

# BI-MART SHOPPING CENTER

FOR LEASE > ALBANY, OREGON



Albany is in the central part of Oregon's most populated region, the Willamette Valley. The city rests along the confluence of the Calapooia and Willamette rivers, and although most of the Albany falls within Linn County, a smaller portion of the town rests to the north of its downtown on the west bank of the Willamette River in Benton County.

## LOCATION

2148 Santiam Hwy SE | Albany, OR

## AVAILABLE SPACE

100% Fully Leased

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Santiam Hwy SE – 22,393 ADT ('22)

SE Clay Street – 11,989 ADT ('22)

## HIGHLIGHTS

- Located next to Heritage Mall, at a signalized intersection.
- Easy access and visibility from Santiam Hwy.
- Anchored by Bi-Mart and JoAnn Fabrics and Crafts. Co-tenants include DMV, Grocery Depot, PizzAmoré, The Chicken Shanty, US Market and Fox Den Eatery.
- Nearby retailers include Fred Meyer, Target, Safeway, Staples, Marshalls, Ross Dress for Less, Sportsman's Warehouse, Burgerville, Starbucks and many more.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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# BI-MART SHOPPING CENTER 2148 SANTIAM HWY SE

ALBANY, OR

ALBANY  
ATHLETIC  
CENTER



**SITE**

BI-MART  
JOANN

CRA



**BI-MART SHOPPING CENTER**  
**2148 SANTIAM HWY SE**  
ALBANY, OR



HWY 99E / PACIFIC BLVD 18,462 ADT ('22)

HWY 99E / SE 9TH AVE 13,273 ADT ('22)

22,393 ADT ('22)

SE 9TH AVE

HWY 20 / SANTIAM HWY

SE GEARY ST 18,472 ADT ('22)

SE CLAY ST 11,989 ADT ('22)

14TH AVE SE 11,440 ADT ('22)

