



FOR SALE • MIXED USE INVESTMENT/OWNER USER OPPORTUNITY • \$2,700,000



Kip H. Running

503 799 2488 / www.RunningRE.com

171 Sunset Blvd

CANNON BEACH, OR 97110

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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.
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Property details

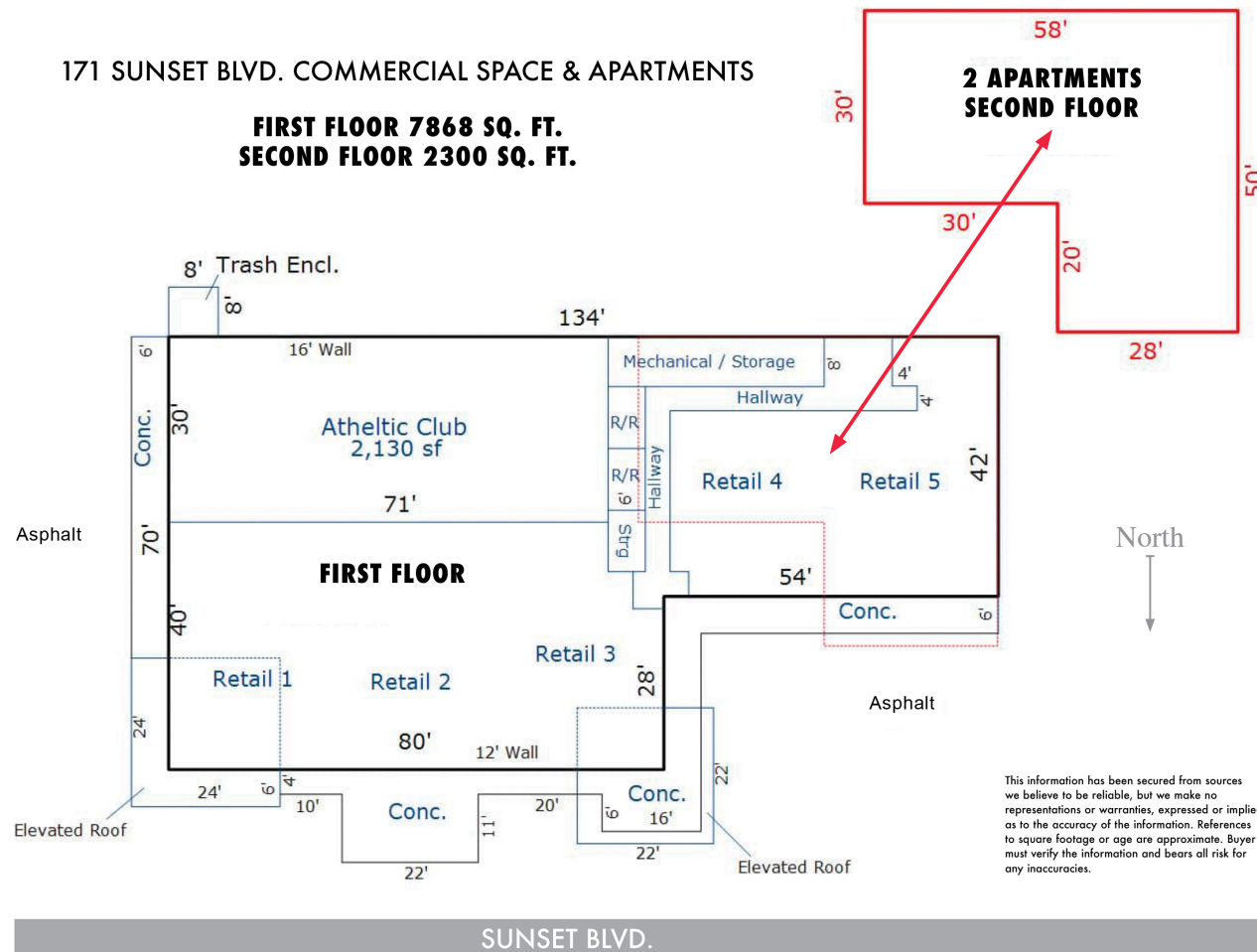
Positioned at Cannon Beach's highly visible midtown entrance off Highway 101, **171 Sunset Blvd** offers a rare mixed-use opportunity in one of Oregon's most desirable coastal markets. This versatile property features approximately 7,000 SF of commercial space and 2,300 SF of residential/live-work space across four tenant spaces—currently three occupied with three available for lease-up. C1 zoning permits up to 50% residential use, providing flexibility for investors and owner-users. The prime location delivers exceptional visibility with 100 feet of retail frontage, proximity to Pelican Brew Pub and local dining anchors, and 28 on-site parking spaces—a rare amenity in Cannon Beach.

