



# The Dunes at Coos Bay

Coos Bay,  
Oregon

Dunhill Partners West  
388 Market Street, Suite 850  
San Francisco, CA 94111  
415-981-0800



THE DUNES AT COOS BAY  
RETAIL CENTER  
3111 OCEAN BLVD., COOS BAY, OR

<b>PROPERTY DESCRIPTION:</b>	3 Approved development sites (totaling 1+ acres) surrounding a 54,431 SF Bi-Mart-owned retail store.
<b>PROPERTY LOCATION:</b>	Located on Ocean Blvd., a major artery extending from Highway 101 to Cape Arago Highway. The property has excellent visibility with easy ingress and egress from Ocean Blvd. with a signalized intersection.
<b>PARKING:</b>	Currently 650 parking stalls owned by Bi-Mart, with Cross Easement Agreement for additional retail.
<b>TRADE AREA:</b>	<p>Approximately 35,000 residents within a five-mile radius and over 130,000 in the three counties of the surrounding area. Coos Bay is currently undergoing a major boom in residential building.</p> <p>Approximately 200 homes are under construction or recently developed with another 70 acres speculated for residential development.</p>
<b>REGION/ECONOMY:</b>	<p>The Coos Bay area is an attractive retirement spot due to its affordable housing, natural beauty, and temperate weather. Retirees are moving to the area from California. Coos Bay also has the third best golf course, Bandon Dunes Golf Course, in the country and is frequented by golfing enthusiasts nationwide.</p> <p>Coos Bay is located in the South Coast region of Oregon. This area is diversifying from a natural resource-based economy to a technology-based and services industries-based economy. Natural gas export terminal, Jordan Cove Energy Project, is in development and is estimated to create 3500 jobs.</p> <p>In addition, businesses are attracted to Oregon because of the low corporate excise tax of 7.6% on taxable income and no state sales tax. Oregon is also offering financial assistance to small businesses to relocate as well as development incentives for larger businesses.</p>



**FOR MORE INFORMATION  
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Jordan Cove Energy Project is a natural gas export terminal, which will be planted within the International Port of Coos Bay, Oregon. The natural gas would be transported to the terminal by the Pacific Connector Gas Pipeline. According to Kiewit business manager Lyle Perry, projected the following approximations for the number of workers needed during peak construction:

- 600 pipefitters
- 400 staff (engineers, accountants, etc.)
- 300 electricians
- 250 ironworkers
- 200 laborers
- 200 operators
- 200 carpenters
- 150 boilermakers

Of the estimated 3,500 workers, 1,076 would be within commuting range of North Bend, which equates to 31% of the workforce. The remaining 2,373 workers would consist of workers itinerant from throughout the Pacific Northwest.

Furthermore, the Southwest Oregon Regional Safety Center (SORSC) fire and safety complex will be built by Jordan Cove on the North Spit. The SORSC will include a full-time professionally staffed fire station and emergency response crews dedicated to the Jordan Cove facility (paid for by Jordan Cove); a Coos County Sheriff's substation; offices for the Port and U.S. Coast Guard; and world class training facilities. This will generate permanent employment and increased foot traffic for surrounding restaurants, hotels, appliance retailers, convenience stores, realtors, etc.

