

FOR LEASE

New Class A Retail

S. Commercial St. Salem, OR



SITE

- PAD SITES FOR GROUND LEASE OR BUILD TO SUIT
- 4.1 ACRES AVAILABLE
- HIGH TRAFFIC LOCATION ON BUSY S. COMMERCIAL WITH 31,360 CARS PER DAY
- LOCATION SERVICES THE AFFLUENT SOUTH SALEM TRADE AREA
- NEAR LARGE ANCHOR TENANTS: FRED MEYER, TRADER JOE'S, NATURAL GROCERS AND WINCO

Contact:

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Kara Phelps:

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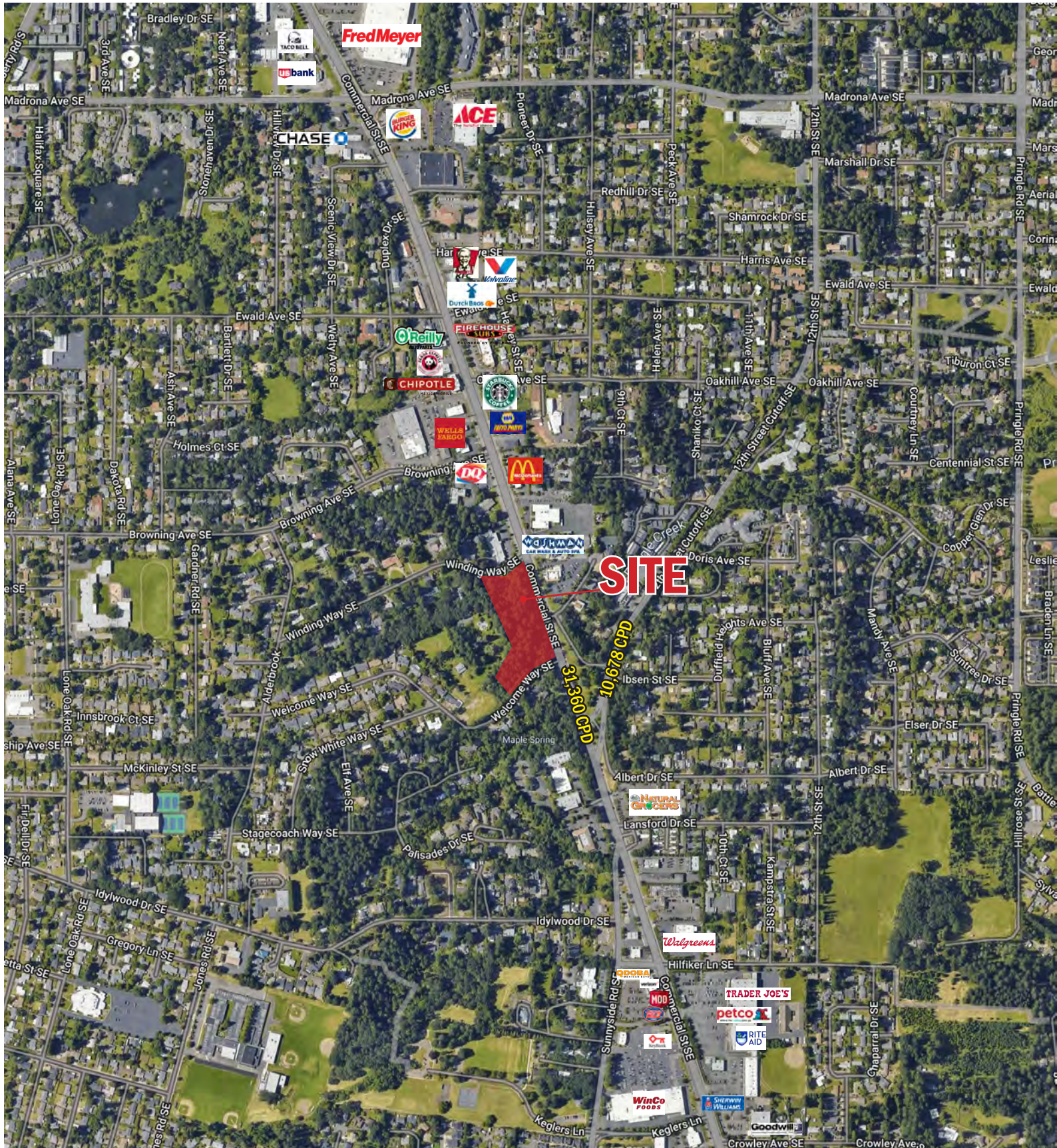
kara@hspacific.com



