

## OFFERING MEMORANDUM

# FLEX BUILDING - FOR SALE OR LEASE

831 NE Avery St, Newport, OR 97365

**FOR SALE: \$1,175,000**



**9,160 SF | BUILT IN 1985 | SURFACE PARKING**

**BELLCORNERSTONE**  
Commercial Real Estate

### FOR MORE INFORMATION:

Aidan Cleghorn | 315.565.8302 | [acleghorn@bellcornerstone.com](mailto:acleghorn@bellcornerstone.com)

Daniel Lynch | 315.498.600 | [dlynch@bellcornerstone.com](mailto:dlynch@bellcornerstone.com)

[www.BellCornerstone.com](http://www.BellCornerstone.com)

## OFFERING MEMORANDUM

# 831 NE AVERY ST Newport, OR 97365

---

### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





# Table of Contents

<b>EXECUTIVE SUMMARY</b>	<b>4</b>
<b>MARKET OVERVIEW</b>	<b>5</b>
<b>DEMOGRAPHICS</b>	<b>6</b>
<b>LOCATION OVERVIEW</b>	<b>7</b>
<b>SITE OVERVIEW</b>	<b>8</b>
<b>PICTURES</b>	<b>9</b>



## EXECUTIVE SUMMARY

# 831 NE AVERY ST


## Newport, OR 97365

---

831 NE Avery Street, is a flex property, totaling 9,160 square feet and situated on a 0.72 acre lot. This flex building was built in 1985 and benefits from 30 surface parking spaces. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



*Scan for  
more info!*





# MARKET OVERVIEW



## Newport, Oregon



Newport, Oregon, is a charming coastal city located on the central coast of Oregon, approximately 130 miles southwest of Portland, the largest city in Oregon. Newport is renowned for its stunning coastal landscapes, including pristine beaches, rugged cliffs, and picturesque lighthouses. Newport has a vibrant arts and culture scene, with galleries, theaters, and cultural events throughout the year. The city hosts festivals, concerts, and art walks, showcasing the talents of local artists and musicians. Overall, Newport, Oregon, offers a perfect blend of natural beauty, outdoor adventure, maritime history, and cultural attractions, making it an ideal destination for locals as well as visitors from across the country and around the world.



# DEMOGRAPHIC SUMMARY

NEWPORT, OR

## POPULATION

Newport  
**10,522**

State: Oregon 4.27 Million

## MEDIAN AGE

Newport  
**47.9 years**

State: Oregon 39.6 Years

## MEDIAN HOUSEHOLD INCOME

Newport  
**\$57,511**

State: Oregon \$68,222

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Oregon at large.



## 2023 STATISTICS

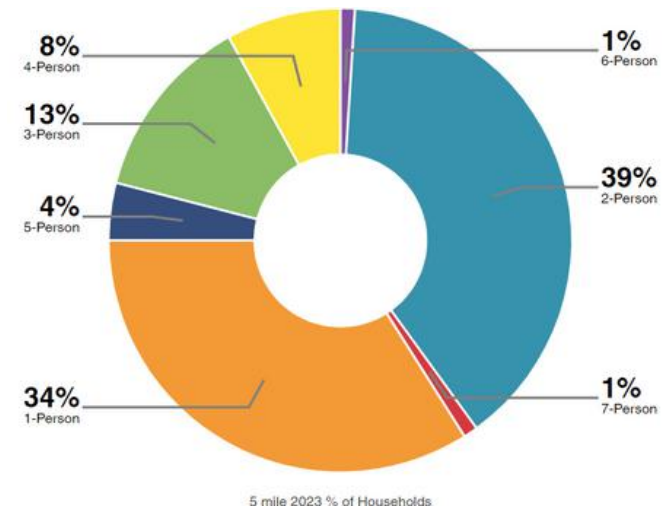
	2 Mile	5 Mile	10 Mile
Population 2023	8,305	11,950	21,113
Total Households	3,531	5,251	8,952
Avg Household Size	2.2	2.2	2.3
Avg Household Income	\$79,185	\$83,397	\$82,331

## ECONOMIC INDICATORS

**3.8%** Newport Unemployment Rate

**3.9%** U.S. Unemployment Rate

## HOUSEHOLDS



Newport  
**4,551**

State: Oregon 1.7 Million



Average Household Size



# LOCATION OVERVIEW



## HIGHWAY ACCESS

**U.S. Route 101:** U.S. 101 is the primary highway running through Newport and along the Oregon Coast. It connects Newport to other coastal towns and cities to the north and south.

**Oregon Route 20:** This highway connects Newport to Corvallis, Albany, and ultimately Interstate 5, which runs north-south through Oregon's interior. It provides an inland route to and from Newport.

**Oregon Route 229:** Also known as the Siletz Highway, Route 229 branches off from U.S. 101 near Toledo, southeast of Newport. It connects Newport to the Siletz area and provides an alternate route to inland destinations.

