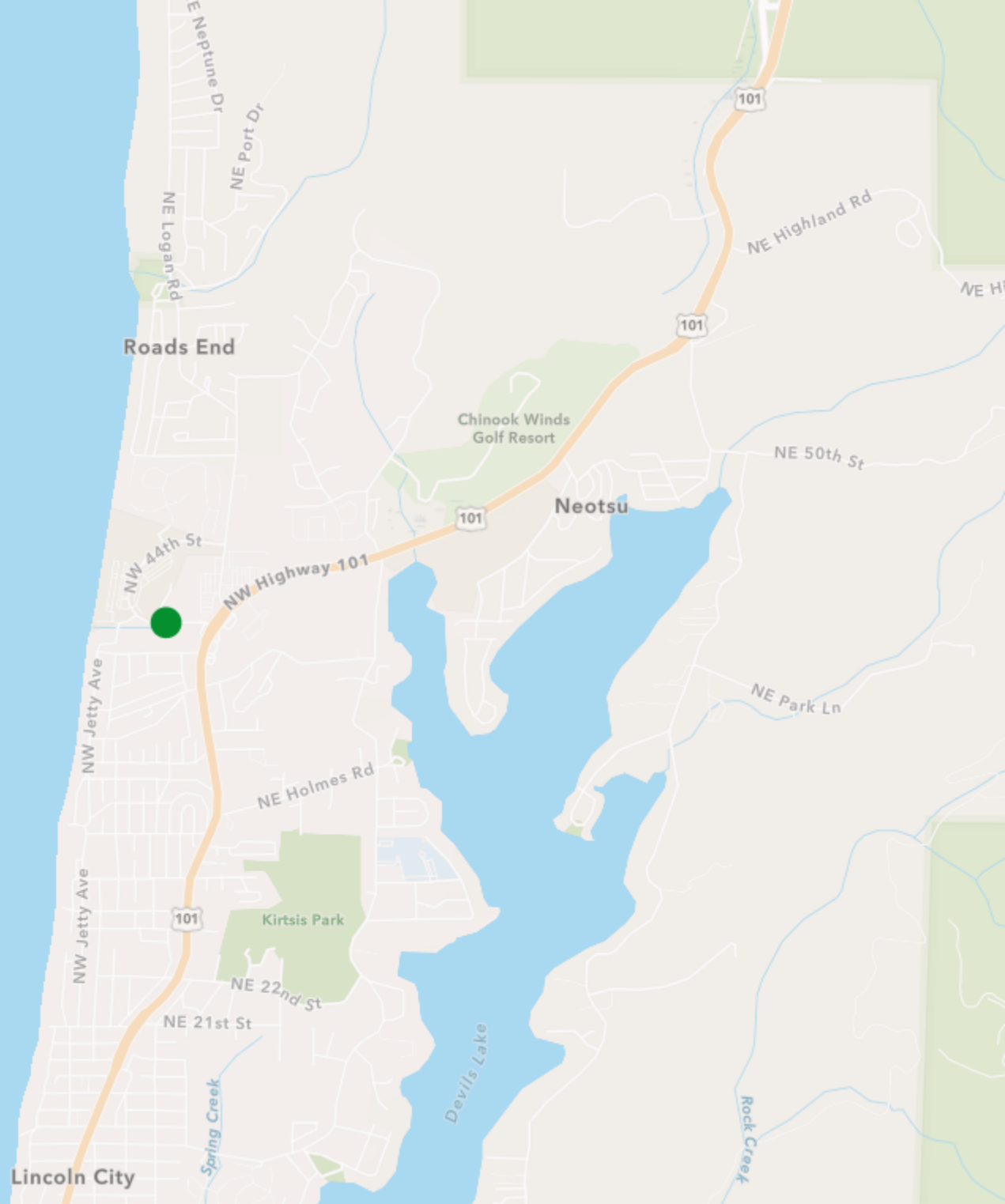
Chinook Winds Casino Resort Approx. 907 Employees
Approx. 1 mile

