

OFFERING MEMORANDUM

1195 NEWMARK AVE

Coos Bay, Oregon 97420

MIXED-USE COMMERCIAL

\$899,000

ASKING PRICE

10,000 SF

TOTAL BUILDING SIZE

4 UNITS

INCOME UNITS

\$77,808/YR

ACTUAL GROSS INCOME

\$104,208/YR

PROJECTED GROSS INCOME

0.31 AC

LOT SIZE

• OPPORTUNITY ZONE



INVESTMENT HIGHLIGHTS

● Four Revenue Streams

Three leased units generating \$77,808/yr actual income — path to \$104,208/yr fully leased.

● Mixed-Use Flexibility

Retail, commercial, office/warehouse, and residential in one parcel — rare on the Oregon Coast.

● 10,000 SF on Three Buildings

65 ft frontage, 2 at-grade truck doors, 10 parking spaces on 0.31 acres.

● Opportunity Zone Designation

Federal OZ designation — potential capital gains tax advantages for qualifying investors.

● Unit C Vacant — Remaining Upside

Unit C (3,115 SF) is ready for a new tenant, adding an estimated \$26,400/yr in additional income.

● Prime Newmark Corridor

High-traffic commercial spine with direct US-101 access and proximity to Bay Area Hospital & SWOCC.

● Owner-User or Investor

Occupy one unit and lease the rest — or hold as a pure multi-tenant investment property.

Cheyenne Arbuckle | Lic. 201235594

(541) 404-3592 · Cheyenne@PacificPropertiesTeam.com

Randy Hoffine · (541) 260-2651 · Randy@PacificPropertiesTeam.com

Pacific Properties · oregoncoastrealtors.com · Lic. 200271090

Property Overview

\$899,000	10,000 SF	4 UNITS	\$77,808	\$104,208
ASKING PRICE	TOTAL BUILDING	INCOME UNITS	ACTUAL GROSS INCOME	PROJECTED INCOME

1195 Newmark Avenue presents a compelling mixed-use investment opportunity in a designated Opportunity Zone on Coos Bay's primary commercial corridor. The 10,000 SF complex spans three buildings on 0.31 acres and features four distinct income-producing units: a leased retail storefront (Unit A), a newly leased open commercial space (Unit B), a vacant office and warehouse unit available for lease (Unit C), and a leased 2-bedroom upper apartment. Three units are currently generating \$77,808 in annual gross income, with a projected path to \$104,208 per year at full occupancy.

The property suits both investors seeking immediate income with value-add upside and owner-users looking to occupy one unit while offsetting costs with rental income. With C2 zoning, two at-grade truck doors, 65 feet of Newmark frontage, and Opportunity Zone status, this asset offers rare flexibility in a supply-constrained coastal Oregon market.

Property Details

Property Address	1195 Newmark Ave, Coos Bay, OR 97420
County	Coos County
Property Type	Mixed-Use Commercial Investment
Zoning	C2 — General Commercial
Building Size	10,000 SF Gross (3 Buildings)
Building Dimensions	60 ft × 220 ft
Lot Size	0.31 Acres
Stories	2 Stories
Year Built	1952
Road Frontage	65 ft — Newmark Ave
Parking	10 On-Site Spaces — Concrete & Paved
Loading	2 At-Grade Level Truck Doors
Opportunity Zone	Yes — Federal OZ Designation
RMLS #	691510439
List Date	May 22, 2026

Financial Summary

\$899,000	\$77,808	\$104,208	\$89.90	\$6,718
ASKING PRICE	ACTUAL GROSS INCOME	PROJECTED GROSS INCOME	PRICE PER SF	ANNUAL TAXES

INCOME	
Unit A — Retail Storefront (Leased)	Included in actual
Unit B — Commercial Space (Leased)	Included in actual (\$2,300/mo)
Unit C — Office / Warehouse (Vacant)	Est. ~\$26,400/yr
Upper Apartment — 2 Bed / 1 Bath (Leased)	Included in actual