**Oregon Route 34:** Route 34 runs east-west and connects to U.S. 101 near Waldport, south of Newport. It provides access to communities such as Philomath and Alsea, offering an inland route to and from Newport.



## AIRPORT PROXIMITY

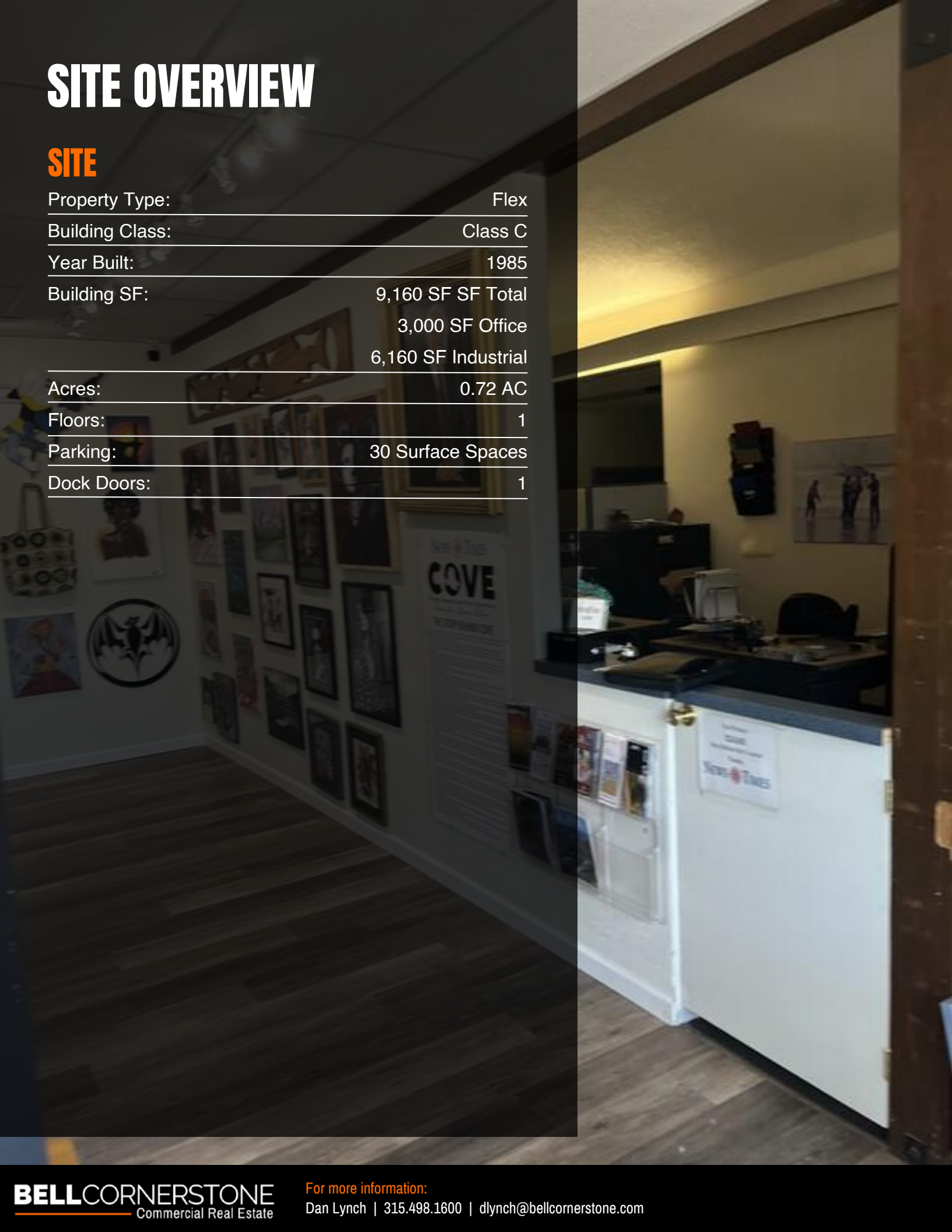
**Newport Municipal Airport (ONP):** Located just 3 nautical miles south of Newport, is a public-use general aviation facility. It primarily caters to private planes and charter flights.

**Eugene Airport (EUG):** This is the nearest airport with scheduled commercial passenger service. Eugene Airport is located approximately 55.1 miles northeast of Newport. While further away, it offers a wider range of flight options and connections.

# SITE OVERVIEW

## SITE

Property Type:	Flex
Building Class:	Class C
Year Built:	1985
Building SF:	9,160 SF SF Total 3,000 SF Office 6,160 SF Industrial
Acres:	0.72 AC
Floors:	1
Parking:	30 Surface Spaces
Dock Doors:	1







**BELLCORNERSTONE**  
Commercial Real Estate

**We Sell BIG  
Buildings. *FAST.***

**[www.BellCornerstone.com](http://www.BellCornerstone.com)**

