



Chance Point – Development Site

101 E Chance a la Mer NE, Ocean Shores, WA 98569

John L. Scott
REAL ESTATE



Executive Summary



Introducing **Chance Point**, a development site at the nexus of **Chance a la Mer** and **Point Brown Ave**.

Drawing from its translational meaning of “luck by the sea”, Chance Point is a once-in-a-generation opportunity—a hidden gem poised to become Ocean Shores’ flagship commercial asset. This extraordinary investment opportunity showcases **10.45 acres** of prime real estate **in the heart** of the business district of stunning Ocean Shores, Washington. Nestled between the magnificent Pacific Ocean and picturesque Grays Harbor sits a currently thriving iconic landmark property, with income from a hometown favorite pizza restaurant, expansive community shopping center, and bustling market.

The versatile **B-1 Commercial zoning** unlocks incredible flexibility to capitalize on Ocean Shores’ surging popularity as a coastal retreat. The site provides exceptional visibility to both year-round residents and the waves of seasonal **tourists!** Just minutes from breathtaking pristine beaches, exhilarating fresh and saltwater recreation, and awe-inspiring protected natural areas, the property benefits tremendously from year-round visitor traffic and the authentic charm of this distinctive coastal community, which brilliantly blends solid construction and design with classic Pacific Northwest maritime aesthetic. With robust **established income streams** and boundless **development potential** in one of Washington’s most beloved and vibrant beach communities, this remarkable offering demands serious consideration from visionary investors.



Property Details



Address	101 E Chance a la Mer NE, Ocean Shores, WA 98569
Parcel	094000000001
Total site size	10.45 Acres
Existing buildings	46,064 SF across 3 Buildings
Zoning	B-1 Retail Commercial
Opportunity Zone	Yes!
Sale Price	Please contact brokers

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Ocean Shores Overview

- Ocean Shores, Washington stands as a coastal gem located on a 6-mile peninsula along the Pacific Ocean. **As the most visited resort community in the state**, this charming beach town has experienced impressive growth with a 19.14% population increase over the past 5 years, now home to over 8,000 permanent residents.
- Located just 2.5 hours from Seattle and 3 hours from Portland, Ocean Shores offers the perfect blend of coastal tranquility and accessibility. The peninsula features 6 miles of pristine ocean beaches alongside 23 miles of interconnected freshwater waterways, creating **a paradise for outdoor enthusiasts**. Visitors and residents alike enjoy activities ranging from kite flying to horseback riding, kayaking, and seasonal razor clam digging.
- Despite its relaxed coastal atmosphere, Ocean Shores provides impressive amenities including an 18-hole golf course, convention center, movie theater, and diverse dining options. Families particularly appreciate the entertainment facilities like bowling, arcades, go-karts, and miniature golf courses scattered throughout town.
- Originally founded in 1960 as a cattle ranch, Ocean Shores has evolved into a thriving coastal community while maintaining its natural beauty and charm. Whether seeking a permanent residence, vacation property, or investment opportunity, this growing peninsula offers an appealing combination of natural beauty, recreational activities, **and promising appreciation potential**.





Opportunity Zone Information

Why Ocean Shores?

- Washington State provides technical and funding support
- Combine tax savings with community investment
- Growing coastal market opportunity

Tax Advantages:

- Defer capital gains tax by investing in a Qualified Opportunity Fund
- Reduce taxable gains by 10% after 5 years
- Eliminate taxes on new appreciation after 10+ years

Summary Information:

- Ocean Shores, is a Washington designated Opportunity Zone.
- The population within this zone is 8,000+ permanent residents
- The median household income within the Opportunity Zone is approximately \$62,750



Historic Downtown

Ocean Shores' downtown district, while newer than some historic Washington communities, has developed its own coastal charm and character since the city's founding in the 1960s. The original development vision created a distinctive layout with curved streets radiating from the central commercial area, **reminiscent of classic seaside communities**. Today, this area features the Ocean Shores Convention Center, locally-owned shops in weathered cedar buildings, and public spaces that reflect the community's beach town heritage. Development opportunities exist to enhance this district with architecture that respects the mid-century modern influences and Pacific Northwest maritime aesthetic that defines Ocean Shores' unique sense of place.



Strong Local Restaurant Scene

Ocean Shores boasts a vibrant culinary landscape that showcases the bounty of the Pacific Northwest coast. Local establishments like the Galway Bay Irish Pub, Mike's Seafood, and Oyhut Bay Bistro have built loyal followings by **featuring fresh-caught seafood, locally sourced ingredients, and craft beverages from regional producers**. The dining scene reflects the community's coastal identity with specialties like razor clam chowder, Dungeness crab dishes, and Pacific salmon preparations. With growing tourist numbers and an expanding year-round population, the market presents significant opportunity for additional dining concepts, particularly those offering water views, local seafood, and gathering spaces that serve both visitors and residents.