EXPENSES (Known & Estimated)	
Annual Property Taxes (2025)	\$6,718
Insurance (Estimated)	~\$3,500/yr
Maintenance (Estimated)	~\$4,000/yr
Management Fees (Estimated)	~\$3,000/yr

VALUATION	
Asking Price	\$899,000
Price Per Square Foot	\$89.90/SF
Actual Gross Income	\$77,808/yr
Projected Gross Income	\$104,208/yr
Est. NOI (Actual)	~\$60,590/yr
Est. NOI (Projected)	~\$86,990/yr
Est. Cap Rate (Actual)	~6.7%
Est. Cap Rate (Projected)	~9.7%
Financing	Cash, Conventional

Note on Income & Cap Rate: Actual gross income of \$77,808/yr reflects currently leased units only. Projected income of \$104,208/yr assumes all four units leased at estimated market rents. Individual unit lease details and financials are available upon request from the listing agents. Cap rate estimates are based on projected NOI after estimated operating expenses divided by asking price. Buyers are advised to independently verify all figures.

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

Building & Site Details

Mixed-Use Complex — 3 Buildings

The property comprises three interconnected buildings totaling 10,000 SF across two stories, offering multiple access points, flexible unit configurations, and a mix of retail, office, warehouse, and residential use.

65-Foot Newmark Avenue Frontage

Direct frontage on one of Coos Bay's highest-traffic commercial corridors with strong daily visibility from both vehicle and foot traffic.

Two At-Grade Truck Doors

Rear loading capability via two at-grade level truck doors — suitable for retail delivery, light warehouse operations, or service businesses.

10-Space On-Site Parking

Concrete and paved parking lot accommodating customers, tenants, and staff.

Accessible Entry & Display Windows

Accessible entrance, large display windows on the storefront, and inside storage capacity.

Upper-Level Residential Unit

2-bedroom, 1-bath apartment on the second floor with private staircase access — currently leased and income-producing.

Utilities & Systems

Water	Public (City of Coos Bay)
Sewer	Public Sewer
Electric	Zoned Electric
Roof	Metal & Rubber
Construction	Wood Frame
Parking Surface	Concrete & Paved
Loading	2 At-Grade Level Truck Doors
Accessibility	Accessible Entrance, Display Windows, Inside Storage
Jurisdiction	City of Coos Bay

Zoning & Use

Zoning	C2 — General Commercial
Current Use	Multi-Tenant: Retail, Commercial, Office/Warehouse, Residential
Permitted Uses	Retail, restaurant, office, service commercial, warehouse, residential (upper), and broad C2 uses per City of Coos Bay code
Opportunity Zone	Yes — Federal OZ Designation
Sale Includes	Building, Land & All Existing Leases
Annual Taxes (2025)	\$6,718
Assessed Value	Contact Coos County Assessor
APN / Parcel	Contact listing agent for parcel details

Unit Mix & Lease Summary

Unit	Size	Type	Status	Est. Monthly Rent
A	±2,600 SF	Retail Storefront (Elite Market 2)	Leased — Active	Active Lease (Details on Request)
B	±4,000 SF	Commercial Space (Leased)	Leased — Active	\$2,300/mo (Active)
C	±3,115 SF	Office + Warehouse / Storage	Vacant — Available	~\$2,200/mo (Est.)
Apt	±1,200 SF	2 Bed / 1 Bath Residential (Upper)	Leased — Active	Active Lease (Details on Request)
TOTAL	±10,915 SF	Mixed-Use	3 of 4 Leased	\$77,808/yr Actual \$104,208/yr Projected

Individual unit lease terms, tenant names, and financial details are available upon request from the listing agents. Estimated rents are based on comparable market data and are not guaranteed. Buyers to verify all figures independently.

