

OFFERING MEMORANDUM

1175 NEWMARK AVE

Coos Bay, Oregon 97420

COMMERCIAL / RESTAURANT

\$499,000

ASKING PRICE

2,700 SF

BUILDING SIZE

0.61 AC

LOT SIZE

\$35,760/YR

GROSS INCOME

~7.2%

GROSS YIELD

30 SPACES

PARKING

OPPORTUNITY ZONE



INVESTMENT HIGHLIGHTS

- **Income-Producing Asset**
Currently leased to an operating drive-thru restaurant tenant generating \$35,760/year in gross income.
- **Drive-Thru Infrastructure In Place**
Full drive-thru lane, service window, and commercial kitchen with hood — rarely available at this price point.
- **Prime Newmark Avenue Corridor**
114 feet of road frontage on one of Coos Bay's highest-traffic commercial corridors.
- **Opportunity Zone Designation**
Potential federal tax advantages for qualifying investors under the OZ program.
- **C2 Commercial Zoning**
Broad use flexibility for restaurant, retail, service, or redevelopment.
- **Turnkey Commercial Building**
30 on-site parking spaces (front & rear), public water & sewer, zoned heat — move-in ready.
- **Favorable Financing Terms**
Cash or conventional financing accepted. No HOA. Low property taxes (\$4,907/yr).

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Property Overview

\$499,000	2,700 SF	0.61 AC	\$35,760	~7.2%
ASKING PRICE	BUILDING SIZE	LOT SIZE	GROSS ANNUAL INCOME	GROSS YIELD

1175 Newmark Avenue presents a rare opportunity to acquire a free-standing commercial restaurant building on one of Coos Bay's most heavily traveled corridors. The property is currently leased to an operating drive-thru restaurant tenant, providing immediate income on day one. With C2 Commercial zoning, 114 feet of road frontage, a full drive-thru lane, commercial kitchen, and 30 on-site parking spaces, the asset offers both operational continuity and long-term flexibility for investors, owner-operators, or redevelopers alike.

The property carries an Opportunity Zone designation, which may provide meaningful federal tax advantages for qualifying investors. At \$499,000, the gross yield of approximately 7.2% on current lease income makes this a compelling income-producing acquisition in a coastal Oregon market with limited comparable commercial inventory.

Property Details

Property Address	1175 Newmark Ave, Coos Bay, OR 97420
County	Coos County
Property Type	Commercial — Restaurant / Drive-Thru
Zoning	C2 Commercial
Building Size	2,700 sq ft (per listing)
Lot Size	0.61 acres / 26,248 sq ft (114 ft x 235 ft)
Year Built	1963
Stories	1 (single-level, ground access throughout)
Roof	Flat, rubber membrane
Exterior	Wood siding
Foundation/Access	Ground level throughout
Parking	30 spaces (front & rear) — concrete/paved
Road Frontage	114 feet on Newmark Avenue
Drive-Thru	Yes — drive-thru lane and service window in place
RMLS #	375860837
List Date	May 27, 2026

Financial Summary

\$499,000	\$35,760	\$2,980	~7.2%	\$4,907
ASKING PRICE	GROSS ANNUAL INCOME	MONTHLY INCOME	GROSS YIELD	ANNUAL TAXES

INCOME

Gross Annual Rent (Current Lease)	\$35,760
Monthly Rent Equivalent	\$2,980

EXPENSES (Known)

Annual Property Taxes (2025)	\$4,907.47
HOA / Assessments	None

VALUATION

Asking Price	\$499,000
Price Per Sq Ft	\$184.81/SF
Gross Income Multiplier (GIM)	13.96x
Gross Yield	~7.2%
Financing	Cash, Conventional

Note on Cap Rate: A precise cap rate requires verified operating expense detail from the current lease agreement and any landlord-paid expenses. The gross yield of ~7.2% is calculated on asking price ÷ gross annual income. Buyers are encouraged to conduct independent due diligence on the lease terms, tenant financial strength, and any additional operating costs.

Opportunity Zone: This property carries an Opportunity Zone designation. Qualifying investors may be eligible for federal capital gains tax deferral or reduction benefits under IRS Section 1400Z-2. Consult a qualified tax advisor regarding eligibility and program requirements.

