

FOR SALE | NEWTON CREEK RETAIL CENTER

GROCERY-SHADOWED MULTI-TENANT RETAIL INVESTMENT

\$3,700,000 | 13,717 SF



3001 & 3019 NW STEWART PKWY | ROSEBURG, OR 97471

COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES



NEWTON CREEK RETAIL CENTER

FLEXIBLE MIXED-USE OPPORTUNITY

Newton Creek Retail Center offers the opportunity to acquire a 13,717 SF multi-tenant retail property at 3001 & 3019 NW Stewart Parkway in Roseburg, Oregon. Offered at \$3,700,000, the center is positioned within one of Roseburg’s primary commercial corridors and benefits from immediate proximity to CHI Mercy Medical Center, WinCo Foods, Walmart, Home Depot, Sportsman’s Warehouse, Marshalls and other established regional and national retailers.

The property features a mix of service, food, financial and specialty retail tenants, with storefront visibility, convenient access and 69 surface parking stalls. Its location near a signalized intersection and Interstate 5 supports exposure to both local and regional traffic, while C-3 General Commercial zoning accommodates a broad range of commercial uses.

With a reported NOI of \$241,097.35 and a 6.52% cap rate, Newton Creek Retail Center offers investors in-place income together with potential leasing upside. Buyers should independently verify all lease terms, occupancy, expenses, measurements and financial information.

PROPERTY SUMMARY	Address	3001 & 3019 NW Stewart Parkway, Roseburg, OR 97471
	Building Size	13,717 SF
	Lot Size	1.31 AC
	Price	\$3,700,000
	Price Per SF (PPSF)	\$270
	Cap Rate	6.52%
	NOI	\$241,097.35
	Sale Type	Investment
	Year Built	2003
	Zoning	C-3 General Commercial
	Parking	69 surface stalls
	Property Type	Retail

BUILDING HIGHLIGHTS



HIGH VISIBILITY LOCATION

Strong exposure on signalized NW Stewart Parkway



GROCERY-SHADOWED CENTER

Adjacent retail and grocery uses help drive consistent daily traffic



NATIONAL TENANT MIX

Service, food and specialty retailers support the tenant mix



PARKING RATIO

69 surface stalls support customer and employee parking



REGIONAL I-5 ACCESS

Quick Interstate access connects to the broader Roseburg area



C-3 COMMERCIAL ZONING

General Commercial zoning allows a broad range of commercial uses



LEASE-UP POTENTIAL

Available space may provide upside through future lease-up



IN-PLACE INCOME

NOI of \$241,097.35 supports a 6.52% cap rate



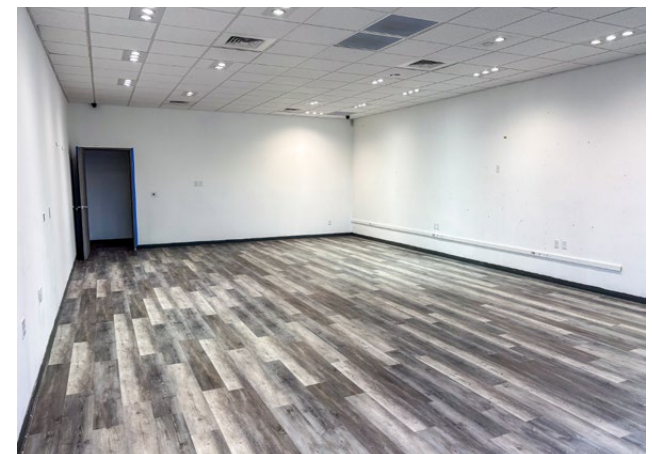
3019 NW STEWART PKWY



3001 NW STEWART PKWY

RENT ROLL

Unit	Tenant	Square Footage
101	Purple Parrot	1,117 SF
102-103	Skyward	2,400 SF
104	Edward Jones	1,200 SF
105-106	Batteries Plus Bulbs	2,400 SF
301	Jimmy Johns	1,150 SF
302	Hi-Tech Nails and Spa	1,050 SF
303	AAA Oregon/Idaho	1,100 SF
304	The UPS Store	1,100 SF
305	Selectemp Employment	1,200 SF
306	VACANT	1,000 SF
		13,717 SF



ROSEBURG

LIFESTYLE

Roseburg is the most populated city in Douglas County, offering a relaxed lifestyle surrounded by some of Southern Oregon's most scenic landscapes. The county spans from the Pacific Coast to the Cascade Range, providing residents with exceptional access to outdoor recreation. The region enjoys more than 30 wineries throughout the Umpqua Valley AVA, and more than 50 fishing areas along the Umpqua River and its tributaries. Combined with a cost of living below Oregon's metropolitan markets, Roseburg offers an appealing balance of affordability, recreation and quality of life.

ECONOMY

Roseburg is the Douglas County seat and its largest city, functioning as the retail, medical and service hub for roughly 112,000 county residents. Forest products remain the economic base — Roseburg Forest Products is the county's largest private employer at about 1,885 people, and the industry accounts for an estimated 25 to 30 percent of the labor force.

ACCESS

Interstate 5 runs the length of Douglas County, placing Roseburg midway between Eugene and Medford on the West Coast's primary north-south corridor. Roseburg Regional Airport serves general aviation on a 5,003-foot runway, and Eugene Airport, roughly 80 miles north, handled 1.7 million passengers in 2025 with nonstop service on six carriers.



Birthplace of
Oregon Wine



79-Mile
River Trail



50+ Fishing
Areas



Coast to Coast
Cascades

Douglas County Demographics

POPULATION



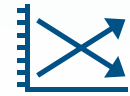
112,746

2026 Total Population



113,297

2031 Total Population



0.10%

2026-2031 Population:
Annual Growth Rate

INCOME



\$67,213

Median Household
Income



\$35,476

Per Capita Income



\$257,882

Median Net Worth

EDUCATION



8%

No High School
Diploma



34%

High School
Graduate



38%

Some College



21%

Bachelor's/Grad/Prof
Degree

BUSINESS



4,160

Total Businesses



40,416

Total Employees



5.9%

Unemployment Rate

LOCATION



NEWTON CREEK RETAIL CENTER

16,830 AADT



36,000 AADT



Food 4 Less



Marshalls

Walmart

ROSEBURG
REGIONAL
AIRPORT

3001 & 3010 NW STEWART PKWY, ROSEBURG, OR 97471



EXCLUSIVELY LISTED BY:

3001 & 3019 NW STEWART PKWY, ROSEBURG, OR 97471



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