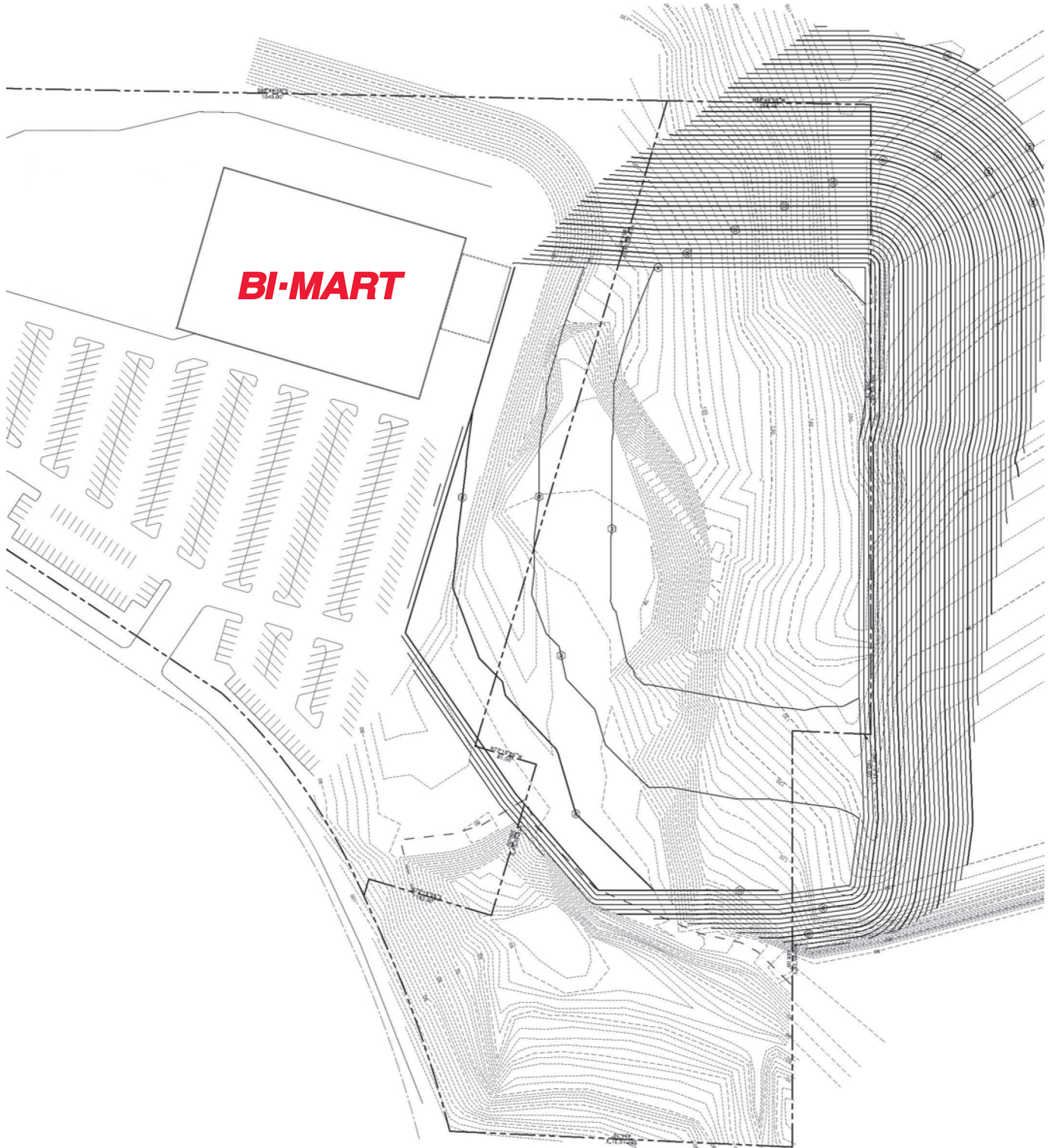


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THE DUNES AT COOS BAY  
Topographical survey



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**FedEx**<sup>®</sup>  
12.04 Acres

