

# Single Tenant Absolute Net Lease Investment

Brand New Construction, New 10 year lease, PLUS 3 x 5 Year Options with Rent Escalations

1236 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 a national tenant legacy asset. Located at Teakwood Plaza in Coos Bay Oregon, Planet Fitness is a full service gym and spa facility, with national brand recognition, and tenant strength. This newly constructed 15,000sf building is adjacent to Tru Furniture, and the soon to be open TJ Maxx! 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. Coos Bay Village 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**

\$6,400,000



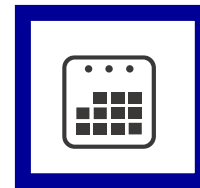
**CAP Rate**

3.86



**Annual Rent**

\$247,500



**Rent Increase**

10% in year 5



**Taxes**

NNN



# LEASE ABSTRACT

Tenant Trade Name      GMS Coos Bay LLC dba Planet Fitness

Lease Start Date      June 2024

Lease Base Term      10 years

Annual Rent      \$247,500

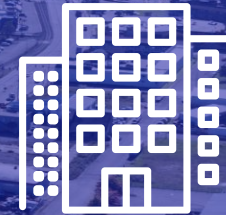
Rental Adjustments      10% in year 5

Option Periods      3 x 5 years  
\$21.76/sf (\$327,966.72 annual)  
\$23.91/sf (\$360,371.52 annual)  
\$26.27/sf (\$395,941.44 annual)