Property Photos — Exterior



Exterior — Full Front Elevation, 1195 Newmark Ave



Street Level — Elite Market 2 / Newmark Ave Frontage



Corner View — Building Entrance & Signage

Property Photos — Aerial



Aerial — Top-Down View Showing Full Building Footprint, Roof & Parking



Aerial — Coos Bay Area Context with Property Pin (Coos Bay, North Bend & Bay Visible)

Unit A — Retail Storefront | ±2,600 SF | Leased

Unit A is the primary retail storefront currently operating as Elite Market 2 — an active convenience and grocery store open 24/7. The unit features high-visibility Newmark Avenue frontage, large display windows, a full wall of commercial refrigeration and beverage coolers, ATM on-site, and dedicated exterior signage. This unit is currently leased and generating income. Lease details available upon request.



Unit A — Fountain Drink Station & Beverage Cooler Wall



Unit A — Beverage Cooler Wall, ATM & Entry



Unit A — Full Commercial Refrigeration & Retail Floor

Unit A — Interior Detail | ±2,600 SF | Leased



Unit A — Apparel & Snack Aisles



Unit A — Candy & Snack Aisle, Rear Roller Door



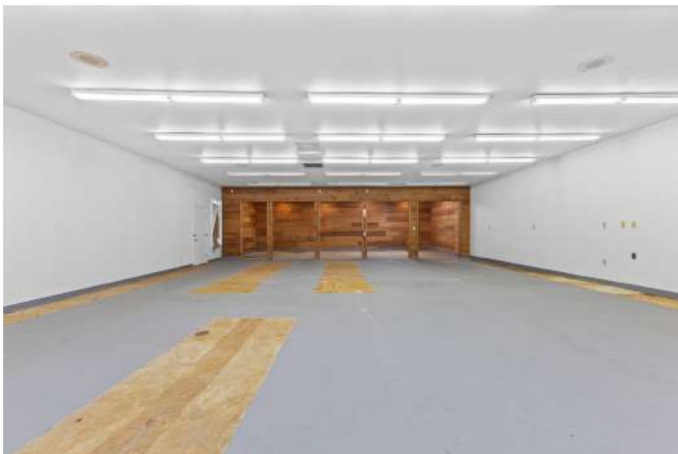
Unit A — Rear Storage & Prep Area with Commercial Equipment

Unit B — Commercial Space | ±4,000 SF | Leased

Unit B is a versatile open-floor commercial space spanning ±4,000 SF across two connected rooms with polished concrete and sealed floors, high-bay fluorescent lighting, cedar feature walls, an in-unit ADA-accessible restroom, and both a front entry and rear exit door. The space is now leased at \$2,300 per month, adding immediate stabilized income to the property. Lease details are available upon request from the listing agents.



Unit B — Full Depth Wide-Angle: Both Rooms, Front Entry & ADA Restroom Access



Unit B — Open Floor Plan with Cedar Feature Wall



Unit B — Cedar Wall Detail, Recessed Lighting & Rear Exit

Unit B — Additional Interior Views



Unit B — Full Width View Showing Both Bays & Rear Passage



Unit B — ADA-Accessible In-Unit Restroom

Unit C — Office / Warehouse | ±3,115 SF | Vacant

Unit C spans ±3,115 SF across a fully built-out office suite and a connected warehouse/storage building — a rare combination of professional office space and hands-on work space in one unit. The office section features a covered front entry, reception lobby with slatted accent wall, private office room with built-in L-shaped granite counters, ADA restroom, and drop-tile ceilings throughout. The warehouse section includes a clear-span bay, workbench area with pegboard walls, loft with interior staircase, and at-grade truck door access with LiftMaster opener. This unit is vacant and available for immediate lease.



