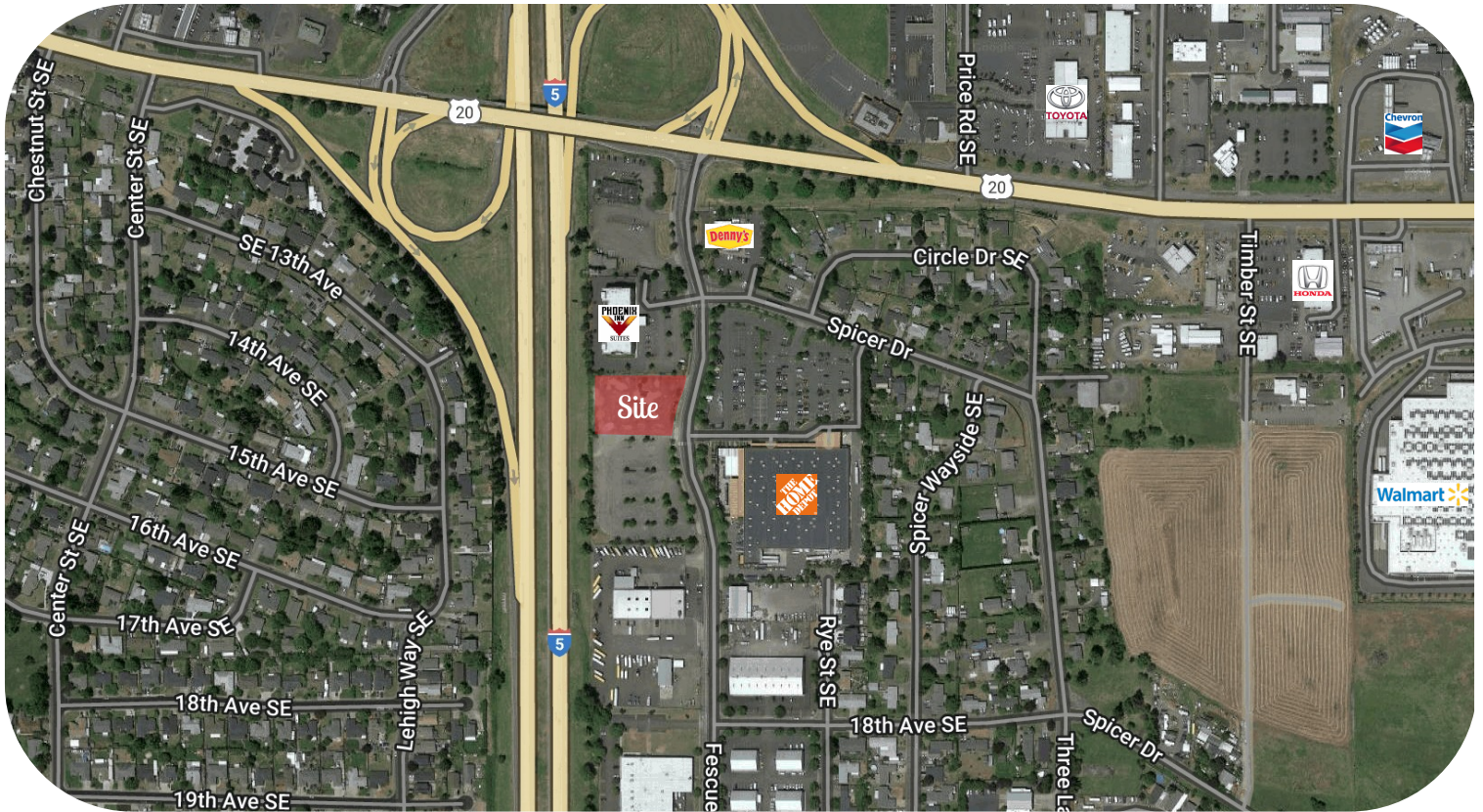# HOME DEPOT PAD SITE FOR LEASE
ALBANY, OR