Lease Type      NNN



APN  
6792300

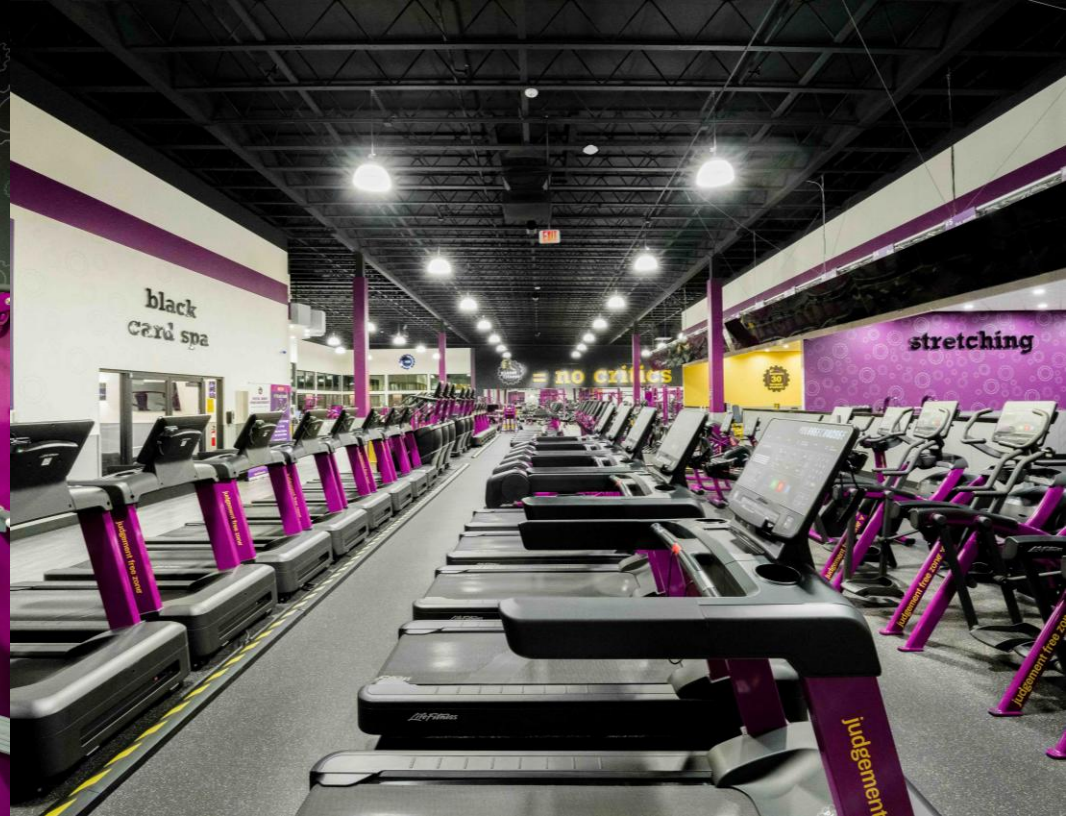


Building Size  
15,000 SF

