

INVESTMENT GRADE CREDIT - Single Tenant Absolute Net Corporate Lease Investment

Brand New Construction, New 10 year lease, PLUS 4 x 5 Year Options with Rent Escalations

1233 Teakwood Ave Coos Bay Oregon 97420

Pacific
PROPERTIES
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PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase an Institutional credit national tenant legacy asset. Located at Teakwood Plaza in Coos Bay Oregon, TJ Maxx is an internationally know retailer or discount luxury goods. With national brand recognition, and tenant strength. This newly constructed 22,500 sf building is adjacent to Planet Fitness, and Tru Furniture. Teakwood Plaza is a never to be replicated big box retail center, located on Highway 101 with bi-directional frontage and visibility, and the highest traffic counts in the county (27,200 ADT).

The City of Coos Bay is the largest City on the Oregon Coast, and this area of Oregon has a deep history for water based industries. Teakwood Plaza is celebrating the past, but in a modern way. This is a once in a lifetime site and investment that will not be duplicated. This is an excellent opportunity to purchase an investment grade asset, with strong stable income and zero day-to-day landlord management obligations securing long term passive income.



List Price

\$7,900,000



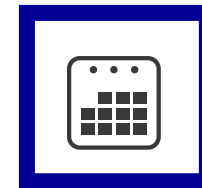
CAP Rate

4.55



Annual Rent

\$360,000



Rent Increase

10% in year 5



Taxes

NNN



LEASE ABSTRACT

Tenant Trade Name The TJX Companies, INC. dba TJ Maxx

Lease Start Date April 3026

Lease Base Term 10 years

Annual Rent \$360,000

Rental Adjustments \$1/sf bumps every 5 years, including option periods

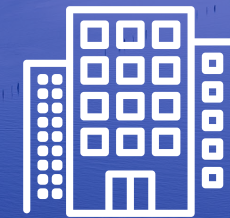
Option Periods 4 x 5 years
\$18/sf (\$405,000 annual)
\$19/sf (\$427,500 annual)
\$20/sf (\$450,000 annual)
\$21/sf (\$472,500 annual)