PROPERTY DETAILS

- 1.19 ACRES,
  ZONED REGIONAL COMMERCIAL

- VISIBLE TO I-5 FREEWAY,
  ACROSS FROM HOME DEPOT

- I-5 TRAFFIC COUNTS
  NORTHBOUND: 28,784 CPD
  SOUTHBOUND: 28,805 CPD

- CALL FOR PRICING

1 MILE - 8,559
3 MILE - 45,788
5 MILE - 64,524

1 MILE - 3,140
3 MILE - 19,181
5 MILE - 23,845

AVERAGE
1 MILE - $82,647
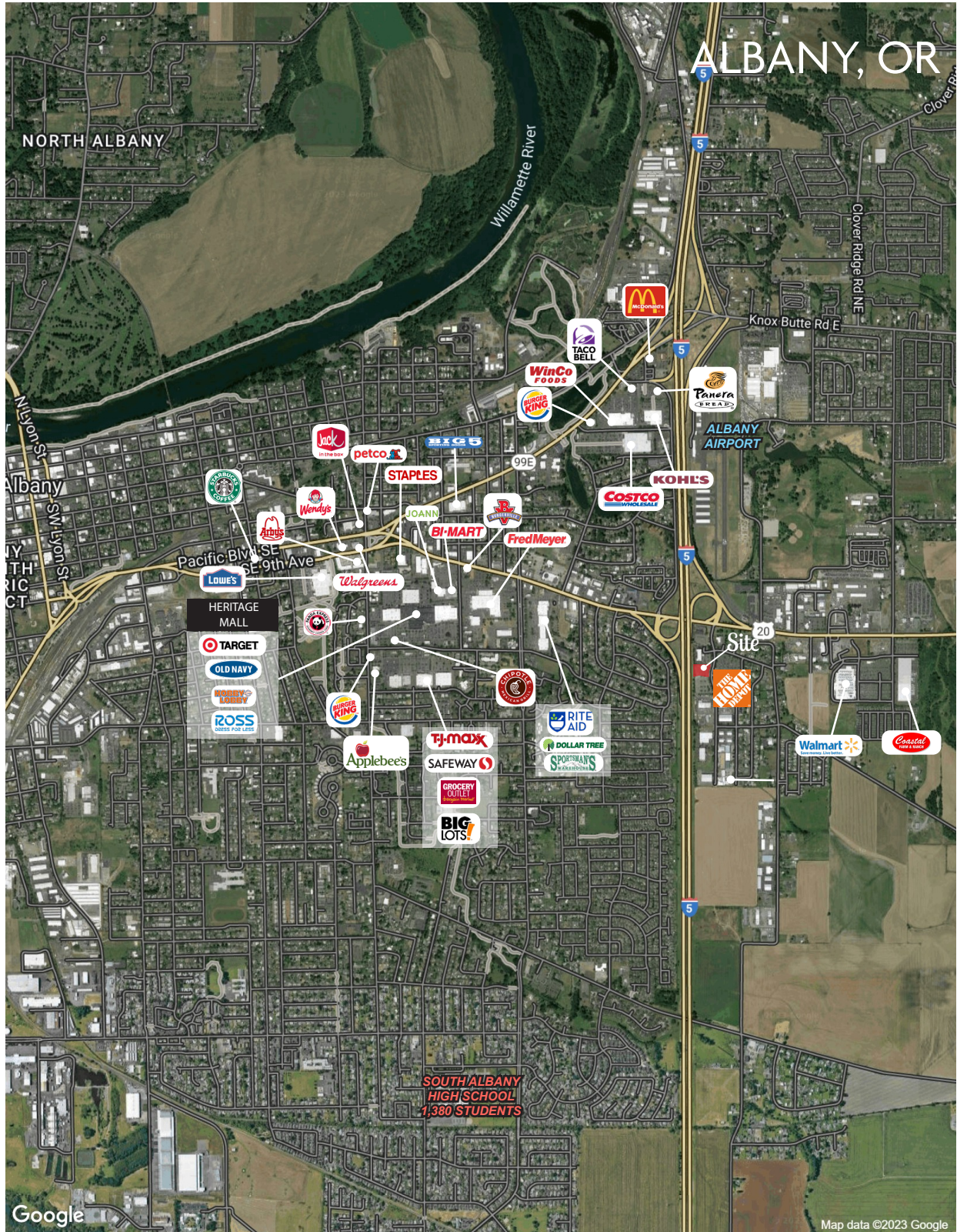3 MILE - $81,132
5 MILE - $90,346

DAVID

MELISSA MARTIN

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HSM PACIFIC
retail solutions

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

AERIAL

ALBANY, OR

NORTH ALBANY

Willamette River

ALBANY AIRPORT

Knox Butte Rd E

Clover Ridge Rd NE

McDonald's
Taco Bell
WinCo Foods
Burger King
Panera Bread
Kohl's
Costco Wholesale

Jack in the Box
petco
STAPLES
BIG 5
Starbucks Coffee
Wendy's
JOANN
BI-MART
Arby's
Fred Meyer
Lowe's
Pacific Blvd SE
SE 9th Ave
Walgreens