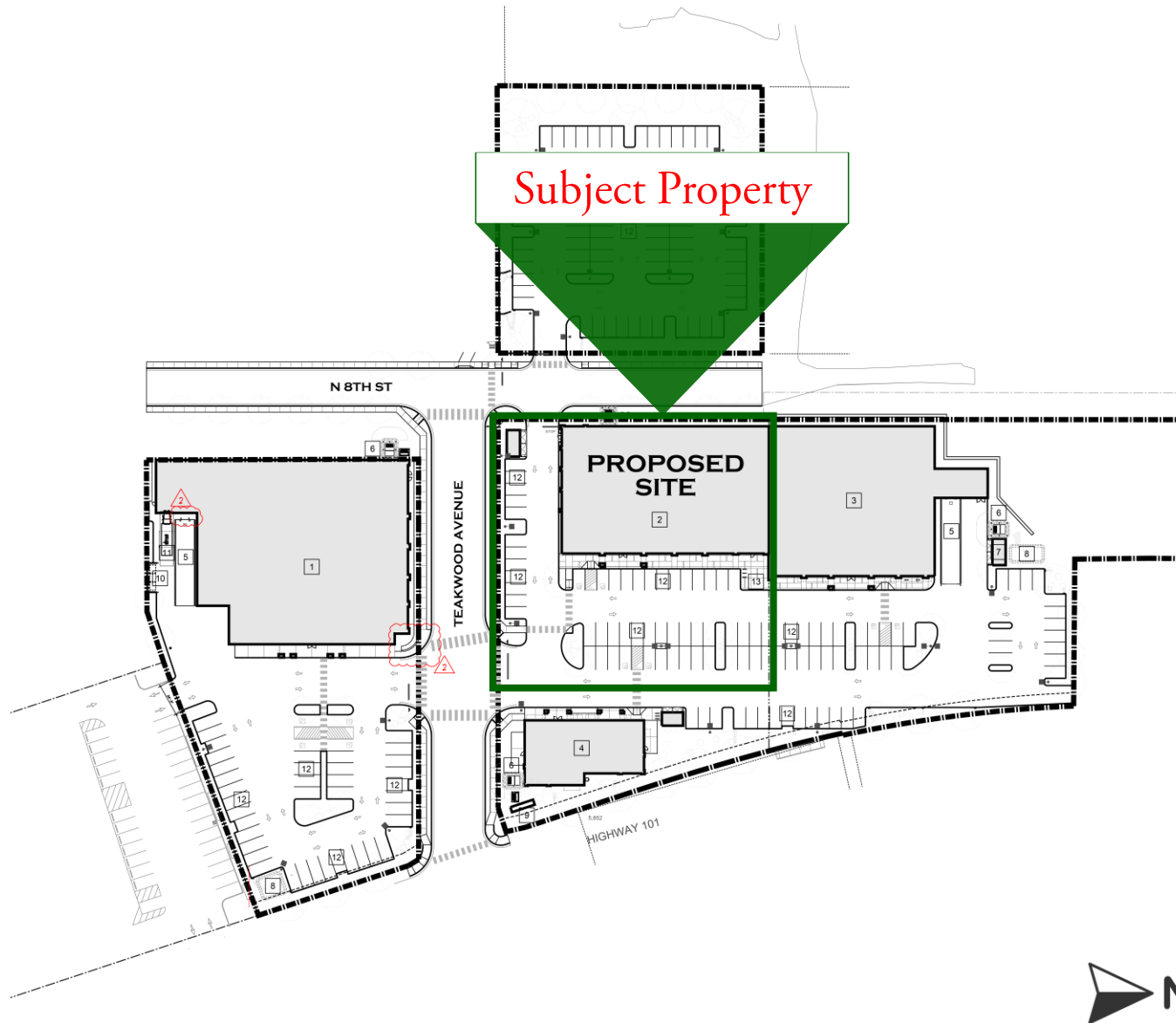


Land Size  
.96 Acre / 41,817 sqft

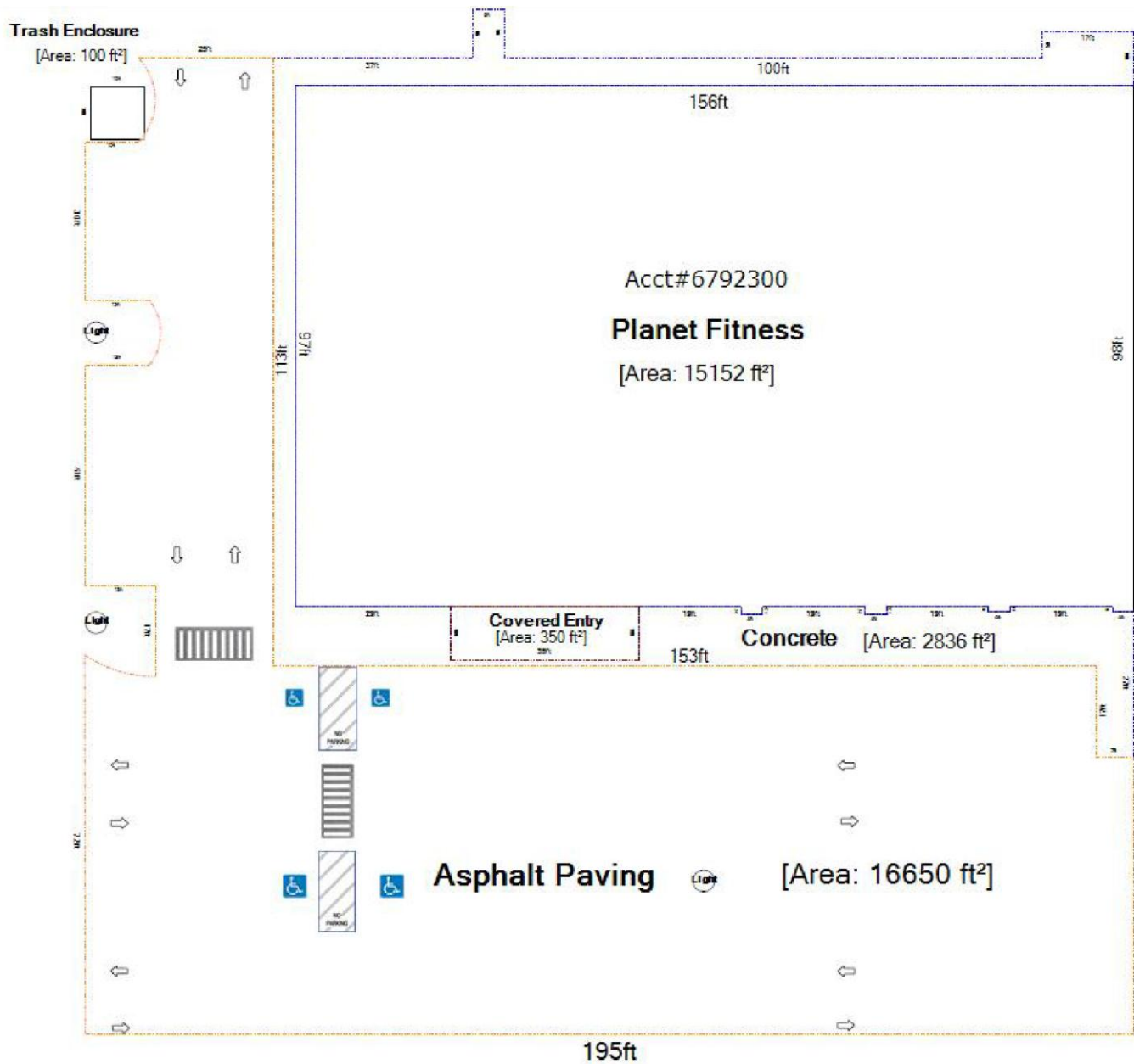