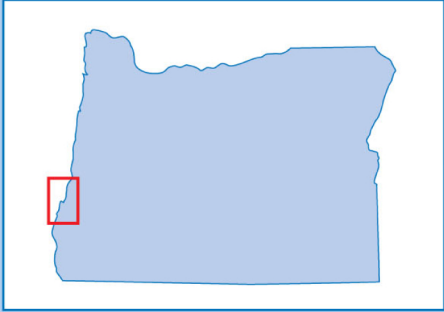
DEVELOPMENT  
SITE  
± 44,000 SF

DEVELOPMENT  
SITE  
± 5,000 SF

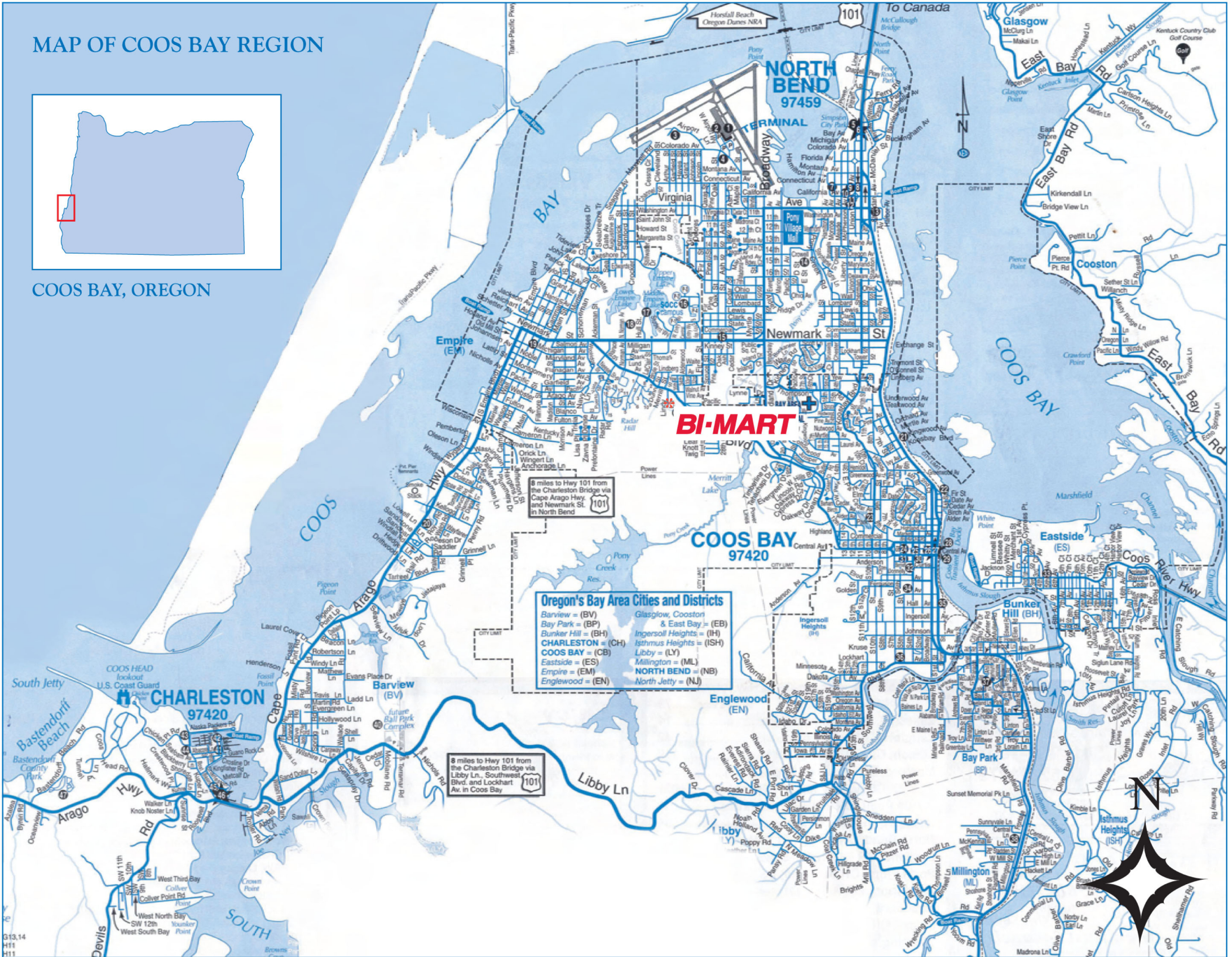
DEVELOPMENT  
SITE  
± 5,000 SF