Lease Type NNN



APN

Insert Data



Building Size

22,500 SF



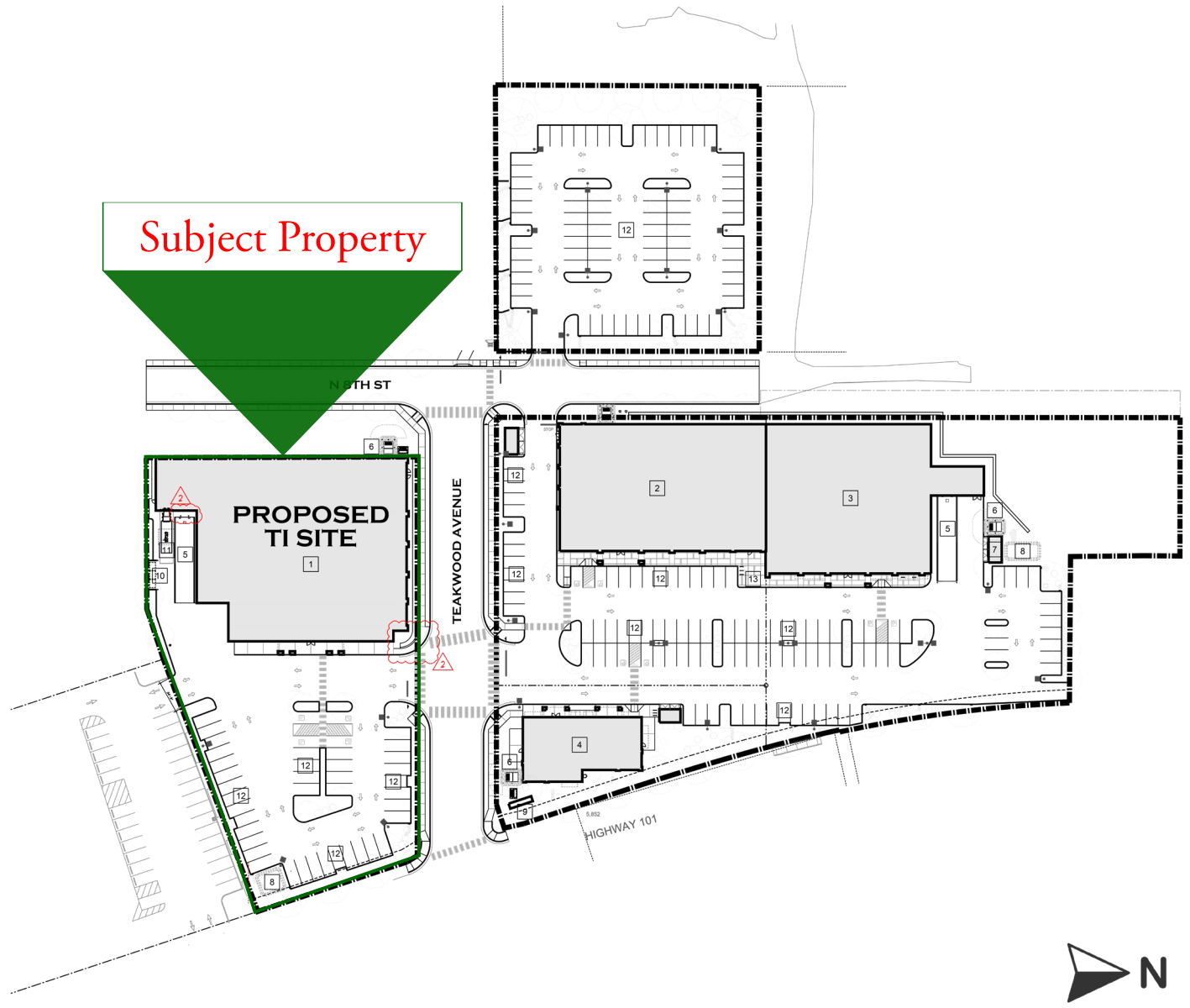