# SITE PLAN

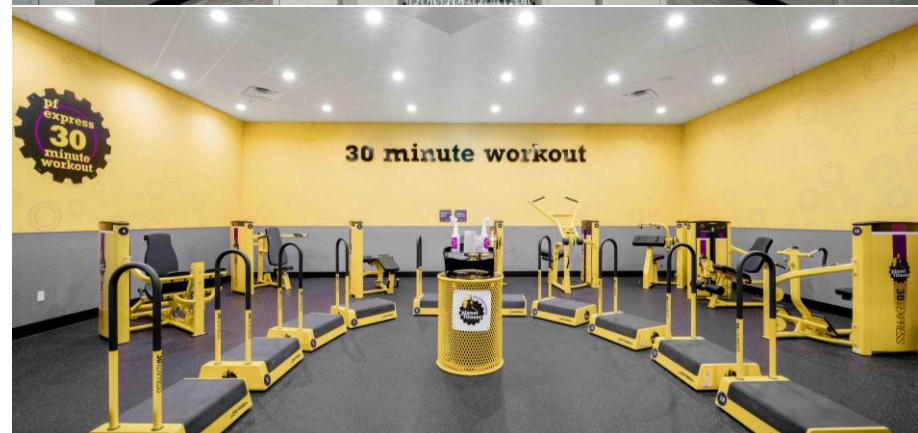
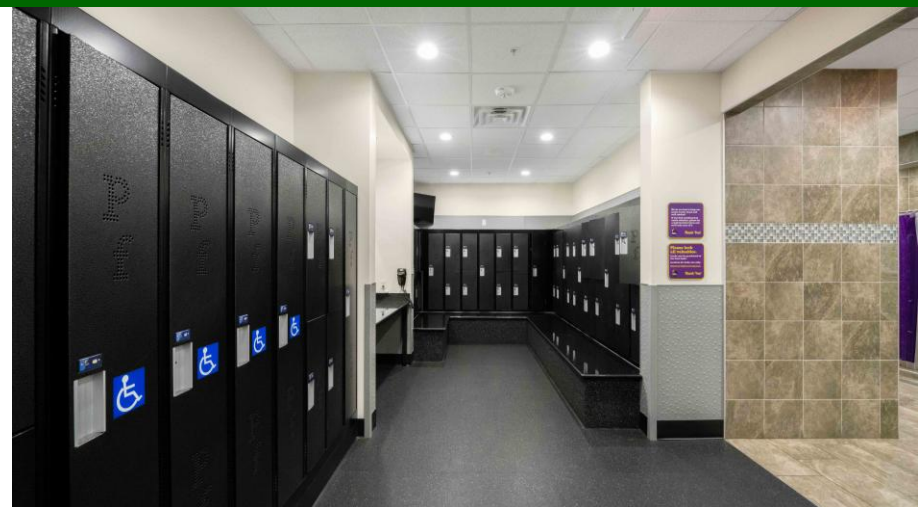


