



CONFIDENTIAL
INVESTMENT OFFERING MEMORANDUM
MEDICAL CAMPUS

MULTI-BUILDING HEALTHCARE FACILITY

29,282 SF | 3.13 ACRES



PACIFIC COAST
REAL ESTATE & DEVELOPMENT

Joe Aguirre

COMMERCIAL BROKER/OWNER

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EXECUTIVE SUMMARY

3 Medical Buildings — Prime Coos Bay Location



LIST PRICE
6M



GROSS SQFT
29,282



LOT SIZE
3.13 ACRES



YEAR BUILT
1979

A rare opportunity to acquire a multi-building medical campus within a premier healthcare corridor.

The offering includes three well-maintained buildings totaling approximately 29,282 square feet on 3.13 acres, creating a cohesive and highly functional campus.

Featuring a mix of newer construction and established improvements, the property is well-suited for a variety of medical and professional uses, with existing infrastructure designed to support efficient operations and patient flow.

MEDICAL BUILDING #1



2699 N 17TH ST Coos Bay, OR 97420

A fully equipped medical facility designed to support immediate operations in a proven healthcare corridor.



- 21,692 SQFT | 1.54 acres
- Located in established, high-demand medical corridor
- Turnkey condition with significant medical buildout
- Immediate care and orthopedic - ready layout
- X-ray capabilities in place
- Strong parking, access and visibility
- Flexible for multiple medical healthcare uses
- Suitable for owner-user or investment

MEDICAL BUILDING #2

Newer construction, turnkey medical building with efficient clinical layout and strong on-site functionality.

- 5,888 Sqft | 1.14 acres
- Newer construction building
- Turnkey healthcare asset
- Supports high patient volume
- Built for multi-use medical (urgent care, PT, etc.)



2645 N 17TH ST, Coos Bay, OR 97420

MEDICAL BUILDING #3



2695 N 17TH ST Coos Bay, OR 97420

Well-maintained medical building with additional shop space located in the highly desirable Medical Park District, offering immediate income and long-term flexibility for medical or professional use.

- Medical building + large shop
- Fully leased—immediate income
- Flexible medical/professional use
- Sale contingent on adjacent property sale

EXTENSIVE ON-SITE PARKING & ACCESS



Across all three buildings, the campus offers extensive on-site parking to accommodate high patient volumes, staff, and visitors.

Well-placed lots provide easy access, smooth traffic flow, and efficient ingress and egress throughout the property.

LOCATION HIGHLIGHTS

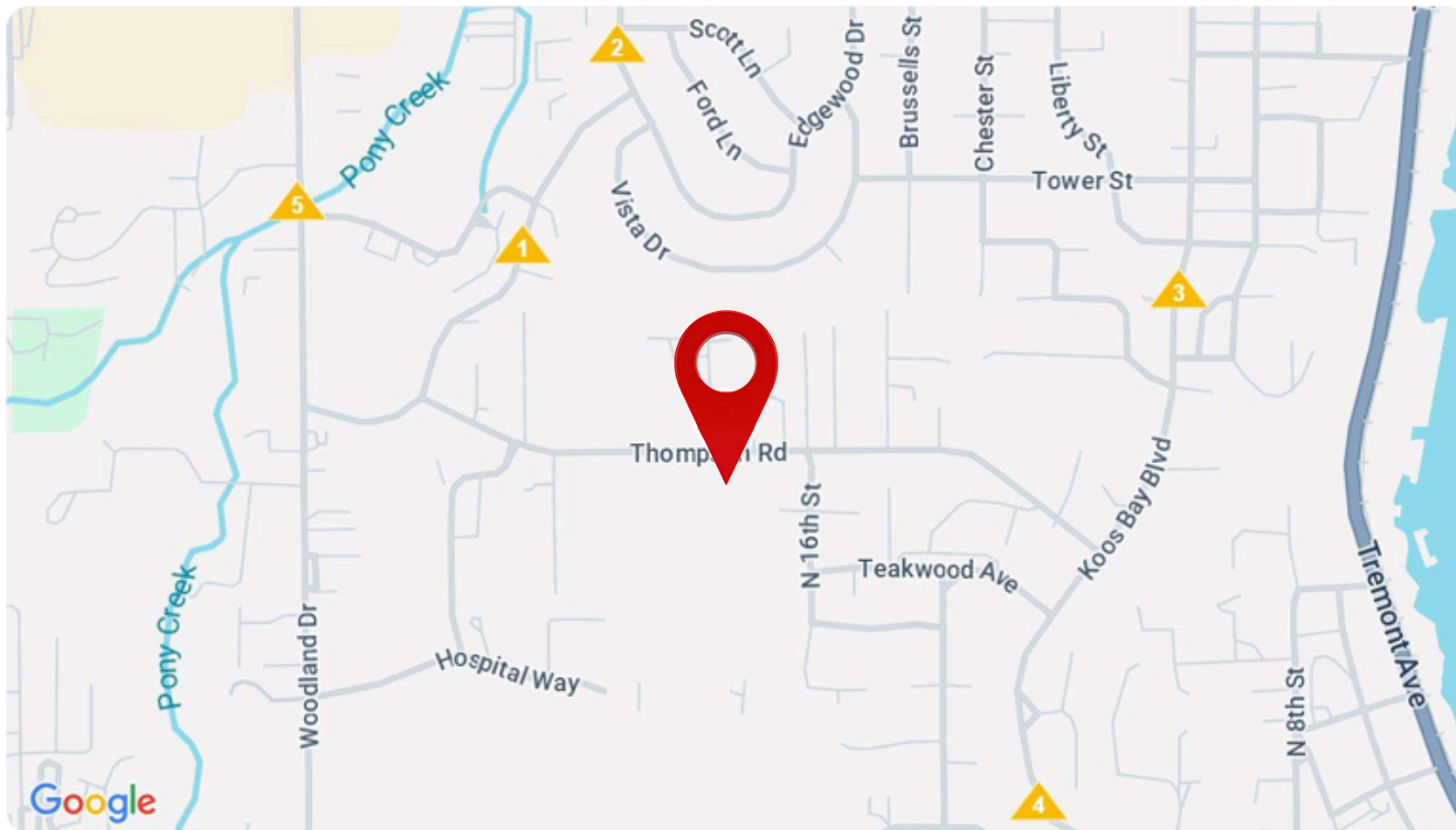
The property is positioned within an established and accessible area of the city's primary medical and professional corridor. The site offers convenient access to Highway 101, supporting regional connectivity throughout the Oregon Coast.