Land Size

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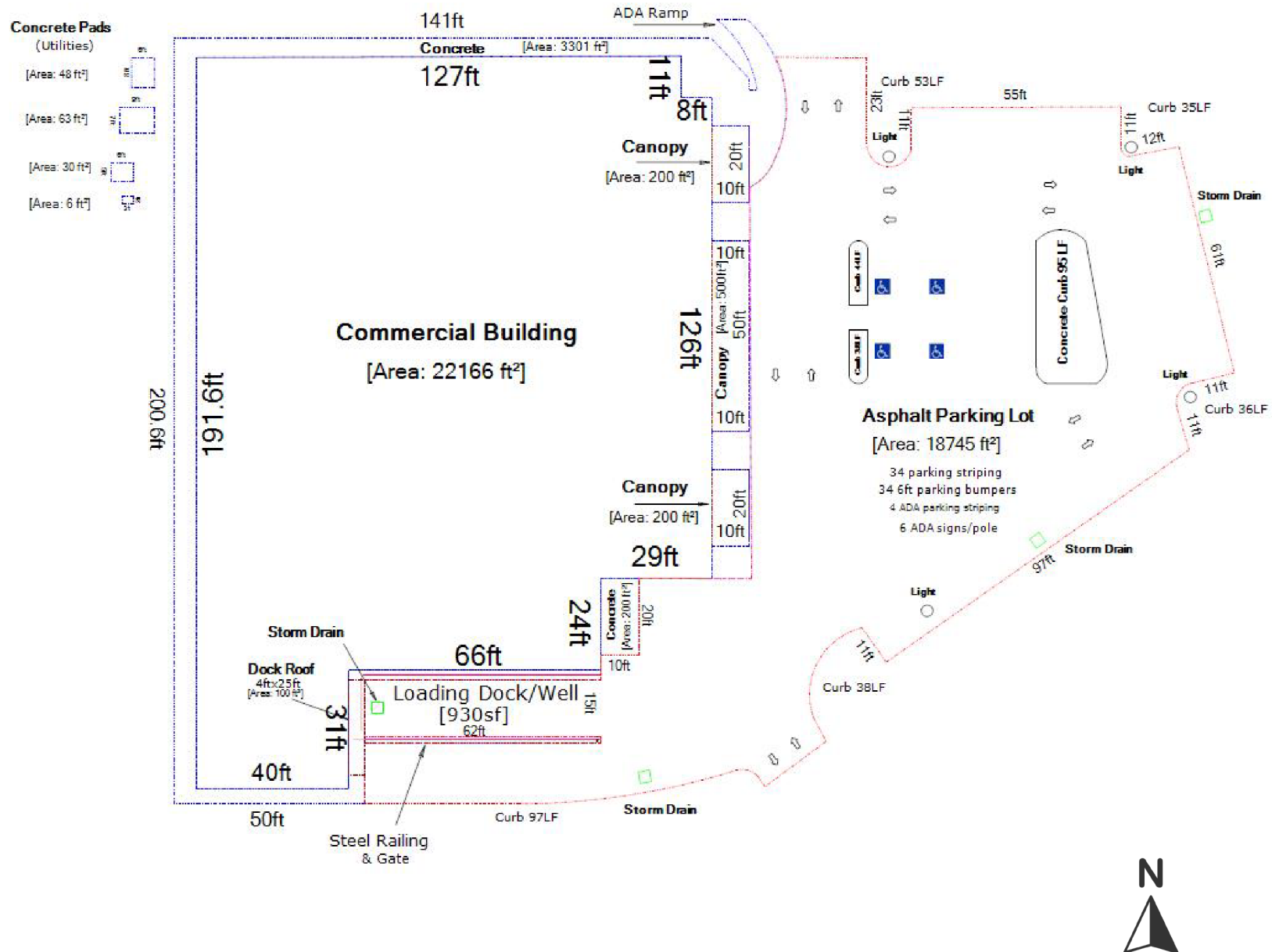