HERITAGE MALL
TARGET
OLD NAVY
HOBBY LOBBY
ROSS DRESS FOR LESS

Site 20
THE HOME DEPOT

Burger King
Chipotle
RITE AID
DOLLAR TREE
SPORTSMAN'S WAREHOUSE

Applebee's
T.J.maxx
SAFEWAY
GROCERY OUTLET
BIG LOTS

Walmart
Coastal Farm & Ranch

SOUTH ALBANY HIGH SCHOOL
1,380 STUDENTS

Google
Map data ©2023 Google

Lat/Lon: 44.6268/-123.0591

3500 Spicer Dr SE Albany, OR 97322	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,559	45,788	64,524
2028 Projected Population	8,849	47,738	67,496
2020 Census Population	8,453	45,137	63,383
2010 Census Population	8,011	41,007	55,702
Projected Annual Growth 2023 to 2028	0.7%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	0.5%	0.9%	1.2%
Households			
2023 Estimated Households	3,449	18,363	25,453
2028 Projected Households	3,639	19,546	27,250
2020 Census Households	3,361	17,853	24,674
2010 Census Households	3,242	16,194	21,821
Projected Annual Growth 2023 to 2028	1.1%	1.3%	1.4%
Historical Annual Growth 2010 to 2023	0.5%	1.0%	1.3%
Age			
2023 Est. Population Under 10 Years	14.3%	13.1%	12.4%
2023 Est. Population 10 to 19 Years	12.1%	12.3%	12.6%
2023 Est. Population 20 to 29 Years	15.2%	15.5%	13.7%
2023 Est. Population 30 to 44 Years	22.3%	21.2%	20.9%
2023 Est. Population 45 to 59 Years	13.8%	15.9%	16.6%
2023 Est. Population 60 to 74 Years	15.2%	15.4%	17.2%
2023 Est. Population 75 Years or Over	7.1%	6.7%	6.5%
2023 Est. Median Age	34.9	35.9	37.6
Marital Status & Gender			
2023 Est. Male Population	47.3%	49.0%	49.3%
2023 Est. Female Population	52.7%	51.0%	50.7%
2023 Est. Never Married	27.4%	29.6%	28.7%
2023 Est. Now Married	54.1%	46.4%	49.9%
2023 Est. Separated or Divorced	15.5%	19.6%	17.2%
2023 Est. Widowed	3.0%	4.4%	4.2%
Income			
2023 Est. HH Income $200,000 or More	2.8%	3.8%	5.7%
2023 Est. HH Income $150,000 to $199,999	4.6%	6.3%	9.3%
2023 Est. HH Income $100,000 to $149,999	21.1%	16.8%	19.1%
2023 Est. HH Income $75,000 to $99,999	14.0%	14.9%	15.1%
2023 Est. HH Income $50,000 to $74,999	19.7%	19.6%	17.6%
2023 Est. HH Income $35,000 to $49,999	11.8%	14.8%	12.7%
2023 Est. HH Income $25,000 to $34,999	9.3%	8.2%	7.2%
2023 Est. HH Income $15,000 to $24,999	11.2%	8.7%	7.0%
2023 Est. HH Income Under $15,000	5.4%	7.0%	6.4%
2023 Est. Average Household Income	$82,647	$81,132	$90,346
2023 Est. Median Household Income	$68,651	$67,238	$78,168
2023 Est. Per Capita Income	$33,453	$32,805	$35,852
2023 Est. Total Businesses	419	2,249	2,729
2023 Est. Total Employees	3,140	19,181	23,845