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

4260 Galewood St. Suite B, Lake Oswego, OR 97035

TRADE AREA AERIAL



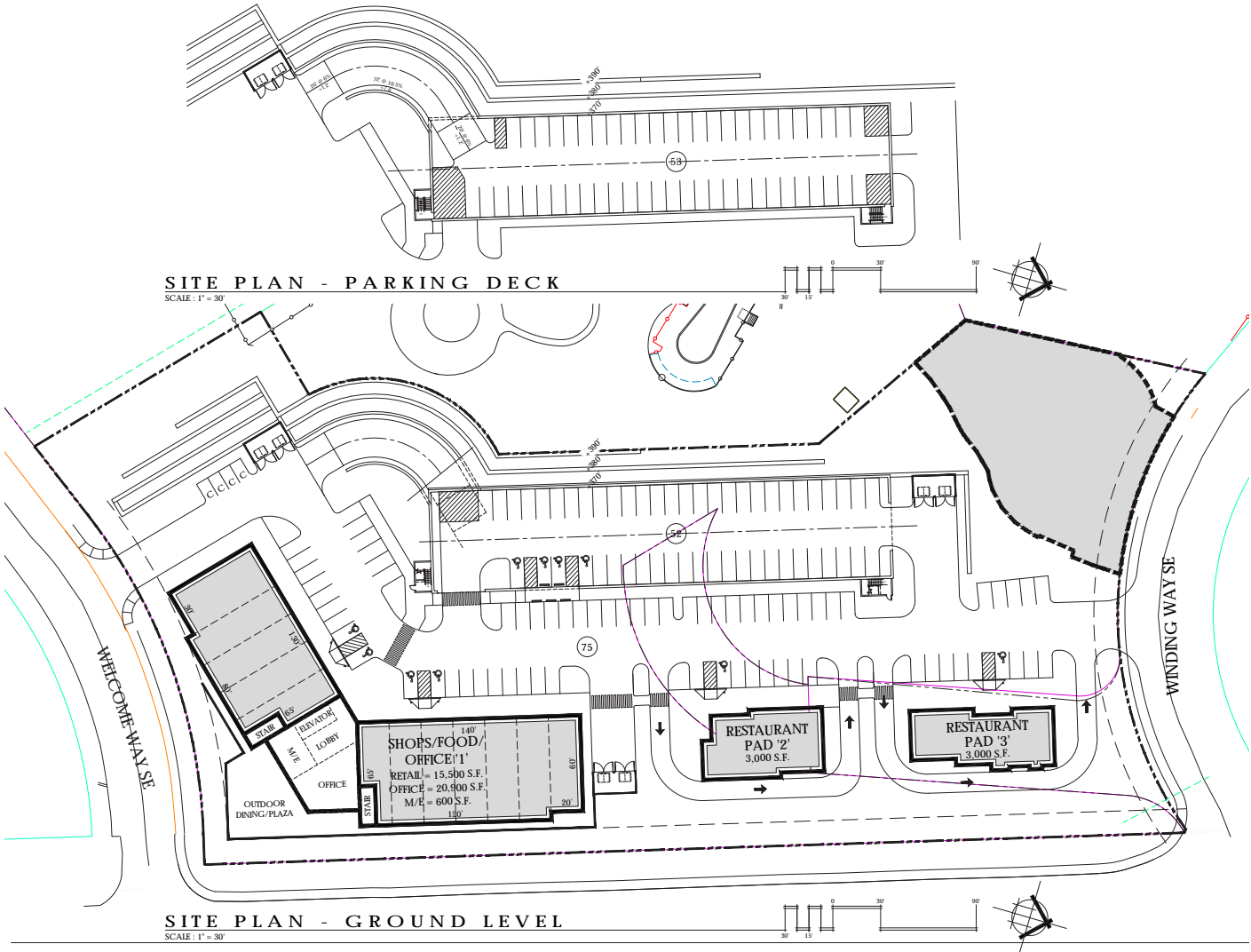
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SITE PLAN