Ocean Shores Razor Clam Festival

The annual Ocean Shores Razor Clam Festival celebrates the region's most famous shellfish tradition, drawing thousands of visitors each spring. This signature event features clam digging competitions, cooking demonstrations by regional chefs, a chowder cook-off, live music, and family activities throughout the weekend. The festival highlights the community's deep connection to its coastal resources while **showcasing local businesses and attracting visitors** during shoulder season, providing significant economic impact for local merchants.



Tourism-Driven Economy

Ocean Shores' economy is anchored by tourism and hospitality, with the Quinault Beach Resort & Casino serving as a major employer and visitor attraction. The casino complex offers gaming, entertainment venues, conference facilities, and dining options that draw visitors year-round. Unlike corporate-dominated communities, Ocean Shores features primarily small businesses and entrepreneurial ventures, creating **opportunities for commercial development** that supports both the tourism sector and the needs of the growing permanent population. The city's economic development strategy emphasizes sustainable tourism and quality of life improvements.

Outdoorsman's Paradise

Ocean Shores offers an unparalleled playground for outdoor enthusiasts with 6 miles of pristine Pacific beaches, 23 miles of interconnected freshwater canals, and proximity to Olympic National Forest. Residents and visitors **enjoy year-round recreational activities** including beachcombing, razor clam digging, fishing, kayaking, bird watching at Oyhut Wildlife Recreation Area, and storm watching during the dramatic winter season. The unique peninsula location provides diverse ecosystems within minutes of each other, making Ocean Shores a true natural wonderland for adventurers of all skill levels.



North Beach School District

The North Beach School District serves Ocean Shores students with a personalized educational approach that leverages the community's coastal environment as a learning laboratory. The district maintains smaller class sizes than urban counterparts, allowing for individualized attention and strong teacher-student relationships that foster academic success. With programs focused on environmental science, maritime skills, and outdoor education, students benefit from a curriculum that **connects classroom learning to the natural resources** and career opportunities unique to Washington's coastal communities.



Property Zoning

B-1 Retail & Commercial

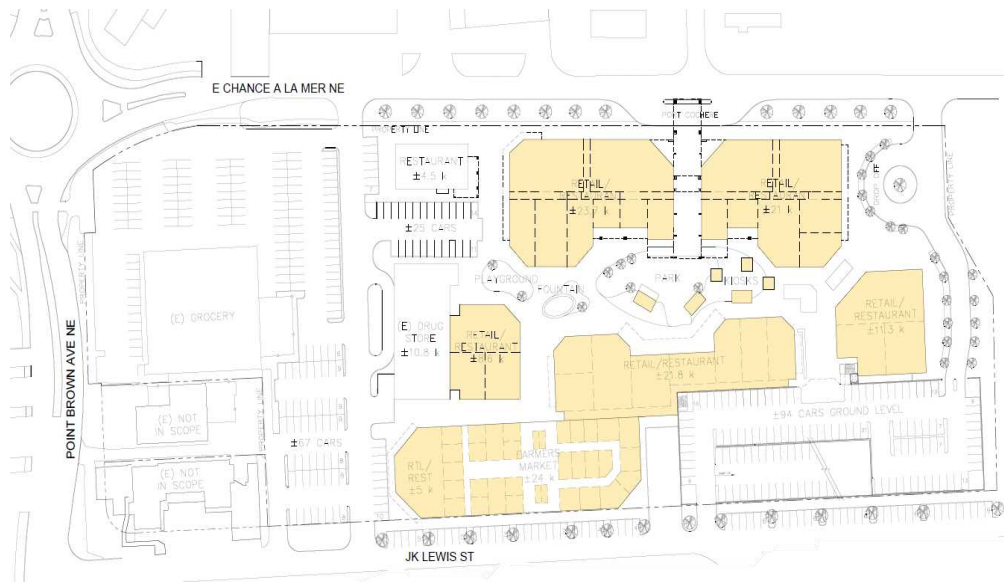
Category	Permitted Uses
Residential	One-family, two-family, and multifamily units
Retail	Grocery and drug stores, hardware stores, specialty shops, marijuana retailer and retail outlets (except in the mixed commercial and hotel area defined solely as Ocean Shores Boulevard between Damon Road and the 600 block, and subject to the applicable sensitive use buffers outlined in Section 5.10.050)
Food & Beverage	Restaurants, cafes, taverns, cocktail lounges
Services	Banks, professional offices, general offices, Child Care centers, light equipment rental, and other uses of a similar nature
Structures	Non-accessory structures (in compliance with the provisions of Section 17.50.115)
Accessory Uses/Structures	Residential garages and carports, private workshops, private greenhouses, and other uses of a similar and compatible nature (all subject to Section 17.50.110), fences, walls, and hedges (subject to Sections 17.50.120 and 17.50.130), off-street parking (subject to Chapter 17.54), on-site storage facilities (provided that such facilities comply with the state siting criteria adopted under RCW 70.105.210 or its successor)
Other	Oyhut Bay special district. The zoning classification of New Lot 1 and New Lot 2 of that Certain City of Ocean Shores, The Villages at Ocean Shores, Boundary Line Adjustment, as per Auditor File No. recorded October 22, 2014, and permitted accessory usage of drive-thru windows for banks and restaurants.