Lat/Lon: 44.6268/-123.0591

3500 Spicer Dr SE Albany, OR 97322	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	80.6%	81.8%	83.1%
2023 Est. Black	1.2%	1.9%	1.7%
2023 Est. Asian or Pacific Islander	2.5%	1.8%	2.1%
2023 Est. American Indian or Alaska Native	0.9%	1.1%	1.0%
2023 Est. Other Races	14.7%	13.4%	12.2%
Hispanic			
2023 Est. Hispanic Population	1,360	6,595	8,221
2023 Est. Hispanic Population	15.9%	14.4%	12.7%
2028 Proj. Hispanic Population	15.9%	14.4%	12.7%
2020 Hispanic Population	18.8%	17.0%	15.2%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	5,752	30,996	44,413
2023 Est. Elementary (Grade Level 0 to 8)	4.3%	3.2%	2.5%
2023 Est. Some High School (Grade Level 9 to 11)	5.3%	5.4%	4.5%
2023 Est. High School Graduate	19.7%	23.7%	22.4%
2023 Est. Some College	31.9%	32.6%	31.4%
2023 Est. Associate Degree Only	13.6%	11.2%	10.6%
2023 Est. Bachelor Degree Only	17.2%	16.5%	19.3%
2023 Est. Graduate Degree	8.1%	7.4%	9.4%
Housing			
2023 Est. Total Housing Units	3,564	19,240	26,620
2023 Est. Owner-Occupied	58.5%	54.2%	60.8%
2023 Est. Renter-Occupied	38.3%	41.3%	34.8%
2023 Est. Vacant Housing	3.2%	4.6%	4.4%
Homes Built by Year			
2023 Homes Built 2010 or later	2.4%	9.0%	11.2%
2023 Homes Built 2000 to 2009	21.5%	13.5%	16.1%
2023 Homes Built 1990 to 1999	27.0%	14.4%	14.0%
2023 Homes Built 1980 to 1989	7.3%	7.2%	6.9%
2023 Homes Built 1970 to 1979	18.5%	21.7%	20.2%
2023 Homes Built 1960 to 1969	7.7%	8.7%	8.5%
2023 Homes Built 1950 to 1959	5.9%	8.8%	7.7%
2023 Homes Built Before 1949	6.6%	12.0%	11.1%
Home Values			
2023 Home Value $1,000,000 or More	0.6%	1.1%	1.4%
2023 Home Value $500,000 to $999,999	5.2%	7.6%	10.8%
2023 Home Value $400,000 to $499,999	6.1%	9.5%	13.9%
2023 Home Value $300,000 to $399,999	40.1%	36.0%	36.9%
2023 Home Value $200,000 to $299,999	29.1%	28.4%	24.0%
2023 Home Value $150,000 to $199,999	4.6%	5.8%	4.3%
2023 Home Value $100,000 to $149,999	1.3%	2.1%	1.5%
2023 Home Value $50,000 to $99,999	1.7%	3.0%	2.3%
2023 Home Value $25,000 to $49,999	5.1%	3.8%	2.9%
2023 Home Value Under $25,000	6.3%	2.7%	2.1%
2023 Median Home Value	$303,159	$308,066	$335,332
2023 Median Rent	$1,023	$960	$967

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Lat/Lon: 44.6268/-123.0591

3500 Spicer Dr SE Albany, OR 97322	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	6,659	36,293	51,449
2023 Est. Civilian Employed	63.7%	59.9%	60.5%
2023 Est. Civilian Unemployed	2.2%	4.0%	3.3%
2023 Est. in Armed Forces	-	0.1%	0.1%
2023 Est. not in Labor Force	34.1%	35.9%	36.0%
2023 Labor Force Males	46.7%	48.6%	48.9%
2023 Labor Force Females	53.3%	51.4%	51.1%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,241	21,734	31,127
2023 Mgmt, Business, & Financial Operations	9.3%	9.9%	12.1%
2023 Professional, Related	24.5%	23.7%	25.6%
2023 Service	19.7%	16.2%	16.2%
2023 Sales, Office	24.2%	24.5%	23.1%
2023 Farming, Fishing, Forestry	0.6%	1.1%	1.0%
2023 Construction, Extraction, Maintenance	9.0%	8.9%	8.1%
2023 Production, Transport, Material Moving	12.8%	15.7%	13.9%
2023 White Collar Workers	57.9%	58.1%	60.8%
2023 Blue Collar Workers	42.1%	41.9%	39.2%
Transportation to Work			
2023 Drive to Work Alone	75.4%	79.5%	78.0%
2023 Drive to Work in Carpool	7.5%	8.2%	8.6%
2023 Travel to Work by Public Transportation	1.4%	0.6%	0.6%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	2.5%	3.1%	2.6%
2023 Other Means	1.3%	1.2%	1.0%
2023 Work at Home	12.0%	7.5%	9.2%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	36.4%	43.5%	41.3%
2023 Travel to Work in 15 to 29 Minutes	34.1%	31.2%	32.2%
2023 Travel to Work in 30 to 59 Minutes	24.8%	19.8%	20.4%
2023 Travel to Work in 60 Minutes or More	4.7%	5.5%	6.0%
2023 Average Travel Time to Work	20.8	17.1	17.7
Consumer Expenditure			
2023 Est. Total Household Expenditure	$213.17 M	$1.12 B	$1.66 B
2023 Est. Apparel	$7.43 M	$39.06 M	$58.68 M
2023 Est. Contributions, Gifts	$11.76 M	$62 M	$94.6 M
2023 Est. Education, Reading	$6.32 M	$33.97 M	$52.95 M
2023 Est. Entertainment	$11.93 M	$62.55 M	$94.51 M
2023 Est. Food, Beverages, Tobacco	$33.02 M	$172.46 M	$255.18 M
2023 Est. Furnishings, Equipment	$7.43 M	$38.94 M	$58.77 M
2023 Est. Health Care, Insurance	$19.82 M	$103.09 M	$152.81 M
2023 Est. Household Operations, Shelter, Utilities	$69.29 M	$363.17 M	$538.16 M
2023 Est. Miscellaneous Expenses	$4.01 M	$21.05 M	$31.51 M
2023 Est. Personal Care	$2.87 M	$14.99 M	$22.39 M
2023 Est. Transportation	$39.29 M	$204.71 M	$305.03 M