Surrounded by a mix of healthcare facilities, professional services, and residential neighborhoods, the location benefits from steady local demand and a strong community presence.



CONSUMER FLOW & VISIBILITY

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

2699 N 17th St, Coos Bay, OR 97420

Traffic Counts within 1 mile by Proximity

1 422

Kinney Road

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
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2019	▲	199	ADT
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2018	▲	720	AAWT
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2 332

Edgewood Drive

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
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2019	▲	431	ADT
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2018	▲	1,280	AAWT
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3 588

Sherman Avenue

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
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2018	▲	11,270	AAWT
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4 5,641

Koos Bay Boulevard

2025 Est. daily traffic counts

Cross: Pine Ave

Cross Dir: N

Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
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2023	▲	5,699	AAWT
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2022	▲	5,648	AAWT
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2020	▲	5,550	AAWT
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5 2,377

Broadway Avenue

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
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2019	▲	359	ADT
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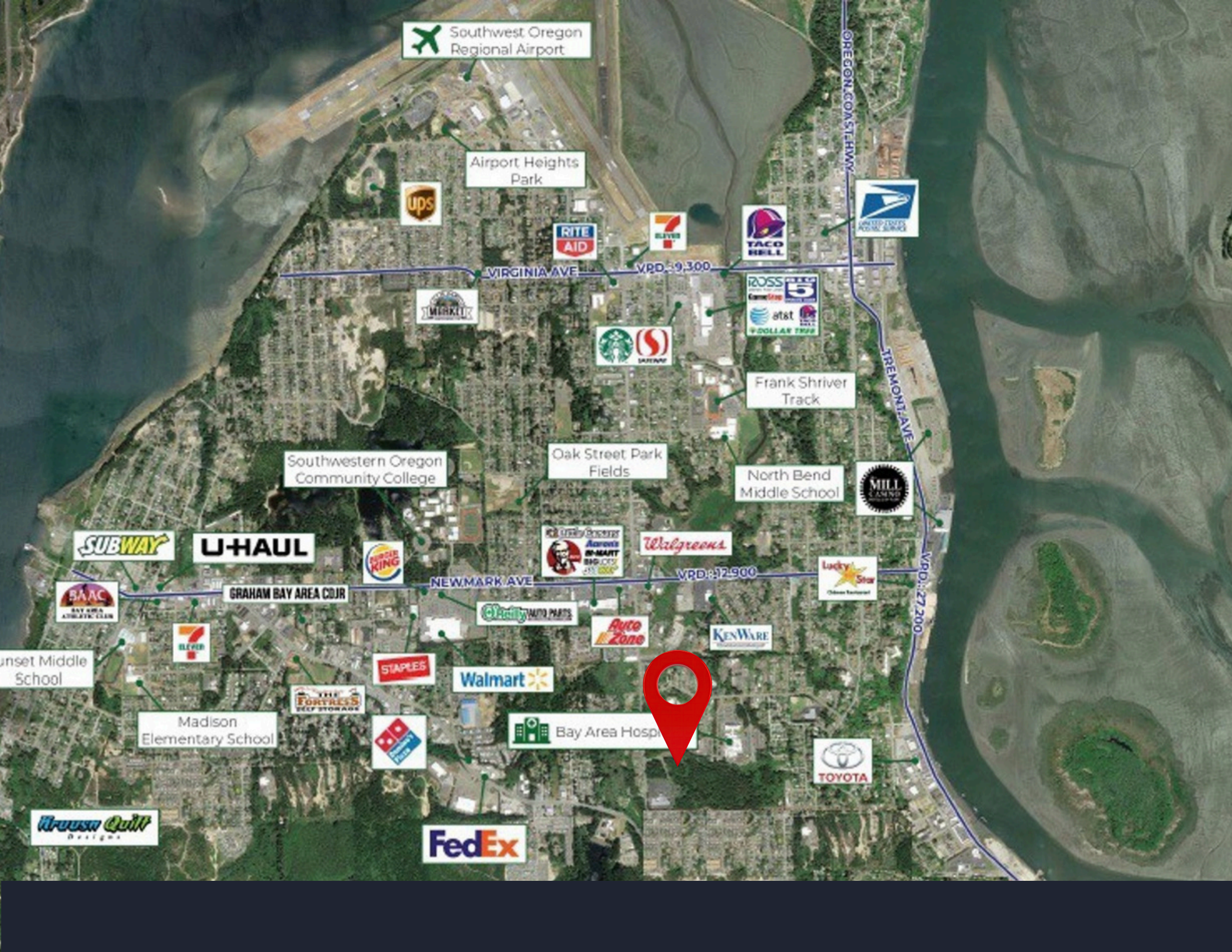
2018	▲	10,100	AAWT
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AAWT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AAWT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