SITE PLAN



FLOOR PLAN

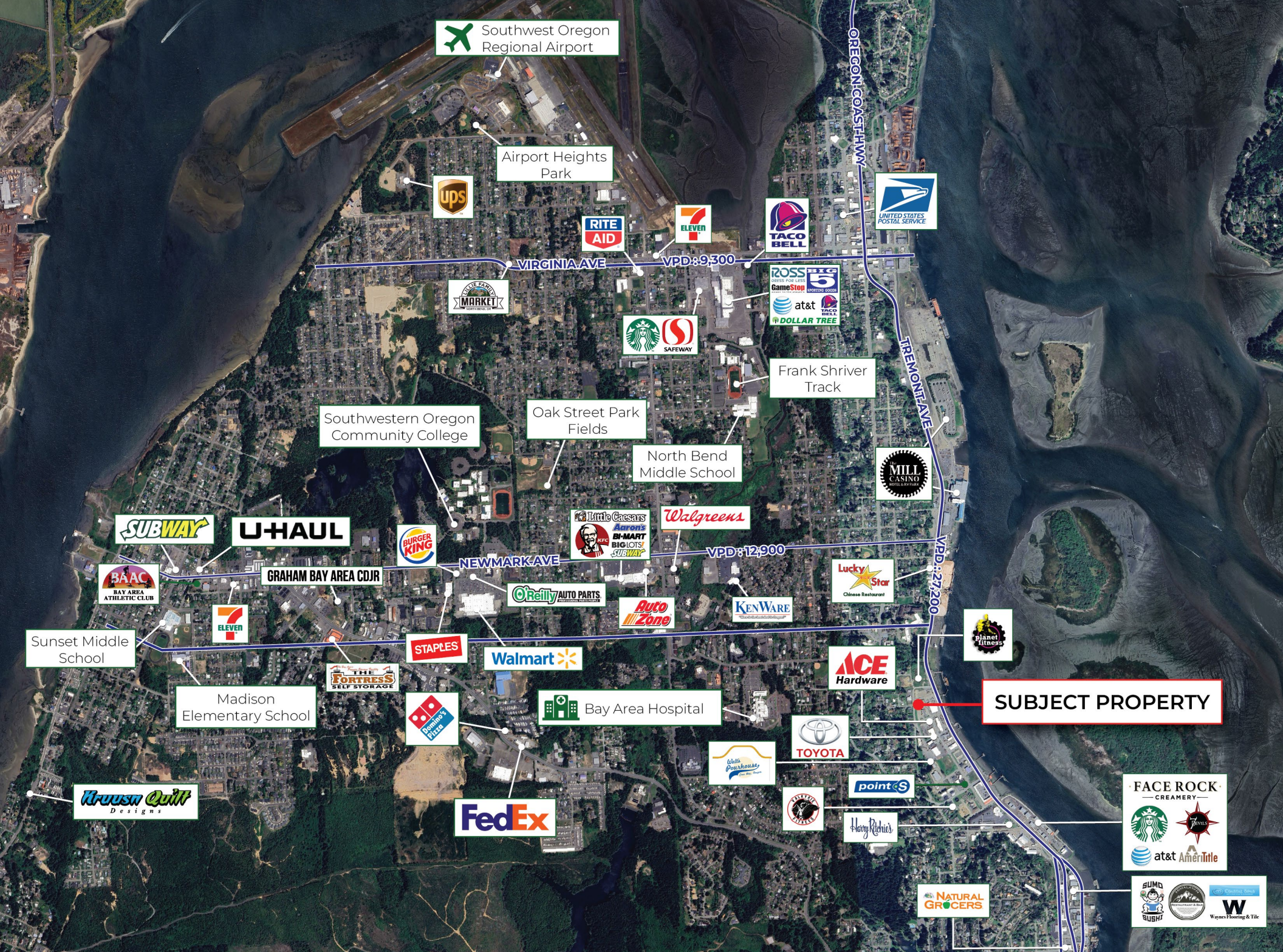


INVESTMENT HIGHLIGHTS

- ✓ Legacy Investment Grade Credit Asset
- ✓ Unmatched Tenant Strength
- ✓ High Visibility – Highest Traffic Count in the County
- ✓ Coos Bay/North Bend – Largest Metropolitan area on Oregon Coast
- ✓ TJ Maxx brand strength, Publicly Traded, National recognition
Brand new leases & New construction
- ✓ Brand new leases & New Construction
- ✓ Zero Day-to-Day Landlord responsibilities – Tenant pays and maintains common area expenses directly
- ✓ 3rd party Property Management company takes care of all rent collection, bill payments, and all other responsibilities for Landlord. True Passive income
- ✓ Strong surrounding co-tenants including Planet Fitness, Tru Furniture, US Cellular, ACE Hardware
- ✓ Demographics – Estimated 54,000 population within a 5 mile radius
- ✓ Over \$66,361 in average HH Income within 5 mile radius







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



NEWMARK AVE

VPD: 12,900



GRAHAM BAY AREA CDJR



Sunset Middle School



Bay Area Hospital



SUBJECT PROPERTY

Madison Elementary School



TENANT OVERVIEW



TJ Maxx operates as the flagship banner of The TJX Companies, Inc., a Fortune 100 corporation and the undisputed leader in the off-price retail sector.

This affiliation provides an unparalleled foundation of investment-grade credit and financial stability, evidenced by the parent company's consistent performance, including annual net sales exceeding \$54 billion. With a vast network of over 5,000 stores across nine countries, TJX leverages its global scale, sophisticated logistics, and immense purchasing power to create a formidable competitive advantage, ensuring the long-term viability and prominence of every TJ Maxx location.

The core strength of TJ Maxx lies in its dynamic off-price model, which is engineered to thrive across all economic cycles. The brand's "treasure hunt" shopping experience is fueled by a rapidly changing assortment of quality, brand-name, and designer merchandise, sourced opportunistically from a network of more than 21,000 vendors. By offering these goods at 20% to 60% below regular retail prices, TJ Maxx attracts a broad and loyal customer base, driving high-frequency, high-volume foot traffic that remains robust even in uncertain economic climates, providing a reliable and recurring revenue stream.

As an anchor tenant, TJ Maxx delivers exceptional value beyond its lease obligations. The brand is strategically positioned in high-traffic, prime retail corridors, and its powerful draw as a destination retailer creates a significant "halo effect" for the entire shopping center

OWNERSHIP	NYSE: TJX
YEAR FOUNDED	1976
EMPLOYEES	Approx. 320,000
# OF LOCATIONS	Over 1,300 (U.S)
REVENUE (FY 2024)	\$54.2 Billion
HQ LOCATION	Framingham, MA



CITY OVERVIEW



Coos Bay, Oregon, is a vibrant coastal town where rich maritime history meets stunning natural beauty, from lush forests to dramatic ocean cliffs.