Unit C — Dedicated Covered Entry, Metal Siding & Secured Parking



Unit C — Reception Lobby with Slatted Accent Wall, Office & Restroom Doors



Unit C — Main Office Area with Drop-Tile Ceiling, Wood Accent Wall & Interior Doors

Unit C — Office Suite Detail



Unit C — Private Office with Built-In Granite L-Counter



Unit C — ADA-Accessible Restroom with Grab Bars

Unit C — Warehouse & Loading Bay



Unit C — Clear-Span Warehouse Bay with Concrete Floor & High-Bay Lighting



Unit C — Workshop Area with Pegboard Walls & Built-In Workbenches



Unit C — Warehouse with Loft & Interior Staircase



Unit C — At-Grade Loading Bay with LiftMaster Opener & Truck Door Access

Upper Apartment — 2 Bed / 1 Bath | ±1,200 SF | Leased

The upper-level residential unit is a 2-bedroom, 1-bathroom apartment currently leased and income-producing. Accessed via a private interior staircase, the unit features two spacious carpeted bedrooms with recessed lighting panels, a full kitchen with island and washer/dryer hookups, and comfortable living space above the retail floor — a turnkey rental asset.



Apartment — Living Room with Recessed Lighting & Carpet



Apartment — Bedroom 1 (Carpeted, Recessed Lighting)



Apartment — Bedroom 2 (Carpeted, Natural Light)



