



MARKET DEMOGRAPHICS

STATS	30 MILES	45 MILES	60 MILES
Population	52,537	223,216	733,046
Households	22,207	87,188	269,096
Average Persons Per Household	2.37	2.56	2.72
Average Household Income	\$57,870	\$69,704	\$69,305

GENDER M/F	48.3%/51.7%	49.6%/50.4%	49.7%/50.3%
MEDIAN AGE	48.15	40.9	37.21

POPULATION BY AGE

<21 years	18.8%	20.0%	22.8%
22 - 39 years	16.1%	23.0%	24.3%
40 - 59 years	23.6%	22.4%	23.9%
60 - 69 years	17.6%	15.2%	13.0%
70+ years	24.0%	19.3%	16.1%

DISTANCE TRAVELED

250+ Miles	20.3%
100-250 Miles	16.4%
50-99 Miles	43.2%
30-49 Miles	15.1%
10-30 Miles	3.1%
<10 Miles	1.9%

Average shopper travels 50+ miles to get to the center

ANNUAL VISITORS

1.9 MILLION

UNIQUE VISITORS

1 MILLION

VISIT FREQUENCY

1.86/YEAR

AVG. DWELL TIME

71 MINUTES

AVG. HOUSEHOLD INCOME

\$75.5K

SIZE

270,212 SF

NUMBER OF STORES

57

KEY DATES

OPENED 1989

EXPANDED 1996

NUMBER OF PARKING SPACES

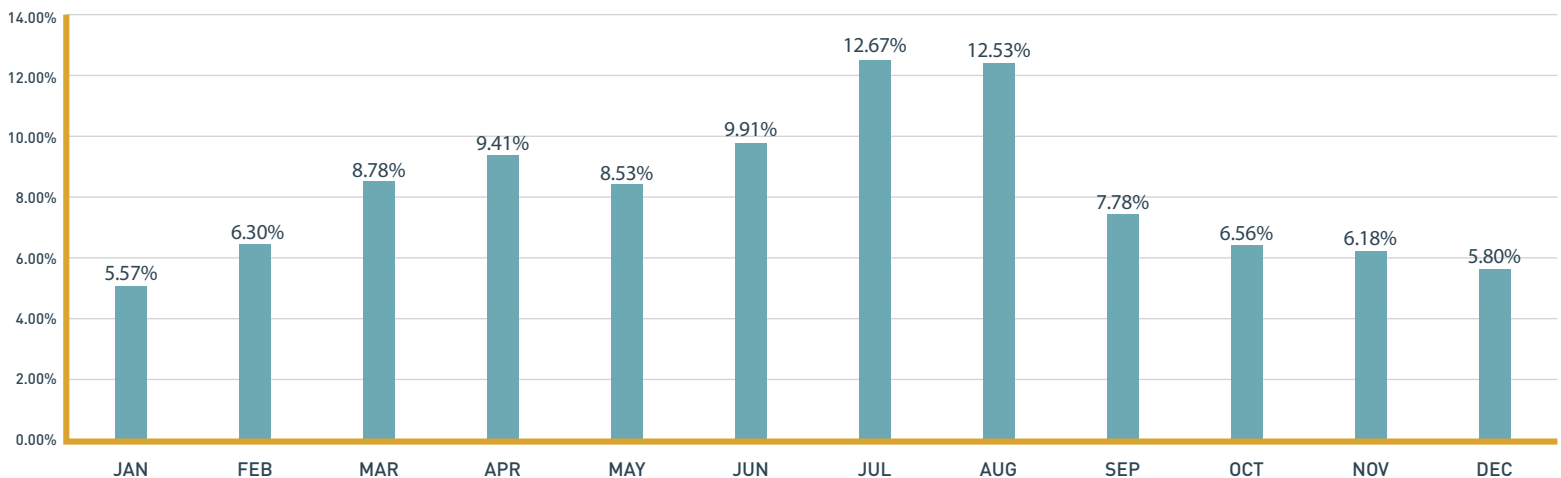
1,332

PARKING RATIO

5:1,000

SEASONALITY CHART

SOURCE: Placer.ai data on a rolling from April 2021-March 2022



SUBWAY

usbank

21,600+ ADT
Source Placer.ai 4/2022

D'Sands
Condominium
MOTEL

BURGER
KING

AT&T

UNITED STATES
POSTAL SERVICE

LINCOLN CITY
OUTLETS
On the Coast

Tires LES SCHWAR

Oregon Coast Bank

NAPA

FEATURED STORES

- NEW: Ginger Roots Home Décor,
Tokyroll
- American Eagle Outfitters
- Bath & Body Works
- Coach
- Columbia Factory Store
- Eddie Bauer Outlet
- Nike Factory Store
- Old Navy Outlet
- Oshkosh B'Gosh
- Pendleton
- The North Face
- Under Armour



TORG



DISTANCE TO...

MAJOR CITIES

City	Distance (miles)
Corvallis	44 miles
Salem	45 miles
Portland	72 miles
Eugene	72 miles

POINTS OF INTEREST

Point of Interest	Distance (miles)
Chinook Winds Casino	2.75 miles
Spirit Mountain Casino	22 miles
Oregon Coast Aquarium / Newport	23 miles
Tillamook Creamery	37 miles
Evergreen Aviation Museum	45 miles
Oregon State University	45 miles
Valley Winery Area	50 miles

NEAREST COMPETITION

CENTER	DISTANCE (miles)	KEY TENANTS
Salem Center	48	Macy's, Sephora, Kohl's
Willamette Town Center	50	HomeGoods, DSW, Best Buy
Woodburn Premium Outlets	57	Nike Factory Store, Tory Burch, Michael Kors, Polo Ralph Lauren Factory Store
Seaside Outlets	72	Nike, Pendleton, Rack Room Shoes
Columbia Gorge Outlets	89	Nike, adidas, Pendleton, Tommy Hilfiger, Levi's

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OWNERSHIP

LEASING & MARKETING

PROPERTY MANAGEMENT