Building & Site Details

Drive-Thru Lane & Window

Full drive-thru infrastructure in place — lane, window, and service area.

Commercial Kitchen

Full commercial kitchen with hood and range — operational as restaurant.

30-Space Parking Lot

Front and rear paved/concrete parking accommodating customers and staff.

Road Frontage

114 feet of direct Newmark Avenue frontage with high daily traffic volume.

Ground-Level Access

Entire building is single-level and accessible throughout.

Lot Dimensions

114 ft × 235 ft (0.61 acres) — rectangular, level lot with strong visibility.

Building Footprint

2,700 sq ft built in 1963 on a 26,248 sq ft lot.

Utilities & Systems

Water	Public (City of Coos Bay)
Sewer	Public sewer
Heat	Zoned electric heat
Cooling	Not specified
Fuel	Electricity
Roof	Flat, rubber membrane
Exterior	Wood siding
Parking Surface	Concrete and paved
Jurisdiction	City of Coos Bay

Zoning & Use

Zoning	C2 — General Commercial
Current Use	Drive-thru restaurant (leased)
Permitted Uses	Restaurant, retail, service commercial, office, and a broad range of C2 uses per City of Coos Bay code
Opportunity Zone	Yes — federal OZ designation
APN / Parcel	Contact listing agent for parcel number
Annual Taxes (2025)	\$4,907.47
Assessed Value	Contact Coos County Assessor

Property Photos



Exterior — Front Elevation & Parking Lot



Exterior — Building Entrance & Address



Aerial — Site & Adjacent Properties



Aerial — Property Lines (Approximate)