DEMOGRAPHICS



- 1 MILE – 15,427
- 3 MILE – 79,009
- 5 MILE – 172,697



- 1 MILE – 3,906
- 3 MILE – 50,118
- 5 MILE – 95,217



- 1 MILE – \$96,496
- 3 MILE – \$111,688
- 5 MILE – \$104,328

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.8963/-123.0379

Salem, OR 97302			
	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	15,427	79,009	172,697
2028 Projected Population	15,960	82,151	179,785
2020 Census Population	15,116	78,028	170,031
2010 Census Population	14,368	68,797	152,157
Projected Annual Growth 2023 to 2028	0.7%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	0.6%	1.1%	1.0%
Households			
2023 Estimated Households	6,530	30,876	64,328
2028 Projected Households	6,983	33,258	69,429
2020 Census Households	6,320	30,155	62,483
2010 Census Households	6,081	27,063	56,616
Projected Annual Growth 2023 to 2028	1.4%	1.5%	1.6%
Historical Annual Growth 2010 to 2023	0.6%	1.1%	1.0%
Age			
2023 Est. Population Under 10 Years	12.3%	11.6%	12.2%
2023 Est. Population 10 to 19 Years	12.1%	13.1%	13.7%
2023 Est. Population 20 to 29 Years	13.8%	14.2%	14.5%
2023 Est. Population 30 to 44 Years	19.8%	21.0%	21.0%
2023 Est. Population 45 to 59 Years	17.4%	18.2%	17.6%
2023 Est. Population 60 to 74 Years	16.1%	15.7%	14.9%
2023 Est. Population 75 Years or Over	8.4%	6.3%	6.0%
2023 Est. Median Age	37.7	37.0	36.1
Marital Status & Gender			
2023 Est. Male Population	48.3%	50.1%	50.2%
2023 Est. Female Population	51.7%	49.9%	49.8%
2023 Est. Never Married	35.3%	34.9%	34.9%
2023 Est. Now Married	42.7%	43.8%	43.2%
2023 Est. Separated or Divorced	15.3%	16.0%	16.7%
2023 Est. Widowed	6.6%	5.4%	5.3%
Income			
2023 Est. HH Income \$200,000 or More	5.7%	9.6%	8.7%
2023 Est. HH Income \$150,000 to \$199,999	7.5%	8.7%	7.4%
2023 Est. HH Income \$100,000 to \$149,999	18.4%	18.3%	18.5%
2023 Est. HH Income \$75,000 to \$99,999	15.0%	14.0%	12.9%
2023 Est. HH Income \$50,000 to \$74,999	17.9%	17.5%	17.5%
2023 Est. HH Income \$35,000 to \$49,999	11.8%	10.8%	11.4%
2023 Est. HH Income \$25,000 to \$34,999	7.8%	7.1%	7.9%
2023 Est. HH Income \$15,000 to \$24,999	10.1%	6.5%	7.3%
2023 Est. HH Income Under \$15,000	5.8%	7.5%	8.4%
2023 Est. Average Household Income	\$96,496	\$111,688	\$104,328
2023 Est. Median Household Income	\$70,267	\$80,000	\$76,399
2023 Est. Per Capita Income	\$41,029	\$44,514	\$39,658
2023 Est. Total Businesses	678	4,168	8,087
2023 Est. Total Employees	3,906	50,118	95,217

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Salem, OR 97302			
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Race			
2023 Est. White	76.2%	71.9%	69.2%
2023 Est. Black	1.9%	4.5%	4.5%
2023 Est. Asian or Pacific Islander	3.5%	6.2%	5.4%
2023 Est. American Indian or Alaska Native	1.2%	1.2%	1.3%
2023 Est. Other Races	17.1%	16.2%	19.6%
Hispanic			
2023 Est. Hispanic Population	3,067	15,188	40,819
2023 Est. Hispanic Population	19.9%	19.2%	23.6%
2028 Proj. Hispanic Population	20.0%	19.3%	23.6%
2020 Hispanic Population	13.5%	15.5%	24.3%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	10,692	54,117	115,756
2023 Est. Elementary (Grade Level 0 to 8)	2.0%	2.2%	4.6%
2023 Est. Some High School (Grade Level 9 to 11)	4.6%	3.8%	5.7%
2023 Est. High School Graduate	22.7%	22.0%	23.0%
2023 Est. Some College	24.2%	23.8%	25.2%
2023 Est. Associate Degree Only	9.0%	8.9%	9.3%
2023 Est. Bachelor Degree Only	23.5%	24.1%	20.0%
2023 Est. Graduate Degree	14.0%	15.4%	12.3%
Housing			
2023 Est. Total Housing Units	6,875	32,414	67,574
2023 Est. Owner-Occupied	53.9%	61.2%	59.4%
2023 Est. Renter-Occupied	41.1%	34.1%	35.8%
2023 Est. Vacant Housing	5.0%	4.7%	4.8%
Homes Built by Year			
2023 Homes Built 2010 or later	5.6%	10.2%	8.3%
2023 Homes Built 2000 to 2009	3.4%	9.2%	12.3%
2023 Homes Built 1990 to 1999	15.2%	13.6%	12.4%
2023 Homes Built 1980 to 1989	10.3%	9.5%	8.4%
2023 Homes Built 1970 to 1979	23.3%	18.9%	18.7%
2023 Homes Built 1960 to 1969	12.9%	9.1%	10.1%
2023 Homes Built 1950 to 1959	15.6%	10.9%	10.0%
2023 Homes Built Before 1949	8.7%	13.9%	15.1%
Home Values			
2023 Home Value \$1,000,000 or More	0.6%	1.1%	1.3%
2023 Home Value \$500,000 to \$999,999	13.9%	18.0%	18.4%
2023 Home Value \$400,000 to \$499,999	19.2%	18.4%	17.2%
2023 Home Value \$300,000 to \$399,999	37.7%	36.3%	33.7%
2023 Home Value \$200,000 to \$299,999	16.3%	15.0%	16.0%
2023 Home Value \$150,000 to \$199,999	2.8%	3.0%	3.4%
2023 Home Value \$100,000 to \$149,999	3.3%	3.0%	3.8%
2023 Home Value \$50,000 to \$99,999	3.0%	1.6%	2.0%
2023 Home Value \$25,000 to \$49,999	2.0%	2.2%	2.2%
2023 Home Value Under \$25,000	1.1%	1.4%	2.0%
2023 Median Home Value	\$358,686	\$371,947	\$365,555
2023 Median Rent	\$1,020	\$1,056	\$1,061