# FLOOR PLAN

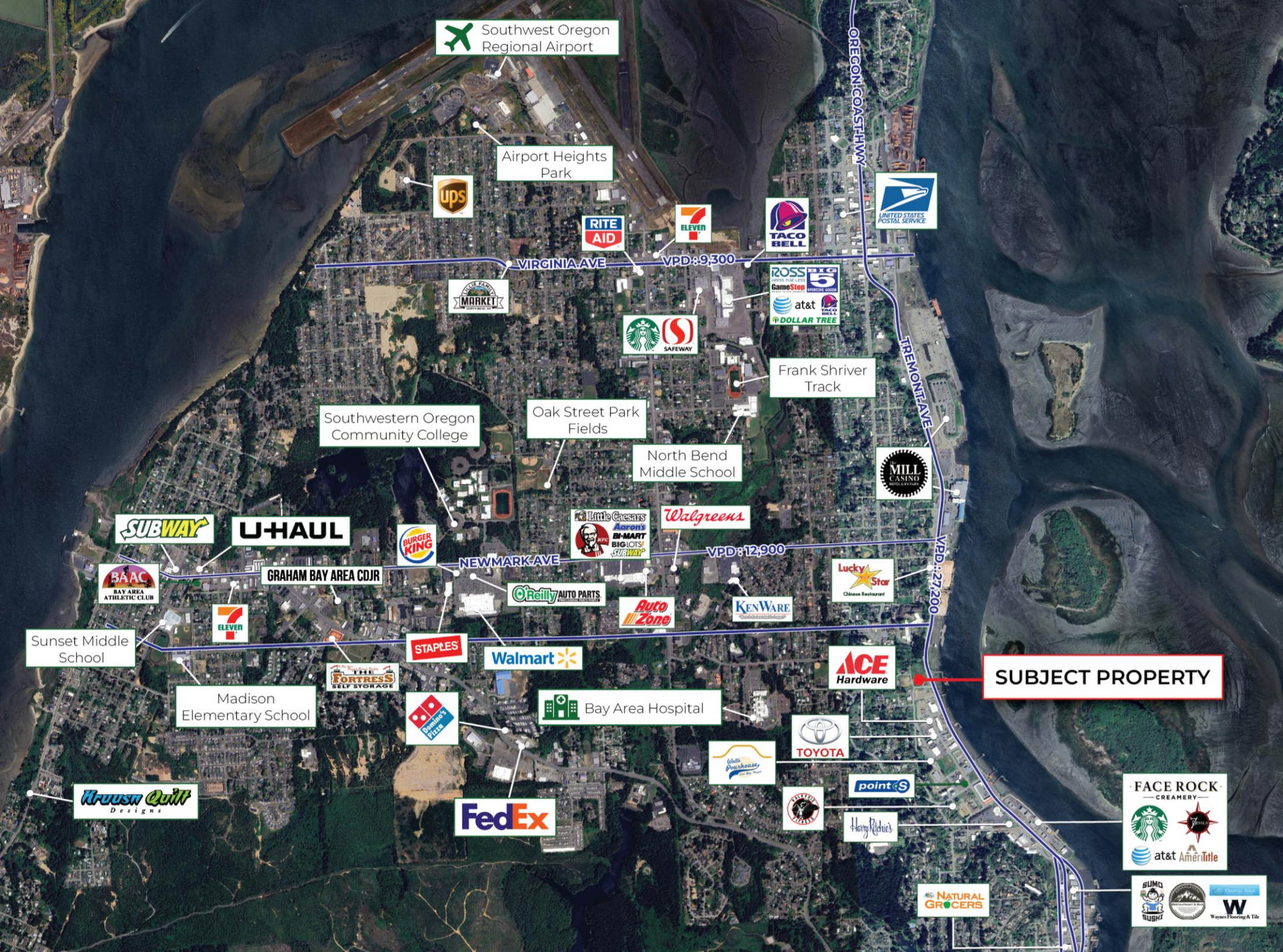


# INVESTMENT HIGHLIGHTS

- ✓ Legacy Investment Asset
- ✓ Unmatched Tenant Strength, with **Personal Guarantees**
- ✓ High Visibility – Highest Traffic Count in the County
- ✓ Coos Bay/North Bend – Largest Metropolitan area on Oregon Coast
- ✓ Planet Fitness brand strength, Publicly Traded, National recognition
- ✓ 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 TJ Maxx, 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



U-HAUL



Walgreens

NEWMARK AVE VPD: 12,900



GRAHAM BAY AREA CDJR



KENWARE



VPD: 27,200

Sunset Middle School



KENWARE



**SUBJECT PROPERTY**

Madison Elementary School



Bay Area Hospital



KENWARE



point S



Harry Richies



# TENANT OVERVIEW



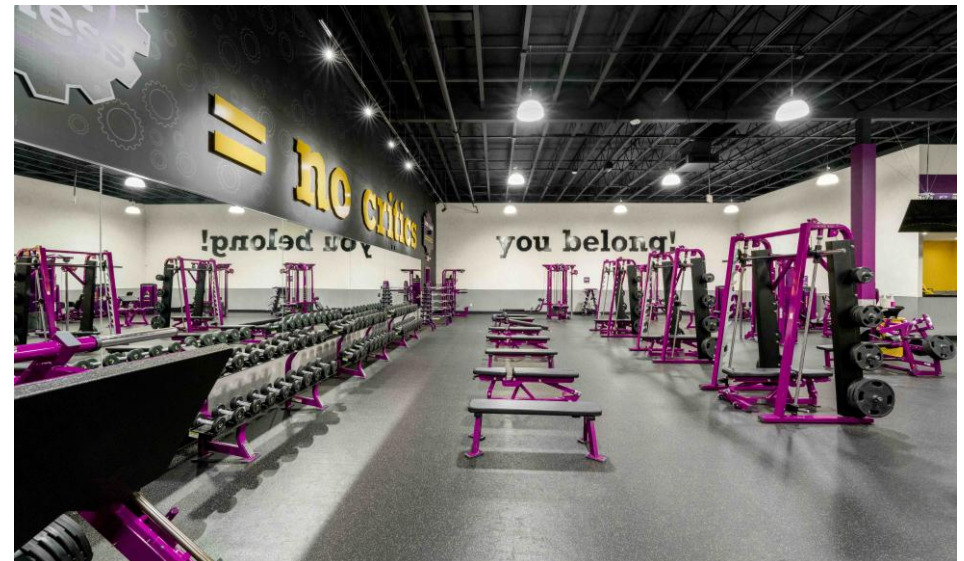
*Planet Fitness operates as one of the largest and fastest-growing fitness franchisors and operators, renowned for disrupting the traditional gym industry.*

The brand's foundational "Judgement Free Zone®" philosophy is specifically designed to attract a broad demographic of occasional or first-time gym users who may be intimidated by typical fitness clubs. This inclusive, high-value model has propelled Planet Fitness to a dominant market position, creating a highly loyal member base and establishing powerful brand recognition that drives consistent, recurring revenue.

The company's formidable success is fueled by a simple, scalable, and franchise-heavy business model. By offering high-quality equipment and core fitness services at an exceptionally low monthly price, Planet Fitness achieves remarkable penetration in diverse markets. This strategy generates strong unit economics for franchisees and a predictable, membership-driven revenue stream for the corporation. The model has demonstrated resilience across economic cycles, as the low cost retains members even during downturns, ensuring stable and recurring cash flow.

As a commercial tenant, Planet Fitness provides immense value through its ability to generate high-volume, consistent foot traffic. Operating extended hours, often 24/7, the gym attracts members frequently throughout the day and week, creating a steady flow of consumers for adjacent retailers and services.