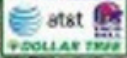
✈ Southwest Oregon Regional Airport

Airport Heights Park



VIRGINIA AVE

VPD: 9,300

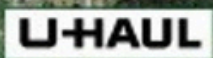


Frank Shriver Track

Southwestern Oregon Community College

Oak Street Park Fields

North Bend Middle School

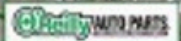


VPD: 92,900

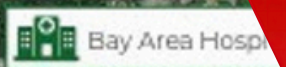


GRAHAM BAY AREA COJR

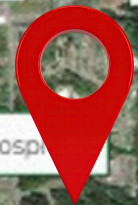
NEWMARK AVE



Unset Middle School



Madison Elementary School



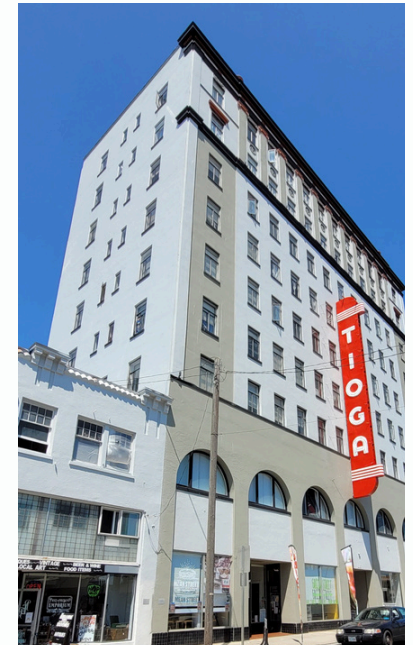
OREGON COAST HWY

FREMONT AVE

VPD: 27,200

THE CITY OF COOS BAY

Coos Bay – A vibrant coastal community, Coos Bay is the largest city on Oregon’s south coast, with a population of 16,615. Nestled between a protected bay, lush forests, and the Pacific Ocean, it offers a mix of work, recreation, and scenic beauty. Historically known for shipbuilding and lumber, Coos Bay is now the region’s hub for medical, education, retail, and professional services. Outdoor enthusiasts enjoy hiking, fishing, beachcombing, and camping, all within 20 minutes of the ocean. Downtown features the Coos Art Museum, a lively Wednesday farmers’ market, and seasonal events like the Oregon Coast Music Festival and Shore Acres holiday lights. With rich heritage, a friendly “can-do” spirit, and endless natural beauty, Coos Bay is a place to live, work, and play.



Coos County Demographics

- Coos Bay (City): 16,230 (2020 Census)
- North Bend (City): 10,319 (2020 Census)
- Coos Bay + North Bend Combined: 26,549 (2020 Census)
- Coos County (Micropolitan Area): 64,929 (2020 Census)
- Median Age (Coos County): 47.3 years (ACS 2018–2022 5-Year Estimate)



MULTI-BUILDING HEALTHCARE FACILITY
29,282 SF | 3.13 ACRES

PRIVATE TOURS AVAILABLE BY APPOINTMENT
OR
ALL INQUIRIES WILL BE HANDLED CONFIDENTIALLY



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Commerical Broker/Owner

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