# MAP OF COOS BAY REGION

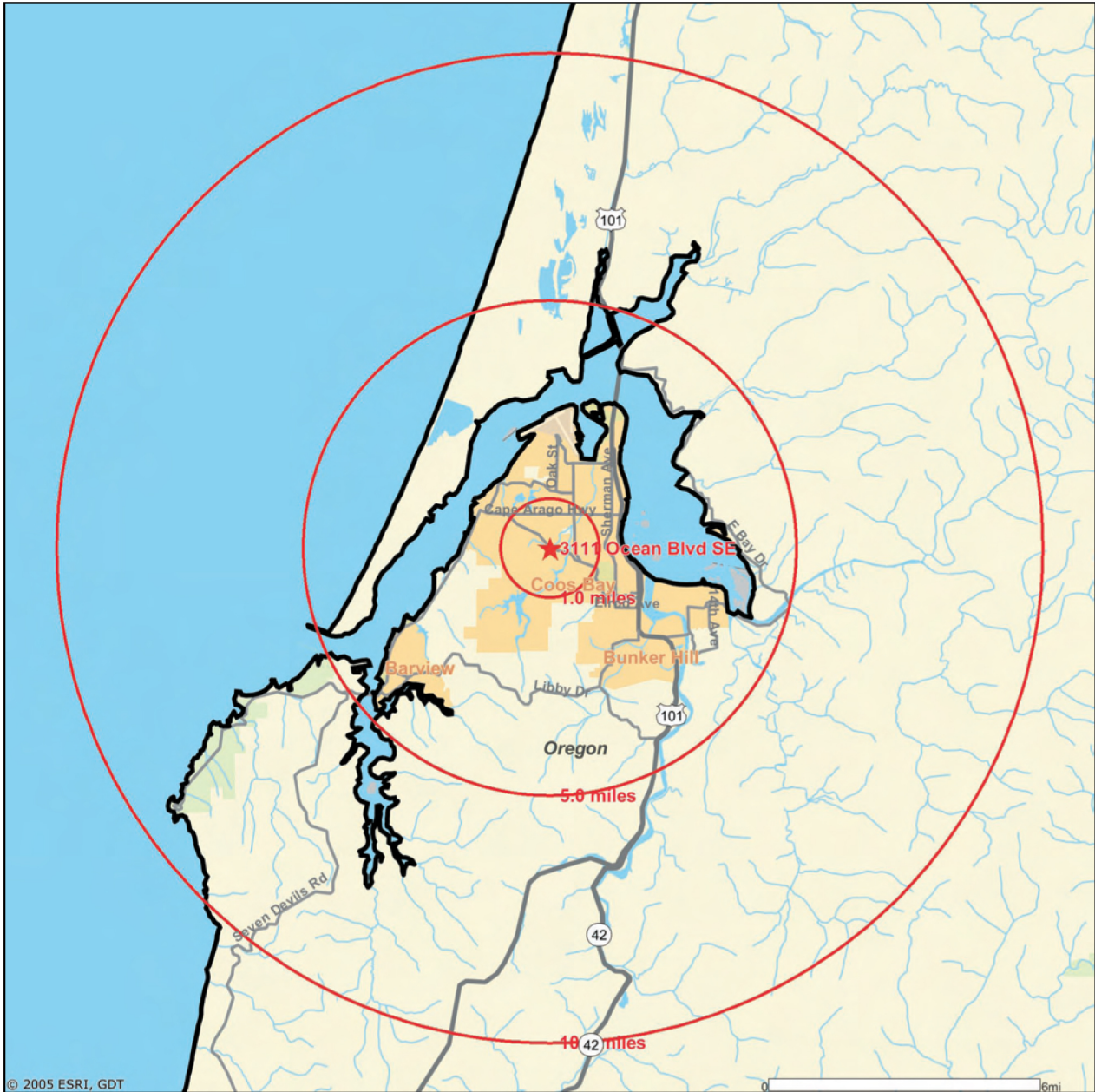


COOS BAY, OREGON



\*site location

Coos Bay radial map  
 Latitude: 43.381859 Longitude: -124.249019



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