OWNERSHIP	NYSE: PLNT
YEAR FOUNDED	1992
EMPLOYEES	Approx. 2600+
# OF LOCATIONS	Approx. 2500+
REVENUE (FY 2024)	\$1.1 Billion
HQ LOCATION	Hampton, NH



# 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



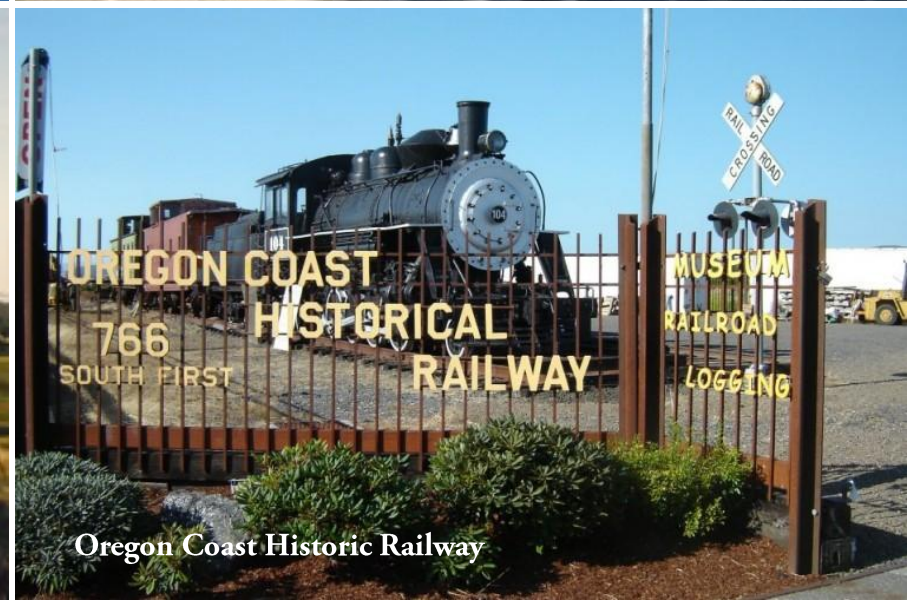
Bandon Crossings



Coos Art Museum