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	12,374	63,815	137,515
2023 Est. Civilian Employed	56.1%	57.0%	56.7%
2023 Est. Civilian Unemployed	3.7%	2.9%	3.1%
2023 Est. in Armed Forces	-	0.2%	0.2%
2023 Est. not in Labor Force	40.1%	39.9%	39.9%
2023 Labor Force Males	47.6%	49.9%	50.1%
2023 Labor Force Females	52.4%	50.1%	49.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,946	36,341	78,028
2023 Mgmt, Business, & Financial Operations	14.4%	17.9%	16.3%
2023 Professional, Related	17.6%	23.9%	21.0%
2023 Service	20.9%	17.0%	19.6%
2023 Sales, Office	25.0%	21.6%	21.0%
2023 Farming, Fishing, Forestry	0.8%	0.7%	1.8%
2023 Construction, Extraction, Maintenance	6.4%	6.6%	7.1%
2023 Production, Transport, Material Moving	14.9%	12.2%	13.2%
2023 White Collar Workers	57.0%	63.4%	58.3%
2023 Blue Collar Workers	43.0%	36.6%	41.7%
Transportation to Work			
2023 Drive to Work Alone	65.5%	70.8%	70.8%
2023 Drive to Work in Carpool	12.9%	9.2%	10.3%
2023 Travel to Work by Public Transportation	4.2%	2.2%	2.3%
2023 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
2023 Walk or Bicycle to Work	5.1%	4.8%	4.5%
2023 Other Means	0.4%	0.7%	0.8%
2023 Work at Home	11.8%	12.2%	11.1%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	41.0%	33.5%	32.3%
2023 Travel to Work in 15 to 29 Minutes	35.3%	42.2%	41.1%
2023 Travel to Work in 30 to 59 Minutes	16.2%	18.1%	20.2%
2023 Travel to Work in 60 Minutes or More	7.5%	6.2%	6.5%
2023 Average Travel Time to Work	16.4	17.4	18.3
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$450.01 M	\$2.35 B	\$4.65 B
2023 Est. Apparel	\$15.77 M	\$83.25 M	\$164.42 M
2023 Est. Contributions, Gifts	\$25.48 M	\$137.84 M	\$270.22 M
2023 Est. Education, Reading	\$14.04 M	\$78.03 M	\$152.89 M
2023 Est. Entertainment	\$25.37 M	\$134.2 M	\$264.28 M
2023 Est. Food, Beverages, Tobacco	\$69.19 M	\$358.34 M	\$709.61 M
2023 Est. Furnishings, Equipment	\$15.79 M	\$83.35 M	\$164.09 M
2023 Est. Health Care, Insurance	\$41.55 M	\$214.43 M	\$423.4 M
2023 Est. Household Operations, Shelter, Utilities	\$146.11 M	\$758.81 M	\$1.5 B
2023 Est. Miscellaneous Expenses	\$8.52 M	\$44.67 M	\$88.04 M
2023 Est. Personal Care	\$6.06 M	\$31.62 M	\$62.4 M
2023 Est. Transportation	\$82.14 M	\$427.8 M	\$845.49 M

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