Coos Bay, Oregon, is the largest city on the state's southern coast and serves as the economic and cultural center of the surrounding Bay Area, which includes the towns of North Bend and Charleston. Historically rooted in timber, shipbuilding, and fishing, the city has transitioned toward a more diversified economy that includes tourism, healthcare, and education. The working waterfront and the Port of Coos Bay remain central to the local economy, while the downtown area features museums, local shops, and events like the Blackberry Arts Festival that highlight the community's creative and historical spirit.

Highlights

- ✓ Largest City on the Oregon Coast
- ✓ Only Commercial Airport on the Oregon Coast
- ✓ Regional Hub for Oregon's south coast
- ✓ Largest concentration of healthcare facilities on the Oregon Coast
- ✓ Proximity to Bandon Dune Golf Resort (over 700 full time employees) and Oregon Dunes National Recreation Area (1.5M annual visitors)
- ✓ Coos Bay recent secured \$25M for development of the Pacific Coast Intermodal Port
- ✓ Coos County tourism spending reached \$330M in 2024



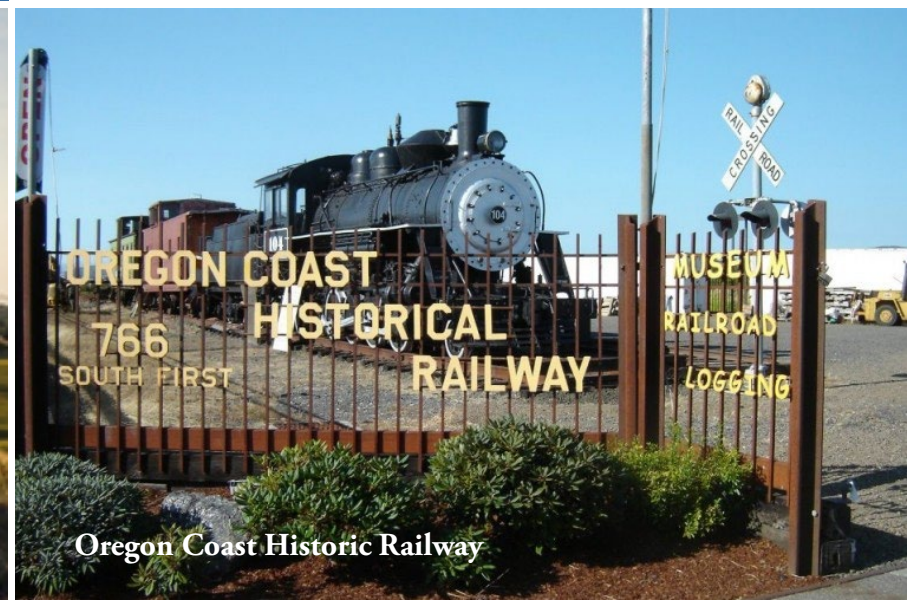
Bandon Crossings



Coos Art Museum



Bandon Dunes Golf Resort



Oregon Coast Historic Railway

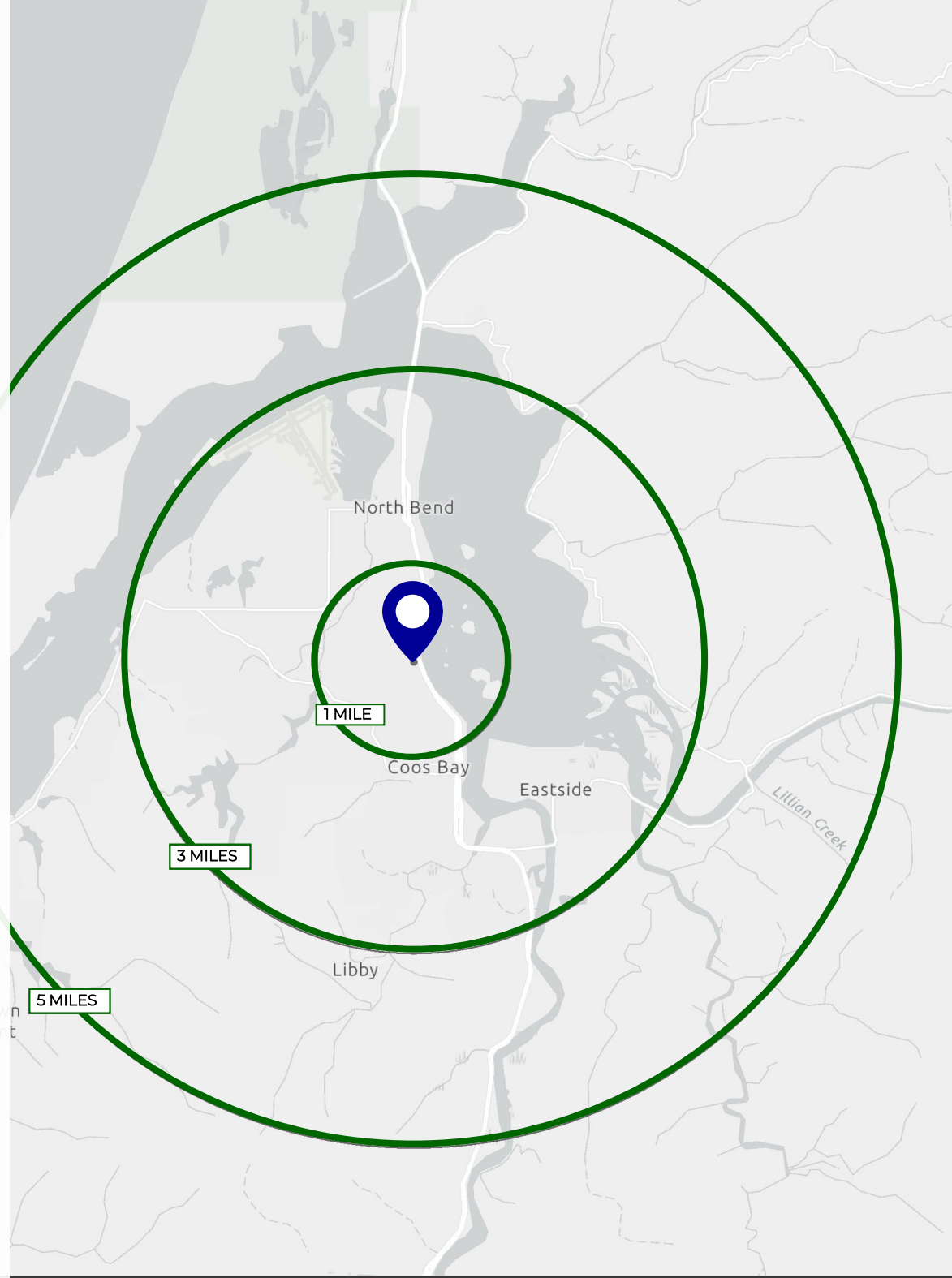


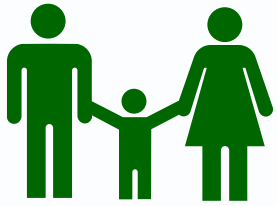
Mingus Park

DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,088	28,231	34,604
Households	2,214	12,124	14,756
Families	1,202	6,860	8,522
Average Household Size	2.26	2.28	2.30
Owner Occupied Housing Units	1,274	7,198	9,175
Renter Occupied Housing Units	940	4,926	5,581
Median Age	44.8	44.0	45.0
Median Household Income	\$66,205	\$64,583	\$67,297
Average Household Income	\$81,877	\$84,499	\$86,105

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,067	28,058	34,435
Households	2,219	12,121	14,773
Families	1,194	6,802	8,464
Average Household Size	2.25	2.27	2.29
Owner Occupied Housing Units	1,295	7,265	9,268
Renter Occupied Housing Units	924	4,856	5,504
Median Age	46.2	45.3	46.3
Median Household Income	\$75,294	\$71,688	\$74,726
Average Household Income	\$88,179	\$91,005	\$92,925