Bandon Dunes Golf Resort



Oregon Coast Historic Railway

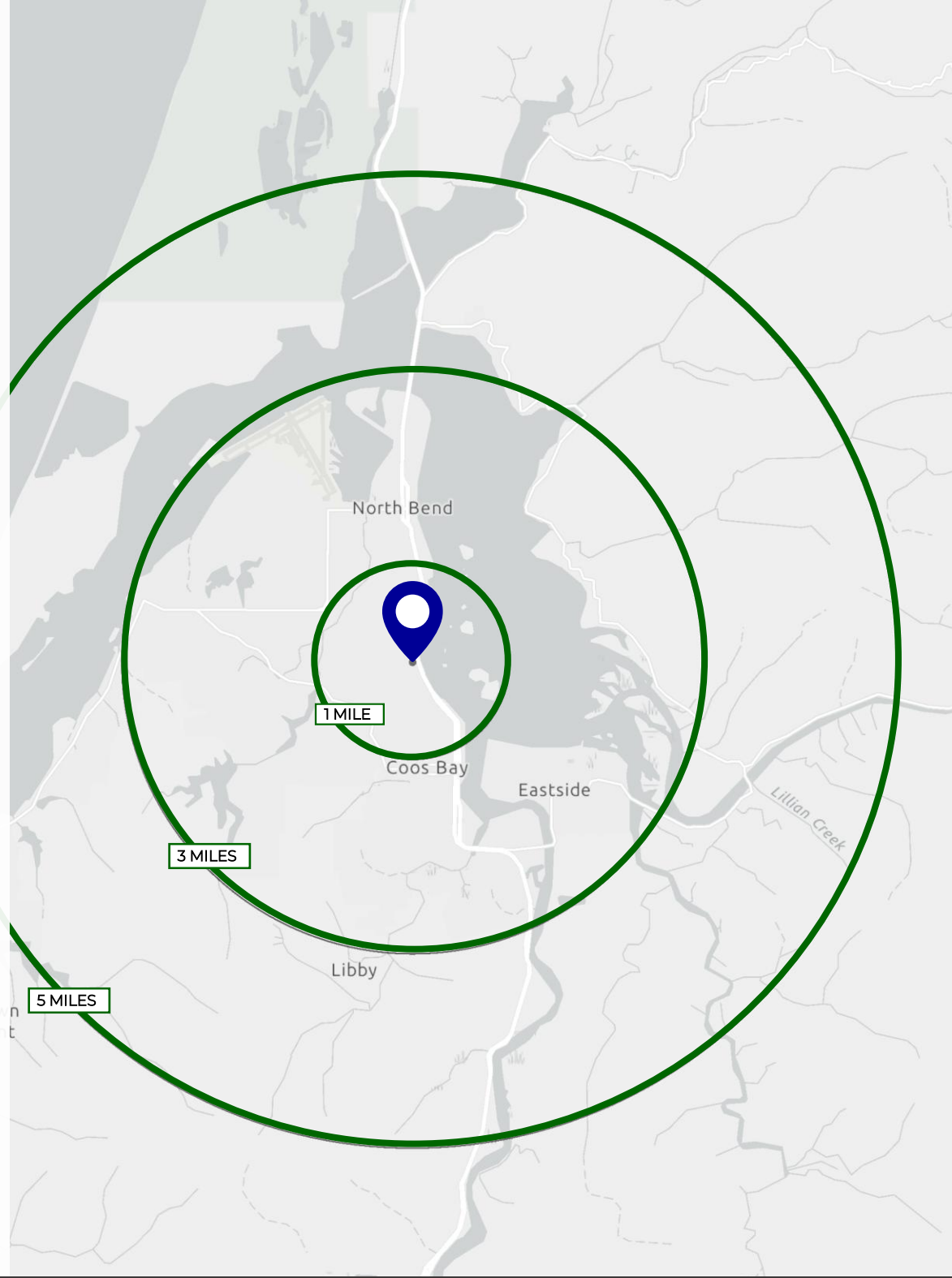


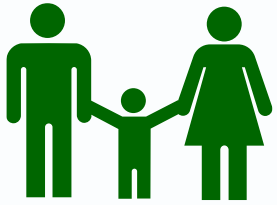
Mingus Park

# 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

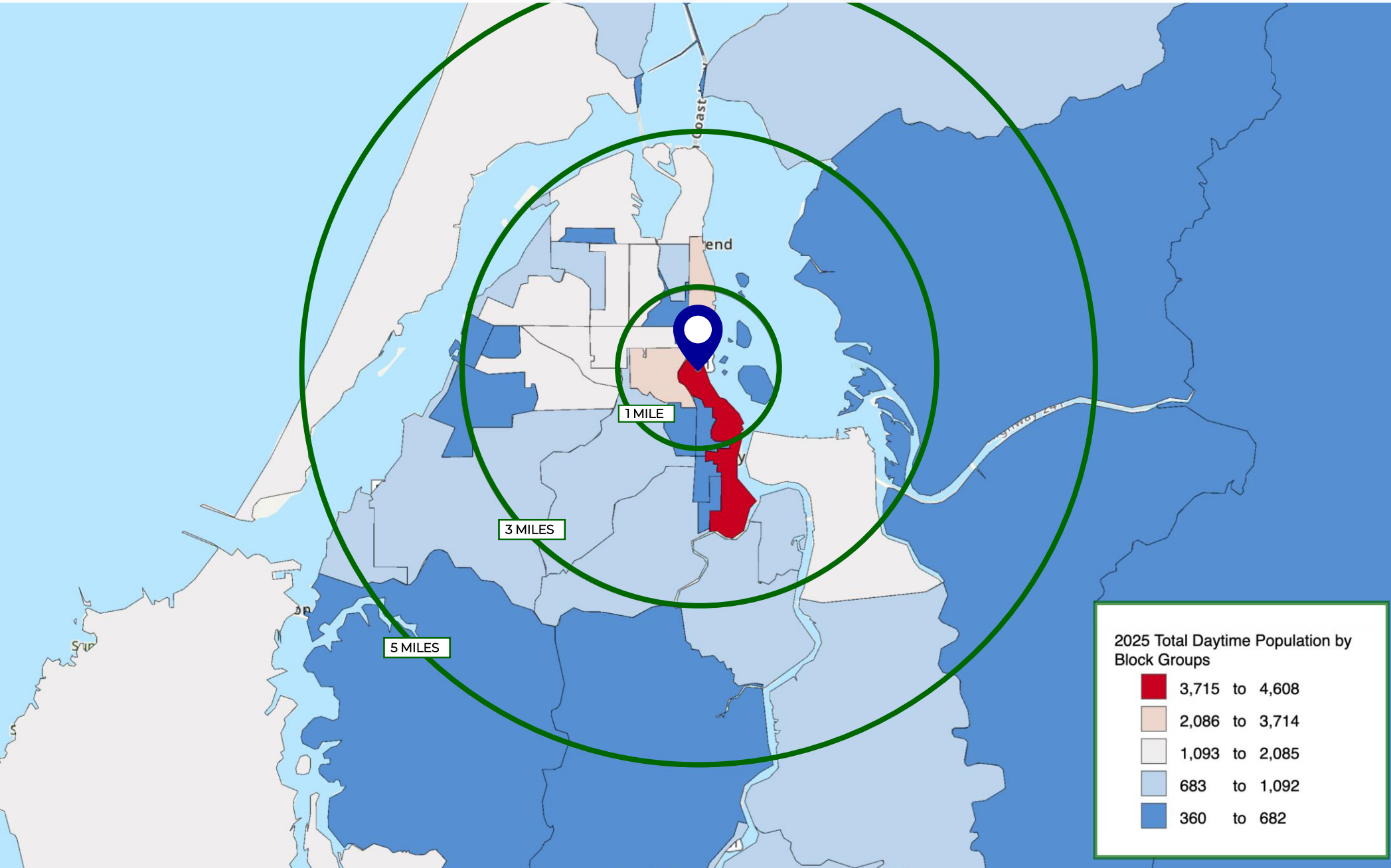
28,231

28,058