16TH AVE SE

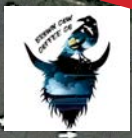




**Advance Auto Parts**

**Knecht's AUTO PARTS**  
Your Locally Owned Discount Connection!

**Sizzler**  
STEAK • SEAFOOD • SALAD



**BI-MART SHOPPING CENTER**  
2148 SANTIAM HWY SE  
ALBANY, OR

CHURCH

**Grocery Depot**

**PizzAmoré**



FOX DEN EATERY



ALBA NAILS & SPA

**DMV**

**JOANN**

FOOTWEAR EXPRESS

**BI-MART**



**Fred Meyer**



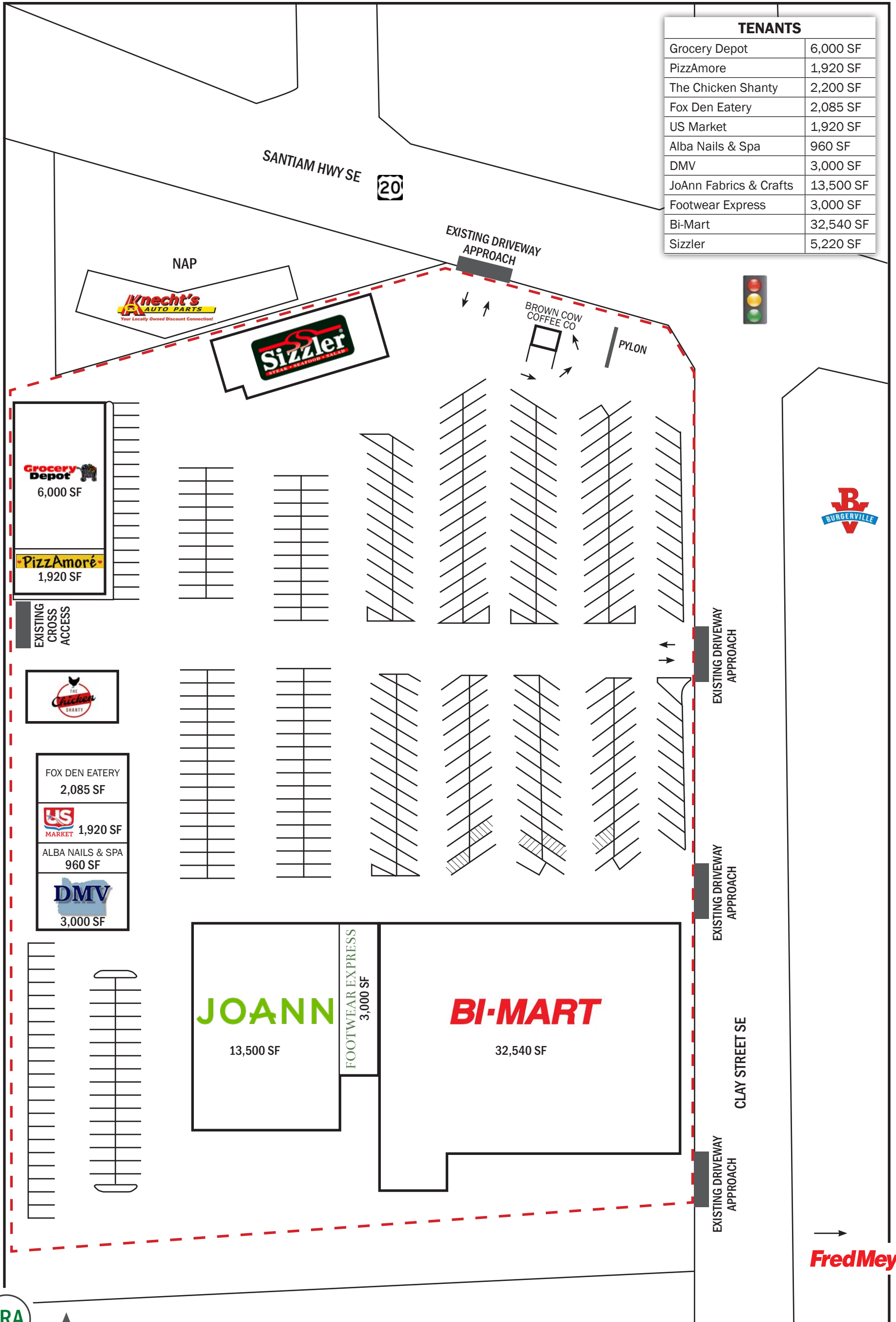


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ALBANY, OR

## SITE PLAN

TENANTS	
Grocery Depot	6,000 SF
PizzAmore	1,920 SF
The Chicken Shanty	2,200 SF
Fox Den Eatery	2,085 SF
US Market	1,920 SF
Alba Nails & Spa	960 SF
DMV	3,000 SF
JoAnn Fabrics & Crafts	13,500 SF
Footwear Express	3,000 SF
Bi-Mart	32,540 SF
Sizzler	5,220 SF