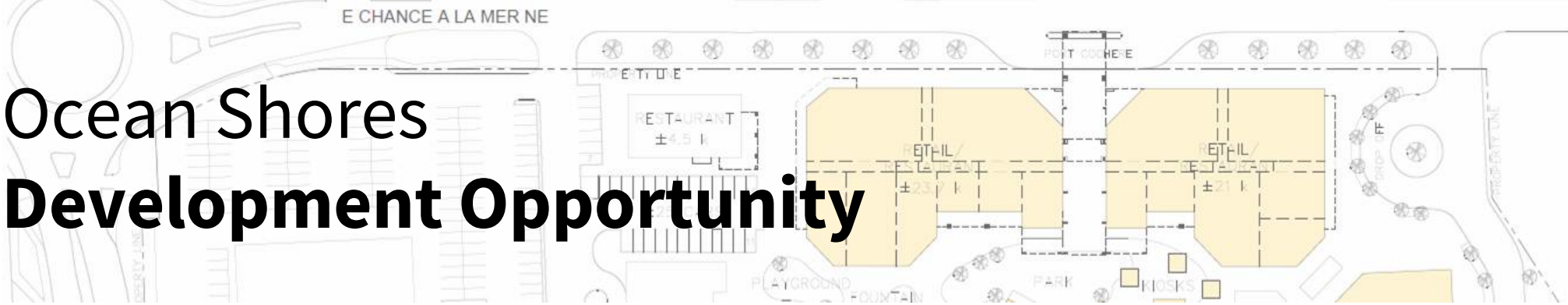
Development Concept

Project Summary

- Total Restaurant/Retail: 134,700 SF
- Total Housing Units: 100 Units
- Total Parking: 790 Cars



Ocean Shores Development Opportunity



Prime Commercial B-1 Property

Ocean Shores, Washington stands as a coastal gem located on a 6-mile peninsula along the Pacific Ocean. As the most visited resort community in the state, this charming beach town has experienced impressive growth with a **19.14% population increase** over the past 5 years, now home to over 8,000 permanent residents.

Economic Growth & Opportunity Zone Advantage

This development site is strategically positioned within a federally designated Opportunity Zone, offering significant **tax benefits** for qualified investors. Ocean Shores' robust tourism economy drives year-round business opportunities, **with over 3 million visitors** annually contributing to the local economy. The B-1 commercial zoning allows for diverse development options to meet the growing demand for retail, hospitality, and mixed-use projects in this expanding coastal market.

Untapped Development Potential

With limited new commercial development in recent years despite growing population and tourism, this property presents a rare opportunity to capture underserved market demand. The site's B-1 zoning permits a wide range of uses including retail, restaurants, hotels, entertainment venues, and mixed-use developments—allowing investors to capitalize on **multiple revenue streams** while addressing community needs.

Strategic Location & Strong Market Fundamentals

Positioned in the **heart** of Ocean Shores' commercial corridor with excellent visibility and accessibility, this property benefits from steady year-round traffic and peak summer tourism. With rising property values, limited inventory, and strong market fundamentals, developers can expect **attractive returns on investment** while contributing to the continued growth of Washington's premier coastal destination.