5 MILE

34,604

34,435





AVERAGE HOUSEHOLD INCOME 2025

AVERAGE HOUSEHOLD INCOME 2030

1 MILE

\$81,877

\$88,179

3 MILE

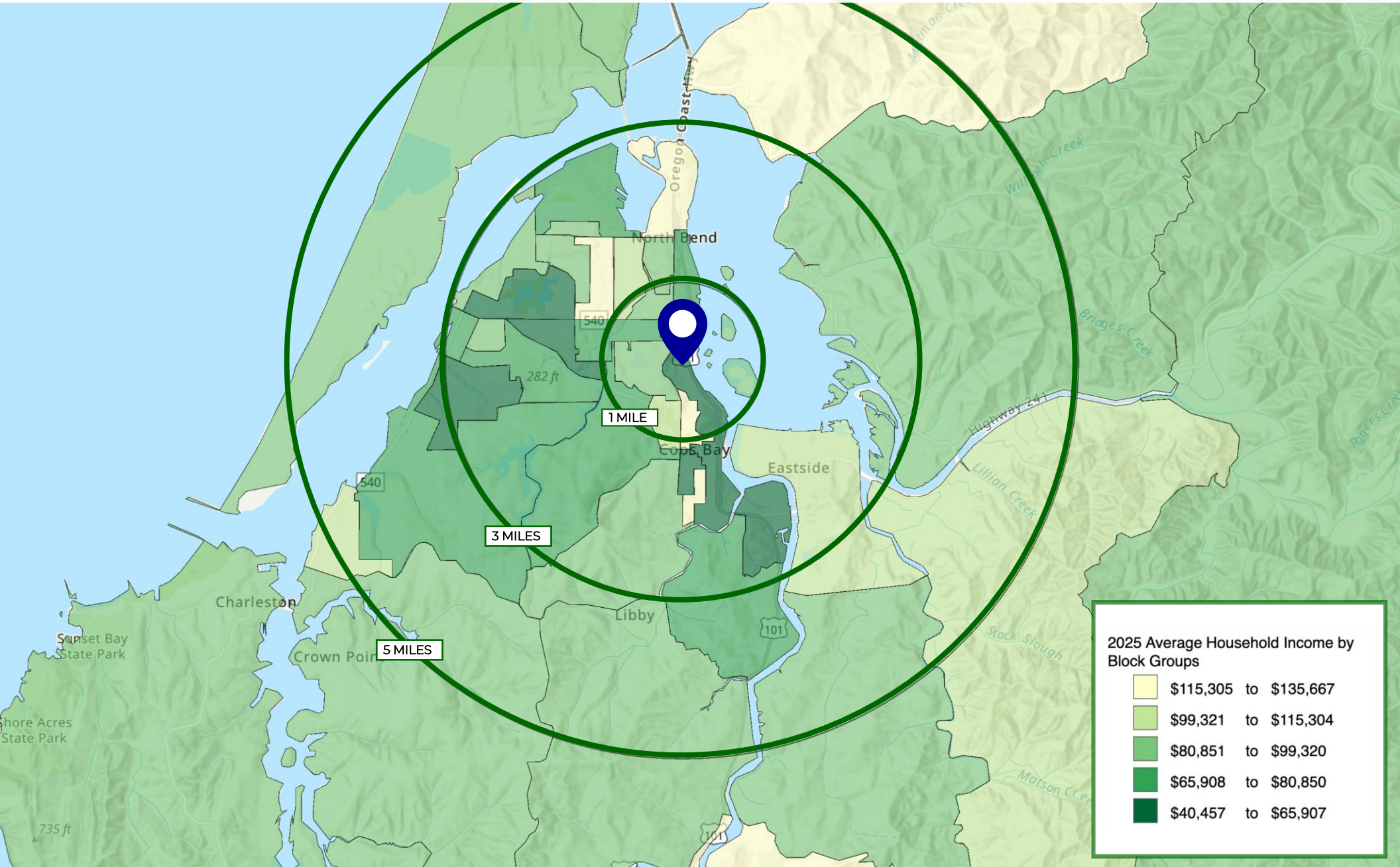
\$84,499

\$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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