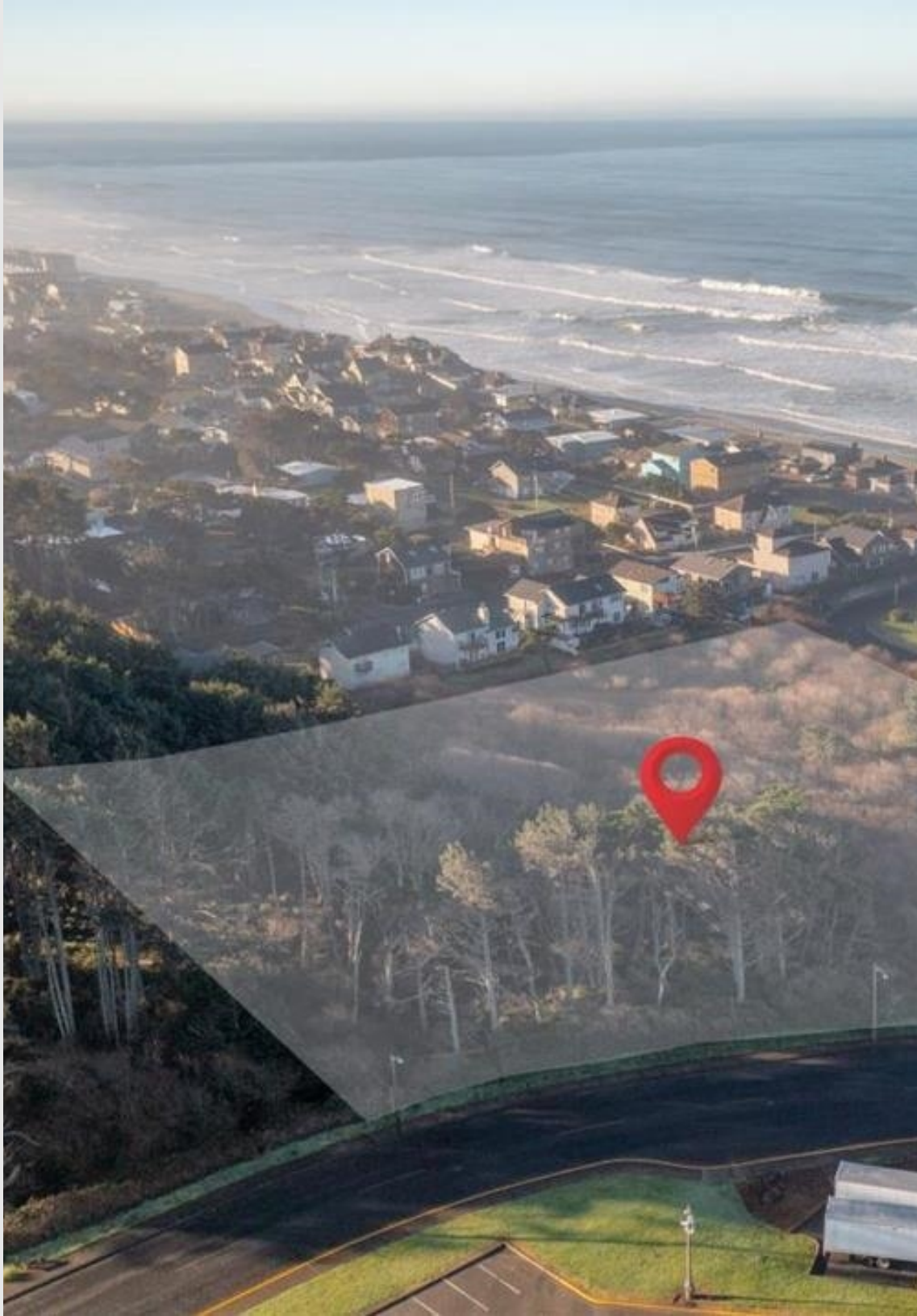
Samaritan Health Services Approx. 831 Employees
Approx. 2 miles