PRICE	\$2,700,000
ADDRESS	171 Sunset Blvd, Cannon Beach, OR
BUILDING TYPE	Single stand alone building, 4 retail spaces on ground floor, 2 apartments on 2nd floor
BUILDING SIZE	9,700 SF Total 7,000 SF Commercial space 2,300 SF of Residential space (approx)
SITE	.45 AC
ZONING	C1
FLOORS	2
PARKING	28 on-site parking spaces

Site plan

171 SUNSET BLVD. COMMERCIAL SPACE & APARTMENTS

**FIRST FLOOR 7868 SQ. FT.
SECOND FLOOR 2300 SQ. FT.**



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SUNSET BLVD.

Photos



APARTMENT INTERIOR



ATHLETIC CLUB



RETAIL

Aerial



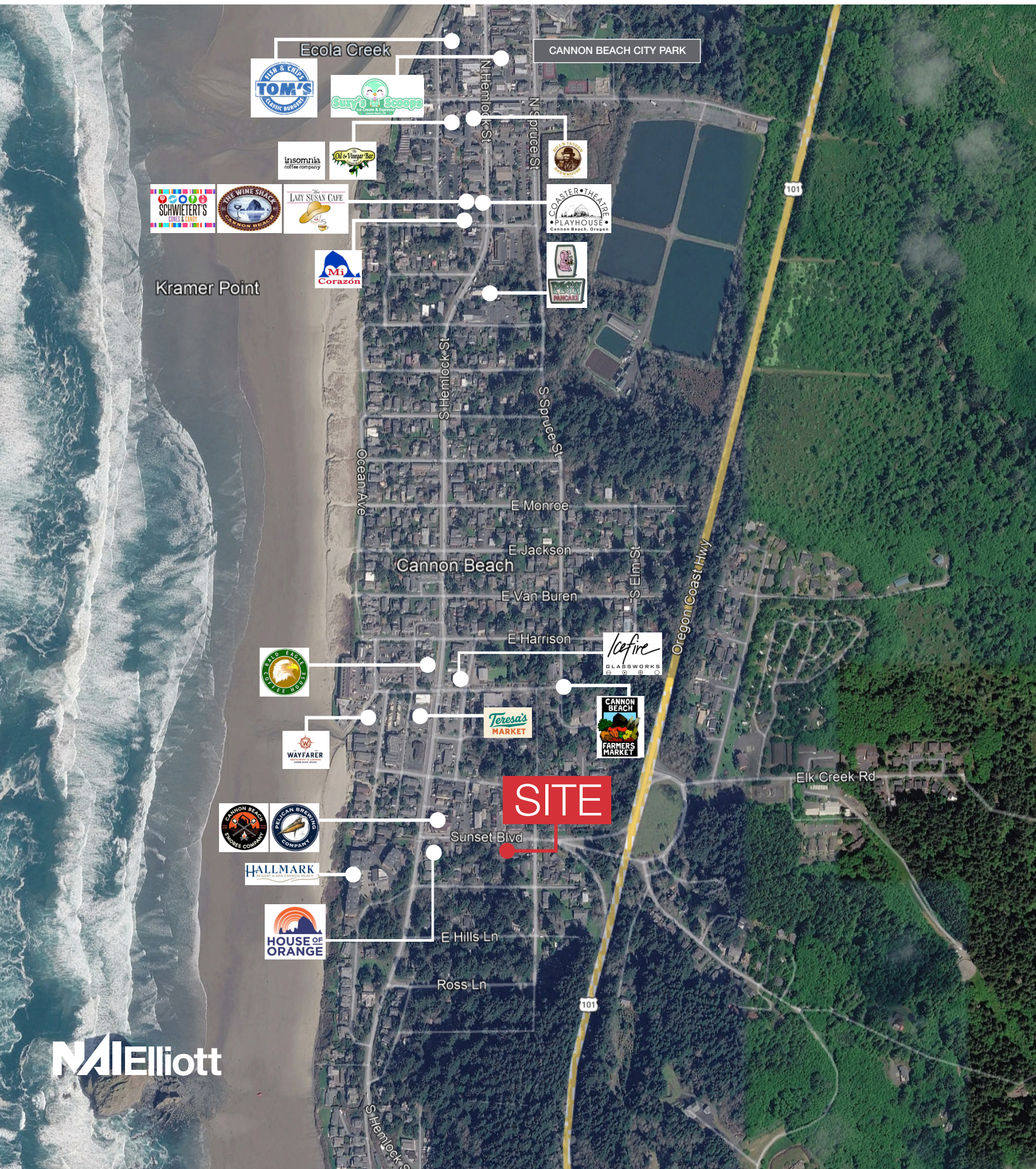
HAYSTACK ROCK

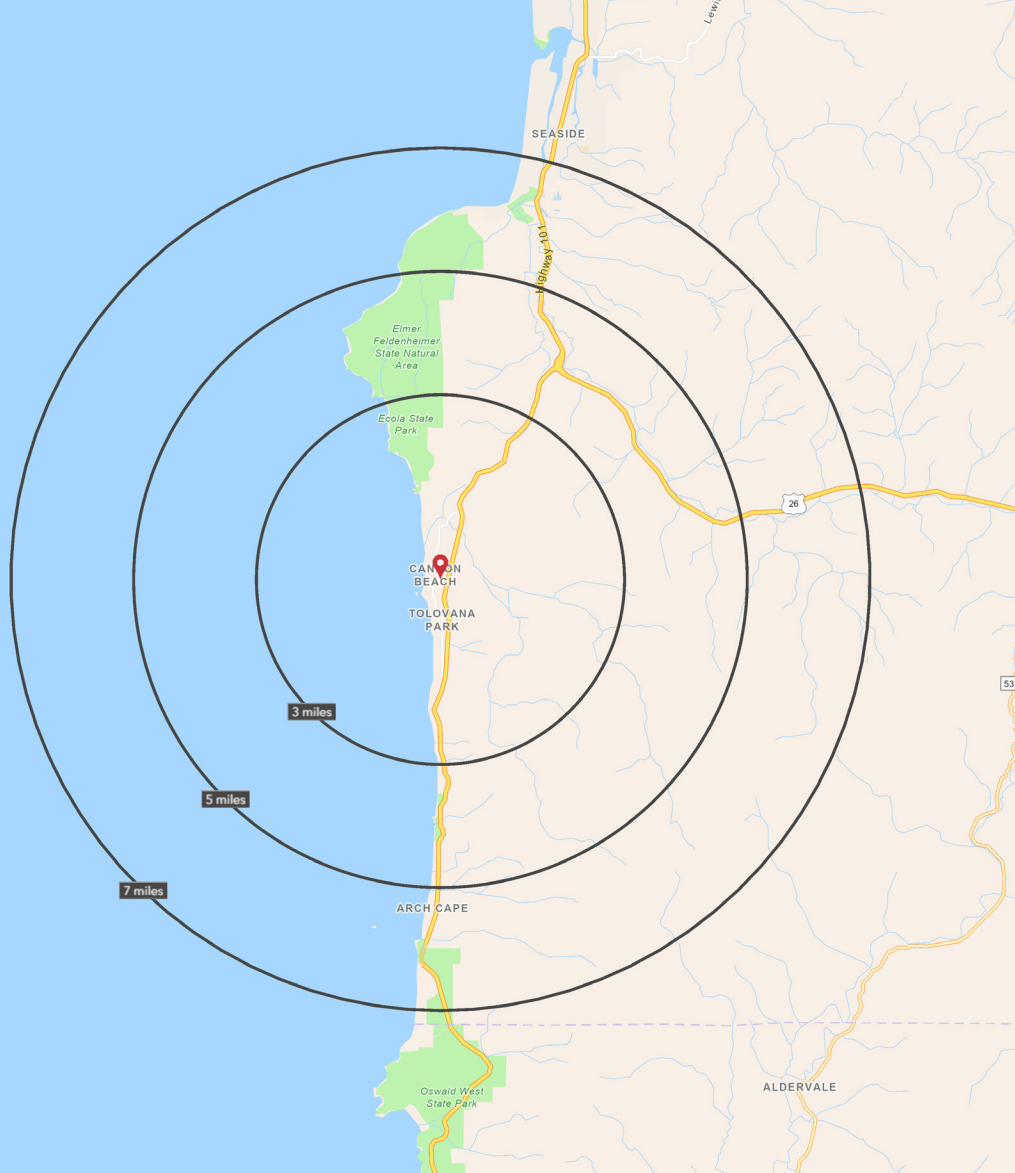
HALLMARK
RESORT & SPA CANNON BEACH



SUNSET BLVD

Map





	3 MILE	5 MILE	7 MILE
2026 TOTAL DAYTIME POPULATION	1,681	2,146	3,733
2031 EST. TOTAL POPULATION	1,676	2,148	3,740
2026 AVG HOUSEHOLD INCOME	\$129,214	\$126,549	\$107,455
2026 MEDIAN HOME VALUE	\$739,691	\$713,428	\$667,560
2026 TOTAL HOUSEHOLDS	773	952	1,776
2026 DAYTIME POPULATION	1,707	1,805	2,252
2026 SOME COLLEGE OR HIGHER	79%	76%	70%

Source: ©2026 Esri

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