ESTIMATE POPULATION 2025

ESTIMATE POPULATION 2030

1 MILE

5,088

5,067

3 MILE

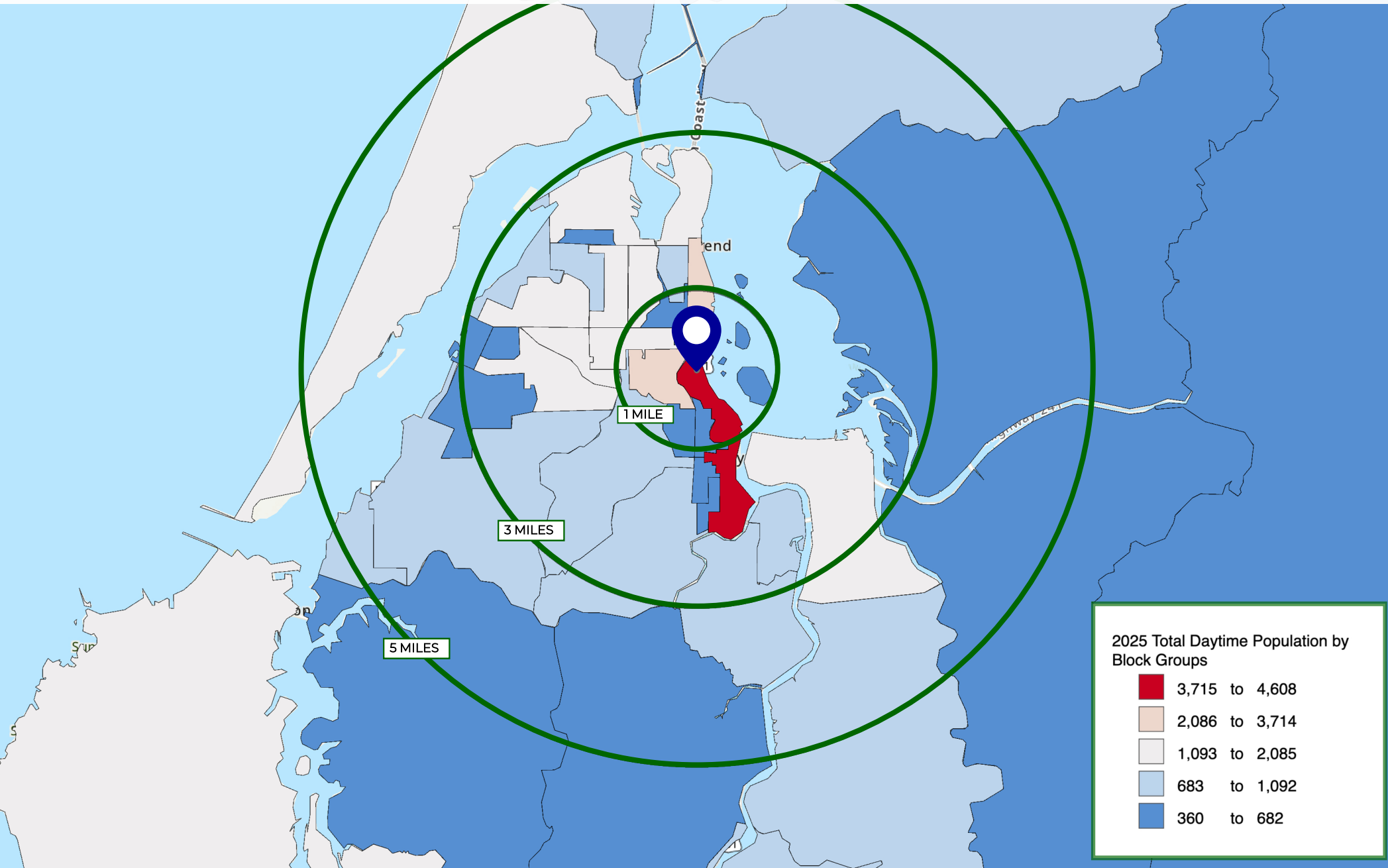
28,231

28,058

5 MILE

34,604

34,435



2025 Total Daytime Population by Block Groups

- 3,715 to 4,608
- 2,086 to 3,714
- 1,093 to 2,085
- 683 to 1,092
- 360 to 682



AVERAGE HOUSEHOLD INCOME 2025

AVERAGE HOUSEHOLD INCOME 2030

1 MILE