Lincoln County School District Approx. 751 Employees
Approx. 3 miles

City of Lincoln City Approx. 166 Employees
Approx. 1 mile

McKay's Market Approx. 270 Employees
Approx. 2 miles

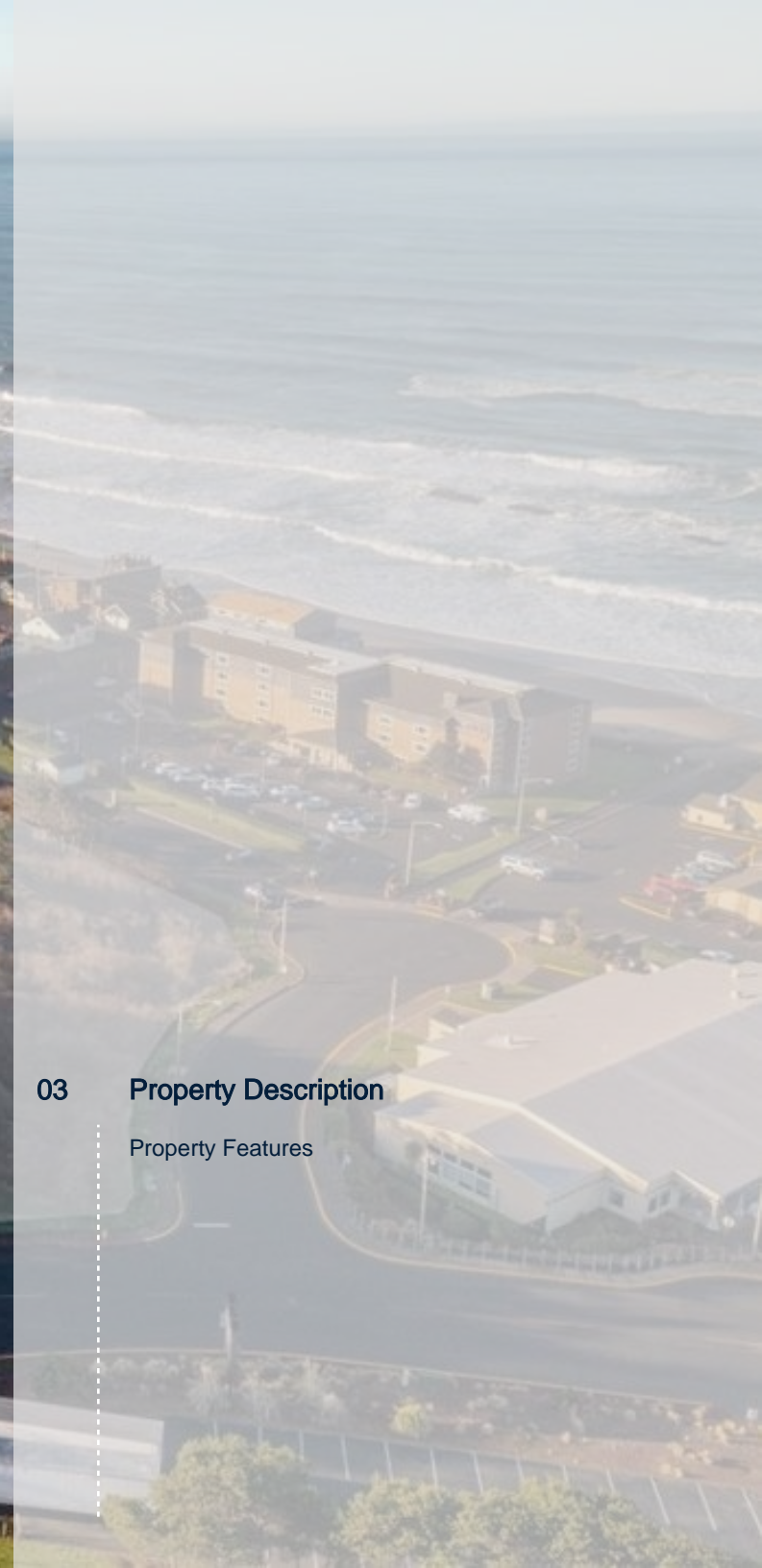




03

Property Description

Property Features



PROPERTY FEATURES	
LAND ACRES	3.06
ZONING TYPE	R-C

NEIGHBORING PROPERTIES	
NORTH	Chinook Winds Casino
SOUTH	Wecoma City Park
EAST	Safeway & Walgreens

UTILITIES	
WATER/SEWER	Street
ELECTRICITY / POWER	Street



04 Company Profile

Advisor Profile



Greg Goodenough
Owner & Principal Broker

As a lifelong Oregonian and a professional real estate advisor who is also a Certified Commercial Investment Member (CCIM), Greg is privileged to lead with listening and strategize around what is most important to you. His business is about service and each client achieving their goals while navigating transactions well.

Clients benefit from his background of extensive analysis with experience in areas including statewide land use and advanced studies covering topics such as property law. He is also a practicing mediator with skills and capacity to help you negotiate effectively and with integrity. Specializing in multi-family, small-business and investment analysis, Greg has approximately \$50 million in total transaction volume across all four main commercial categories of multi-family, industrial, office and retail.

Greg established himself as a top-performing agent with a larger PNW brokerage, earning awards including the President's Circle in 2021 along with the Circle of Excellence in 2022 and 2024. He quickly became a key contributor, ultimately being tapped as the Commercial Office Director. Since founding a new brokerage in 2025, Greg is now the owner and principal broker of Good Moves Oregon, LLC. His expertise continues to help many clients achieve their business and real estate goals. Greg is licensed in and practices throughout the State of Oregon. He lives in the Willamette Valley with his wife and son.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Good Moves Oregon, LLC and it should not be made available to any other person or entity without the written consent of Good Moves Oregon, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Good Moves Oregon, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Good Moves Oregon, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Good Moves Oregon, LLC has not verified, and will not verify, any of the information contained herein, nor has Good Moves Oregon, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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