# BI-MART SHOPPING CENTER

## 2148 SANTIAM HWY SE

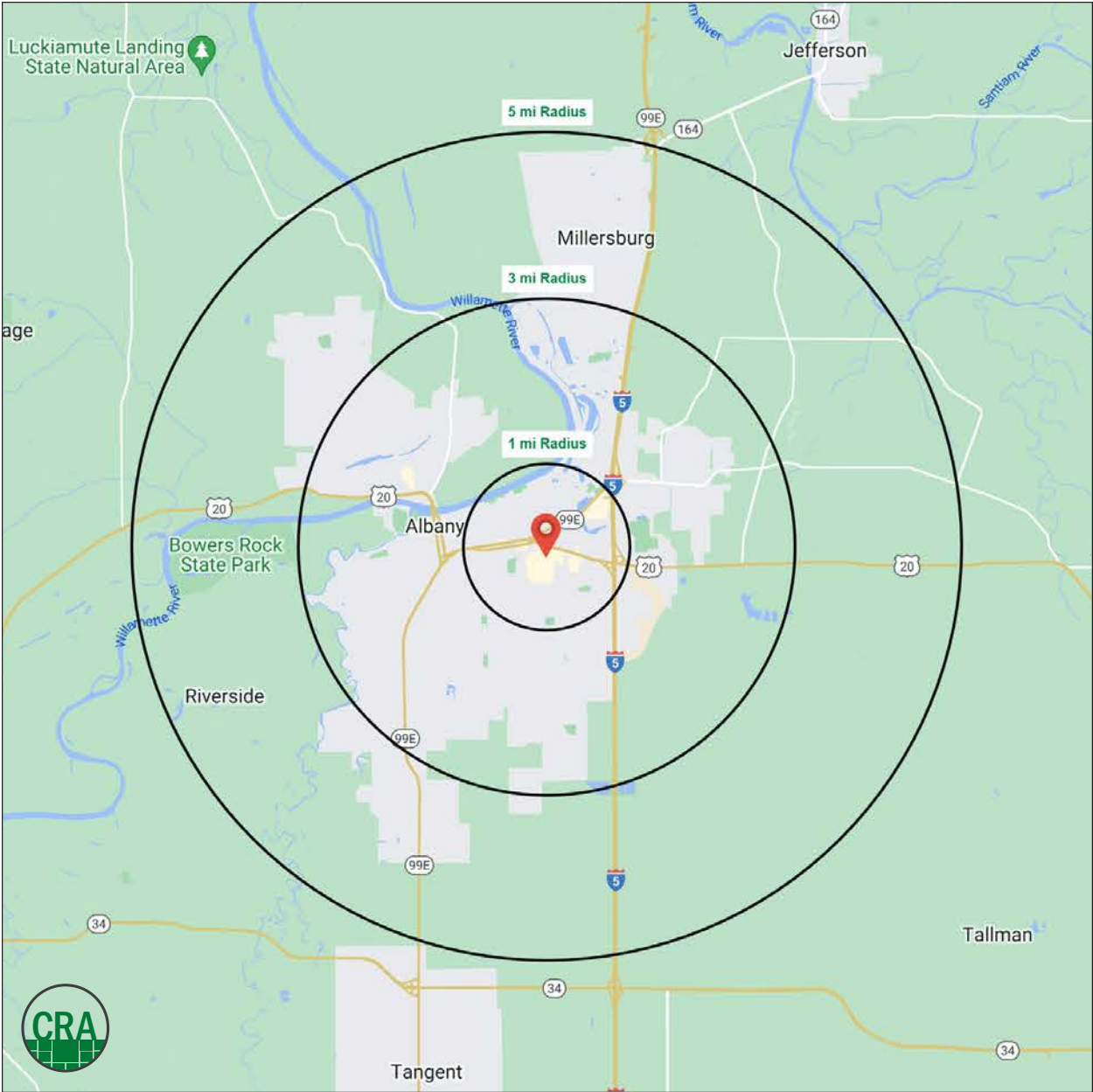
### DEMOGRAPHIC SUMMARY

ALBANY, OR

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	15,225	51,789	65,951
Projected Population 2028	15,872	54,107	68,987
Average HH Income	\$71,004	\$83,076	\$92,332
Median Home Value	\$311,537	\$313,396	\$338,433
Daytime Demographics 16+	10,696	36,187	44,792
Some College or Higher	65.4%	68.9%	71.0%

**34.0**

Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 44.6314/-123.0784

<b>2248 Santiam Hwy SE Albany, OR 97321</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2023 Estimated Population	15,225	51,789	65,951
2028 Projected Population	15,872	54,107	68,987
2020 Census Population	15,051	50,870	64,701
2010 Census Population	14,104	45,863	56,668
Projected Annual Growth 2023 to 2028	0.9%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	0.6%	1.0%	1.3%
2023 Median Age	34.0	36.6	37.7
<b>Households</b>			
2023 Estimated Households	6,274	20,691	25,975
2028 Projected Households	6,670	22,100	27,820
2020 Census Households	6,112	20,049	25,149
2010 Census Households	5,756	18,033	22,176
Projected Annual Growth 2023 to 2028	1.3%	1.4%	1.4%
Historical Annual Growth 2010 to 2023	0.7%	1.1%	1.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	79.8%	82.2%	83.2%
2023 Estimated Black or African American	2.1%	1.8%	1.7%
2023 Estimated Asian or Pacific Islander	1.8%	2.0%	2.1%
2023 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
2023 Estimated Other Races	15.1%	12.9%	12.1%
2023 Estimated Hispanic	16.8%	13.8%	12.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$71,004	\$83,076	\$92,332
2023 Estimated Median Household Income	\$55,137	\$71,166	\$79,658
2023 Estimated Per Capita Income	\$29,652	\$33,454	\$36,577
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	4.2%	2.8%	2.4%
2023 Estimated Some High School (Grade Level 9 to 11)	6.8%	5.0%	4.4%
2023 Estimated High School Graduate	23.6%	23.3%	22.2%
2023 Estimated Some College	33.9%	31.7%	31.2%
2023 Estimated Associates Degree Only	10.2%	11.0%	10.5%
2023 Estimated Bachelors Degree Only	15.3%	18.0%	19.6%
2023 Estimated Graduate Degree	6.0%	8.3%	9.6%
<b>Business</b>			
2023 Estimated Total Businesses	743	2,329	2,797
2023 Estimated Total Employees	5,508	19,650	24,164
2023 Estimated Employee Population per Business	7.4	8.4	8.6
2023 Estimated Residential Population per Business	20.5	22.2	23.6



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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