\$81,877

\$88,179

3 MILE

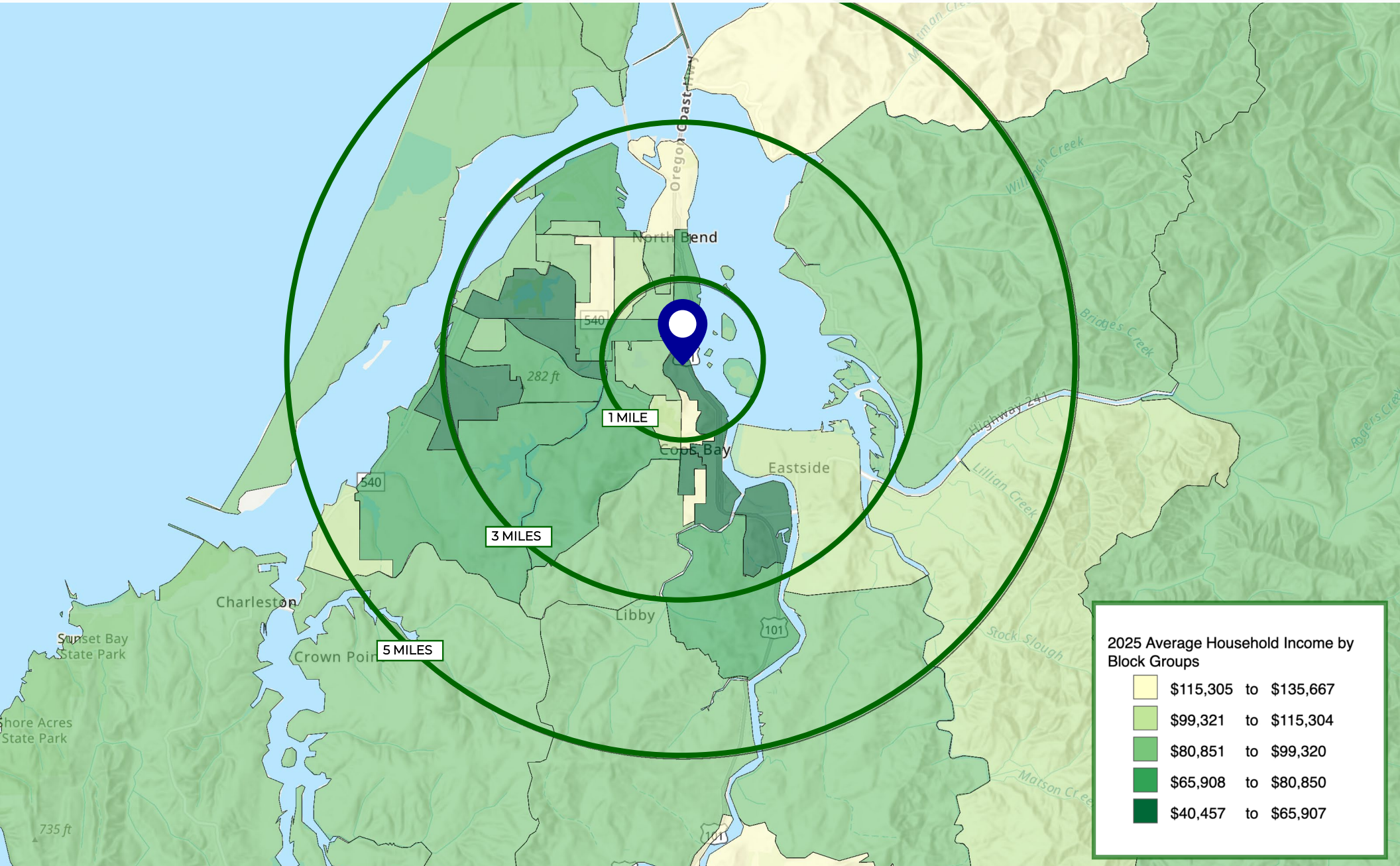
\$84,499

\$91,005

5 MILE

\$86,105

\$92,925



2025 Average Household Income by Block Groups

- \$115,305 to \$135,667
- \$99,321 to \$115,304
- \$80,851 to \$99,320
- \$65,908 to \$80,850
- \$40,457 to \$65,907

INVESTMENT CONTACT

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