Aerial — Coos Bay Area Context

Interior Photos



Dining Room — Seating Area



Dining Room — Counter & Service Area



Commercial Kitchen — Prep & Counter Area

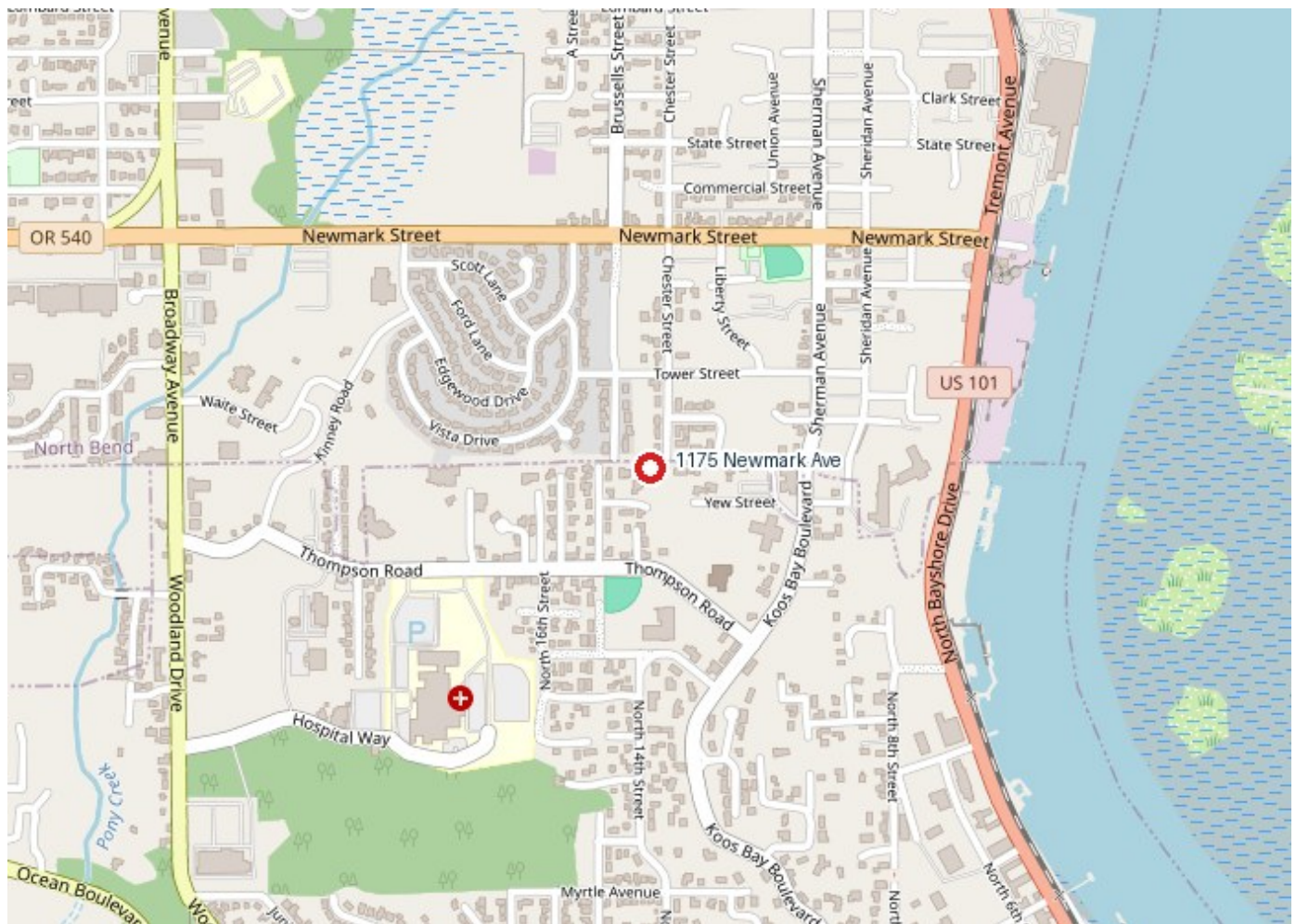


Commercial Kitchen — Range & Hood



Aerial — Newmark Avenue Corridor, Coos Bay

Location & Market Context



Map data © OpenStreetMap contributors. Pin: 1175 Newmark Ave, Coos Bay, OR.

Newmark Avenue Corridor

Newmark Avenue is the central commercial corridor of Coos Bay, serving as the primary link between US-101 and the city's core retail, medical, and service districts. The stretch near 1175 Newmark benefits from consistent daily traffic from residential neighborhoods, Bay Area Hospital, Southwestern Oregon Community College, and the broader Coos Bay–North Bend metro area.

Area Anchors & Traffic Generators Within 1 Mile

- Bay Area Hospital (largest employer in Coos County)
- Southwestern Oregon Community College
- Fred Meyer / Walmart / major retail corridor
- Coos Bay–North Bend Airport (3 miles)
- US-101 — primary coastal highway
- Downtown Coos Bay historic waterfront (1 mile)

Market Demographics

Population & Income by Radius

Metric	1-Mile	3-Mile	5-Mile	Coos Bay City
Est. Population	~6,200	~18,500	~27,000	15,925
Median HH Income	~\$42,000	~\$47,000	~\$49,000	\$56,524
Avg HH Income	—	—	—	~\$72,000
Pop Density / sq mi	High	Med	Med	1,498
Traffic (ADT)	High	—	—	—

Coos Bay City Profile (ACS 2024 Estimates)

Demographic	Demographic		
City Population	15,925	Median Age	44.1 years
Land Area	10.6 sq mi	Population Density	1,498/sq mi
Median HH Income	\$56,524	Family Poverty Rate	9.6%
White	82.6%	Hispanic/Latino	9.0%
Two or More Races	5.1%	Unemployment Rate	~4.6% (Apr 2025)

Coos Bay Household Income Distribution

Income Bracket	Income Bracket		
Under \$25,000	~22%	\$75,000 – \$99,999	~11%
\$25,000 – \$49,999	~26%	\$100,000 – \$149,999	~9%
\$50,000 – \$74,999	~19%	\$150,000+	~6%

Sources: US Census Bureau ACS 2024 5-Year Estimates; Oregon Employment Department (April 2025); World Population Review (2026); FRED St. Louis Fed.

Listing Agents

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Sources: Listing data from commercialbuilding1175newmark.lovable.app (accessed May 27, 2026). Demographics from US Census Bureau ACS 2024. Map: [OpenStreetMap](https://openstreetmap.org) contributors.