Existing Buildings & Tenants

BUILDINGS	Building SIZE	CURRENT USE
Shopping Center (2 structures)	23,680 RSF	Retail / Flex
Market	17,920 RSF	Retail
Restaurant	4,464 RSF	Retail
Total	46,064 RSF	

Tenant	Lease Area	Lease Expiration Date
CDH Restaurants LLC	4,464 RSF	10/31/2031
City of Ocean Shores	1,900 RSF	12/31/2027
Ocean Shores Pharmacy	980 RSF	9/30/2026
Ocean Shores IGA	18,200 RSF	Owner User



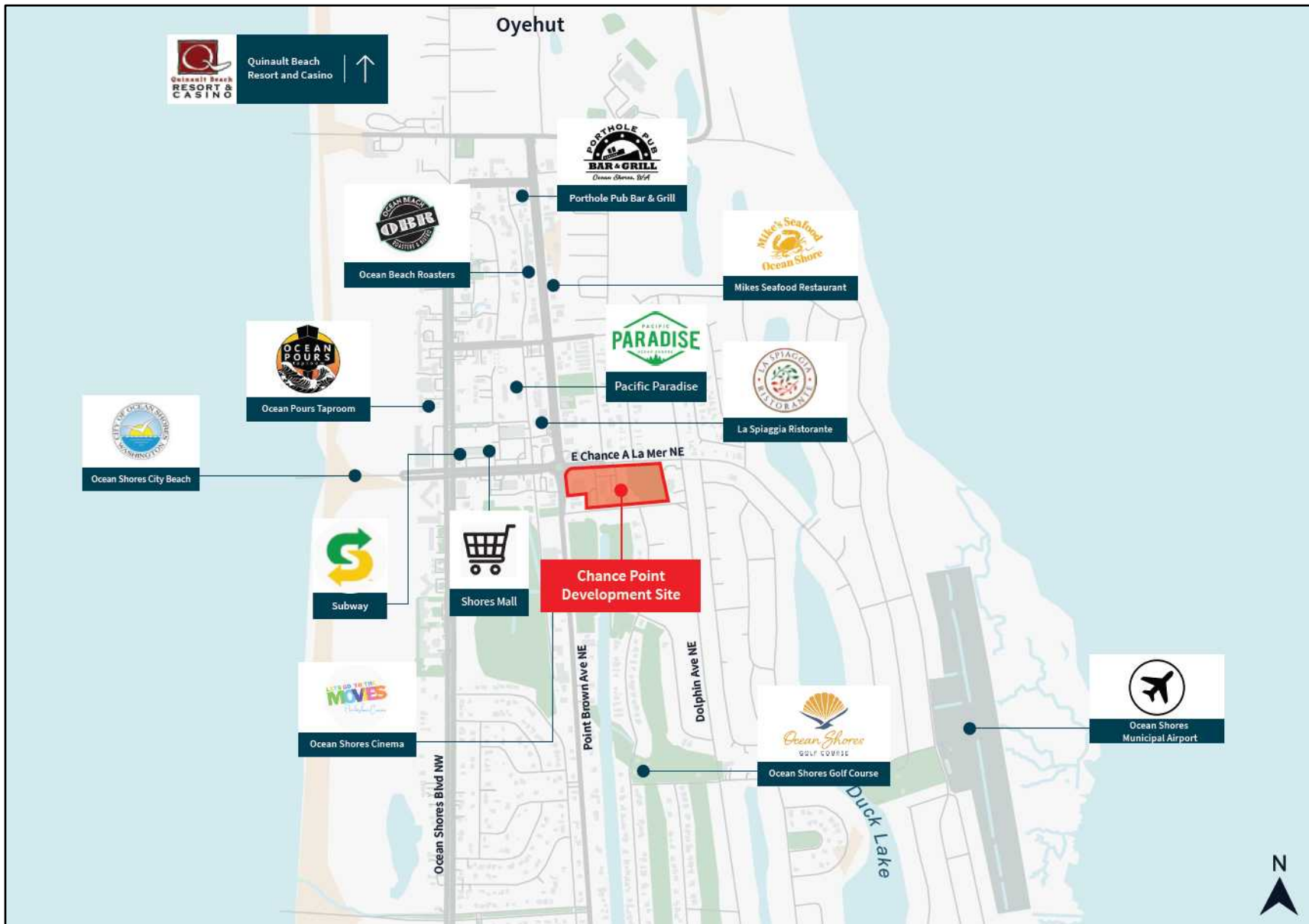
Comparable Property Sales



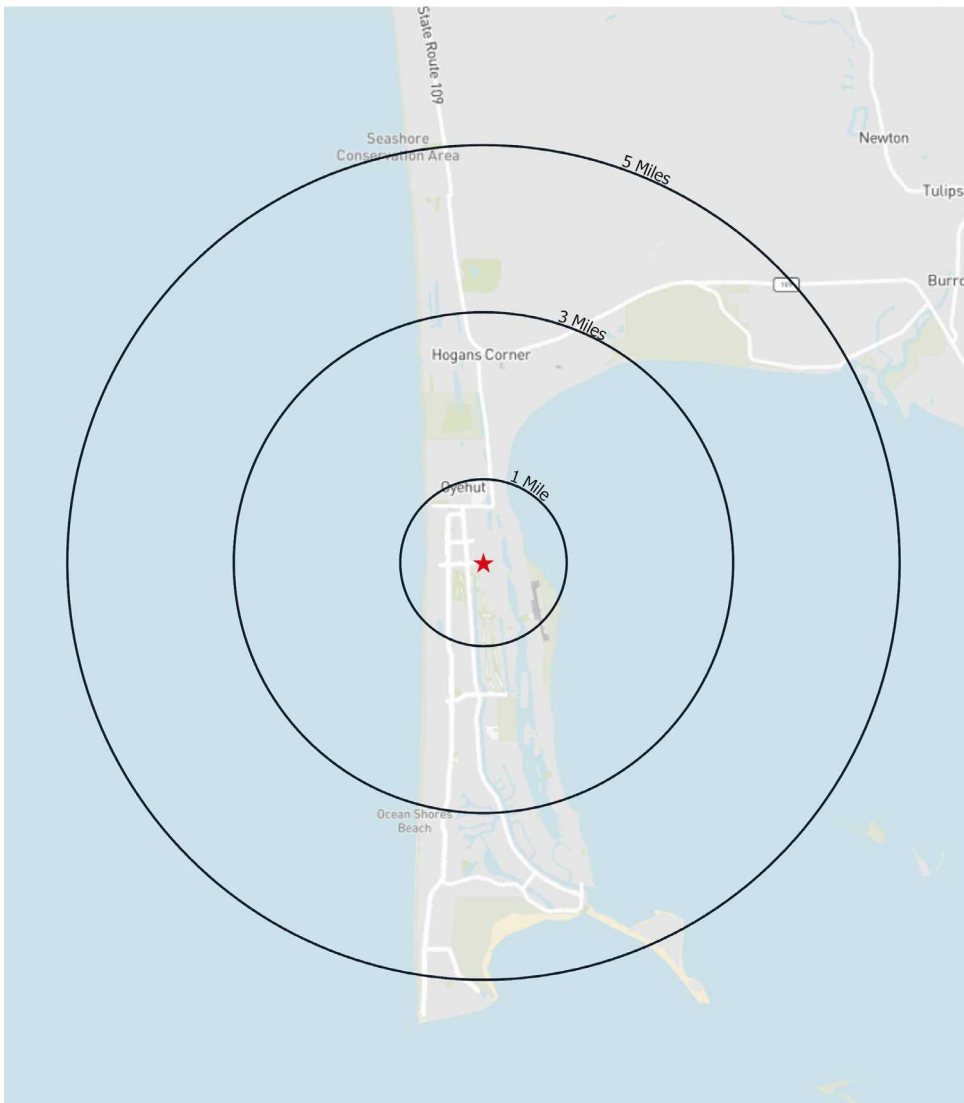
Comparable Property Sales

Property Address	Land Area (SF)	Sale Price	Price Per SF	Sale Date	Property Type
991 Silver King Ave SE	67,963	\$ 1,700,000	\$ 97.68	7/21/2023	Specialty
943 Point Brown Ave SE	71,003	\$ 2,430,000	\$ 101.55	8/28/2023	Specialty
773 Ocean Shores Blvd NW	60,113	\$ 3,499,985	\$ 113.92	12/27/2023	Hospitality
Point Brown	25,000	\$ 775,000	\$ 116.93	7/31/2024	Retail
732 Point Brown Ave SE	11,889	\$ 774,967	\$ 272.11	7/31/2024	Multi-Family
671 Sunset Ave NE	10,019	\$ 758,000	\$ 225.06	3/26/2025	Multi-Family
845 Point Brown Ave SW	8,690	\$ 899,967	\$ 138.58	5/29/2025	Retail
861 Point Brown Ave NW	7,405	\$ 375,000	\$ 176.89	9/12/2024	Retail

The Neighborhood



Ocean Shores Demographics



Demographics (July 2025)	1 Mile	3 Miles	5 Miles
Total Population	1,888	4,753	8,067
Population growth past 10 years	1.55%	1.72%	2.81%
Projected Population growth next the 5 years	0.15%	0.14%	0.58%
Median Age	62.2	62.8	63.4
Average Household Size	1.89	1.99	1.96
Renter Occupied Housing Units	24.48%	19.69%	19.01%
Total Households	1,001	2,387	3,672
Median Household Income	\$51,961	\$54,768	\$57,565
Average Household Income	\$57,084	\$63,263	\$71,294
Household income \$100K+	6.99%	11.02%	15.80%
% with a Bachelor's Degree	7.04%	11.05%	13.03%



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