Kitchen — Island & Washer/Dryer Hookup

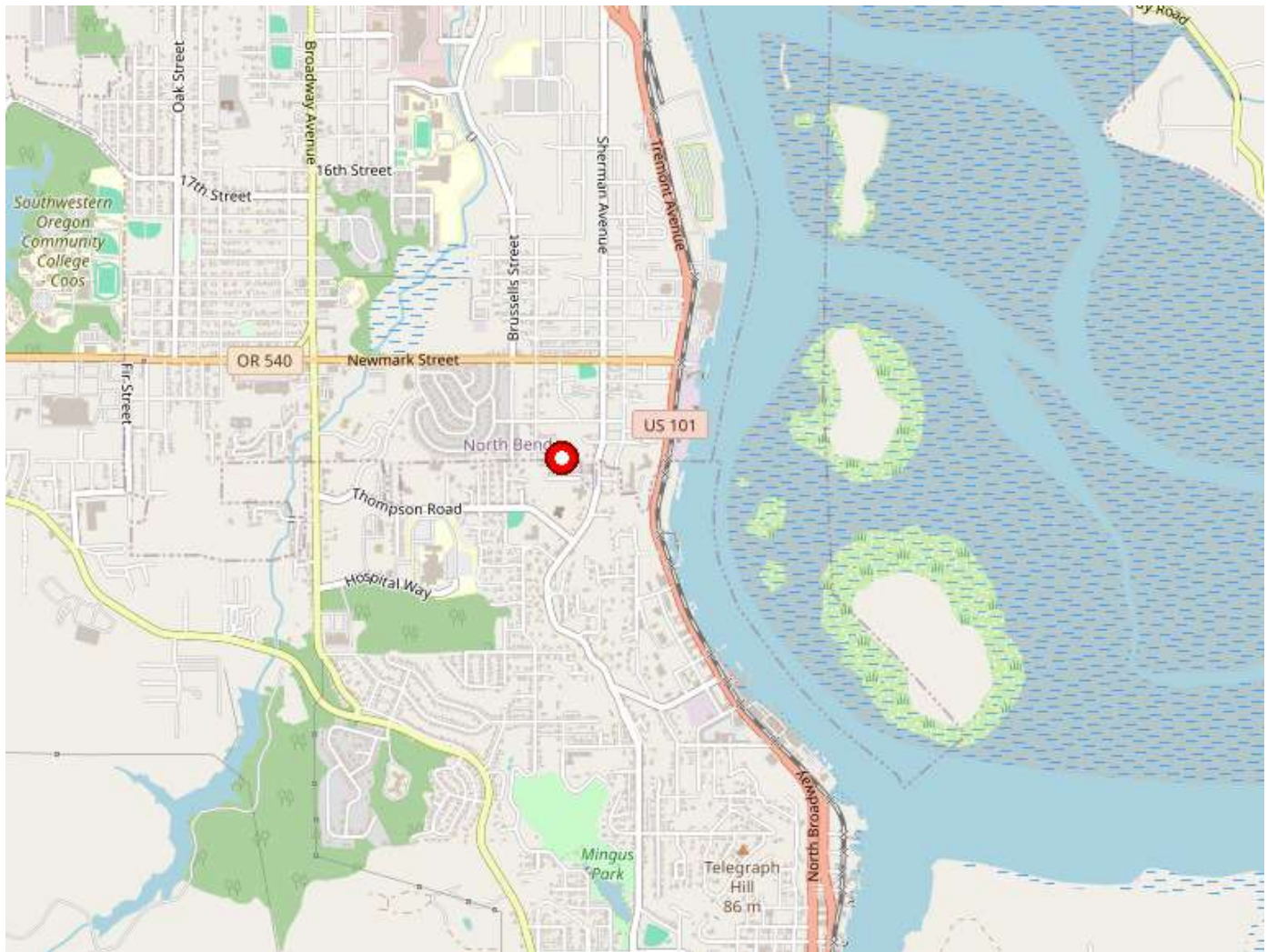


Bathroom — Double Vanity & Medicine Cabinet



Private Staircase — Upper Apartment Access

Location & Market Context



Map data © OpenStreetMap contributors. Pin: 1195 Newmark Ave, Coos Bay, OR.

Newmark Avenue Corridor

Newmark Avenue is the central commercial spine of Coos Bay — the primary link between US-101 and the city's core retail, medical, and service districts. The corridor near 1195 Newmark benefits from consistent daily traffic generated by Bay Area Hospital, Southwestern Oregon Community College, the Fred Meyer / Walmart retail corridor, and the broader Coos Bay–North Bend metro area of approximately 25,000 residents.

Area Anchors & Traffic Generators Within 1 Mile

- Bay Area Hospital (largest employer in Coos County)
- Southwestern Oregon Community College (SWOCC)
- Fred Meyer / Walmart / major retail corridor
- Coos Bay–North Bend Regional Airport (3 miles)
- US-101 — Oregon Coast Highway (direct access)
- Downtown Coos Bay historic waterfront & marina (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

Cheyenne Arbuckle	Randy Hoffine
License #201235594	Pacific Properties
(541) 404-3592	(541) 260-2651
Cheyenne@PacificPropertiesTeam.com	Randy@PacificPropertiesTeam.com
oregoncoastrealtors.com	Pacific Properties Office: (541) 269-5263
Brokerage Lic. 200271090	Fax: (541) 269-7131



Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Pacific Properties for informational purposes only and is intended solely for the use of prospective purchasers of 1195 Newmark Avenue, Coos Bay, Oregon. The information contained herein has been obtained from sources believed to be reliable, but Pacific Properties and Cheyenne Arbuckle make no representations or warranties, express or implied, as to the accuracy or completeness of the information. Prospective buyers are advised to independently verify all information and conduct their own due diligence, including review of all leases, inspection of the property, and consultation with legal, tax, and financial advisors prior to making any purchase decision.

All financial projections and income estimates are provided for illustrative purposes only and do not constitute a guarantee of future performance. Projected income figures assume full lease-up at estimated market rents and do not account for vacancy, lease-up costs, capital expenditures, or other operating expenses. This memorandum is subject to errors, omissions, change of price, or withdrawal without notice. RMLS™ #691510439.

By accepting this memorandum, the recipient agrees to treat the information herein as confidential and not to reproduce or distribute it without the prior written consent of Pacific Properties. This offering is subject to prior sale, lease, or withdrawal without notice.

Sources: Listing data from commercialbuilding1195newmark.lovable.app (accessed May 27, 2026). Demographics from US Census Bureau ACS 2024. Map: [OpenStreetMap](#) contributors.