

FOR SALE

# BI-MART



ALBANY, OREGON

## LOCATION

2272 Santiam Hwy SE | Albany, OR 97322

## PRICE

\$4,995,000

## CAP RATE

5.46%

## BASE RENT

- 10/15/2023 to 10/14/2028  
Base Rent is \$273,151 Plus NNN
- 10/15/2028 to 10/14/2033 Option  
Base Rent is \$300,467 Plus NNN
- 10/15/2033 to 10/14/2038 Option  
Base Rent is \$330,514 Plus NNN

## PROPERTY DETAILS

Parcel Size: 1.92 AC  
Building Size: 31,040 SF  
Year Built/Renovated: 1970/2000  
Exterior Docks: Two

## HIGHLIGHTS

- Located next to Heritage Mall, at a signalized intersection.
- Easy access and visibility from Santiam Hwy.
- Co-tenants include JoAnn Fabrics and Crafts, DMV, Grocery Depot, Sizzler, The Chicken Shanty, US Market, PizzAmoré 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.

## PARKING

160 Spaces  
Parking Ratio: 2.27/1,000 SF

## TRAFFIC COUNTS

Santiam Hwy SE – 22,393 VPD ('22)  
SE Clay Street – 11,989 VPD ('22)

## ZONING

Regional Commercial



**BOB NIEHAUS**

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Niehaus Properties Inc  
503.358.7770

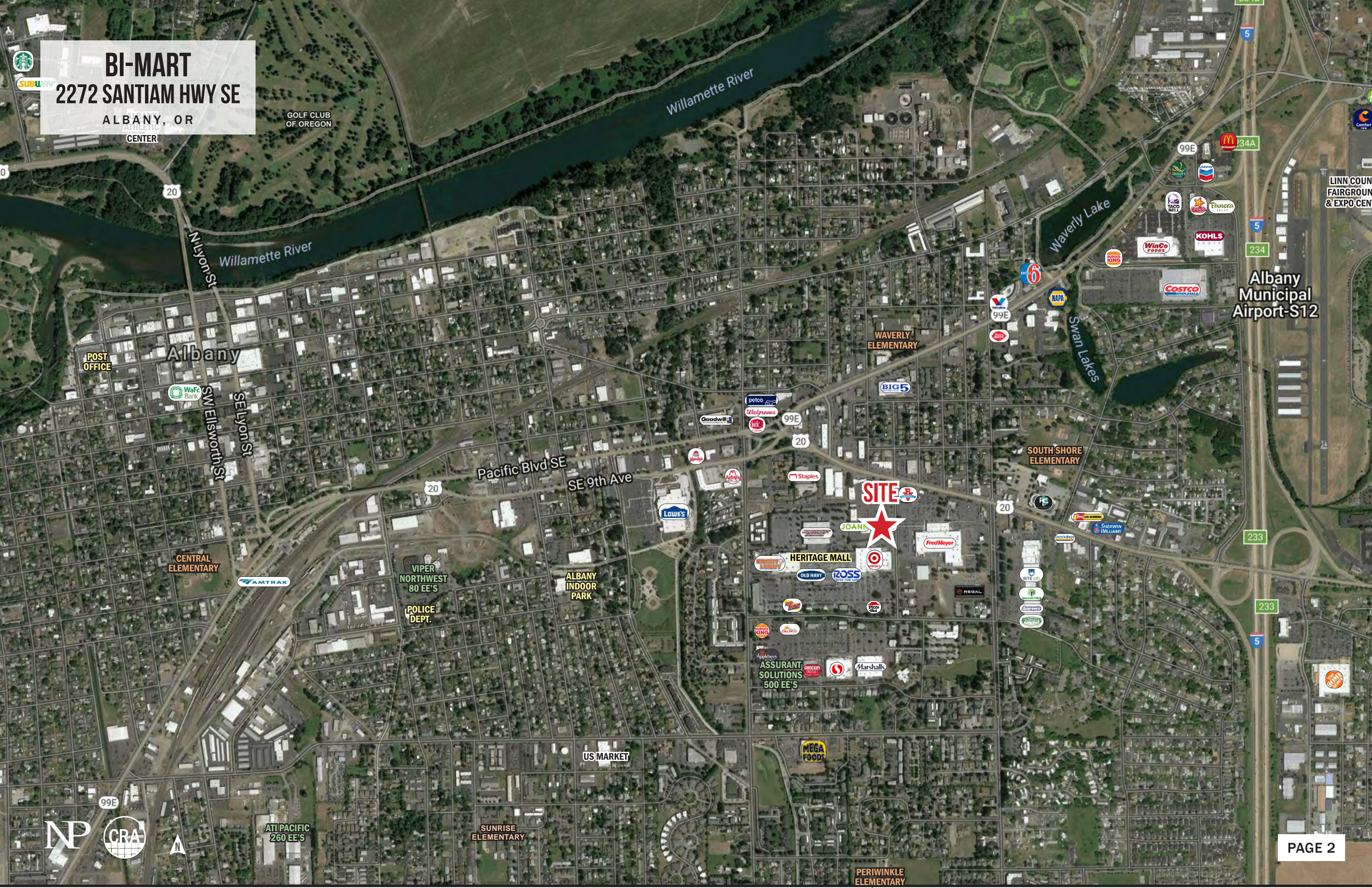
**ALEX MACLEAN**

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Commercial Realty Advisors NW LLC  
503.274.0211



**BI-MART**  
**2272 SANTIAM HWY SE**  
ALBANY, OR



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**Advance Auto Parts**

CHURCH

**Grocery Depot**

**PizzAmoré**

**THE Chicken SHANTY**

FOX DEN EATERY

**US MARKET**

ALBA NAILS & SPA

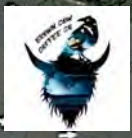
**DMV**

**JOANN**

FOOTWEAR EXPRESS

**BI-MART**

**Sizzler**  
STEAK • SEAFOOD • SALADS



**BURBVILLE**

**BI-MART**  
2272 SANTIAM HWY SE  
ALBANY, OR



Santiam Hwy SE

SE Clay St

SE Clay St

SE Clay St

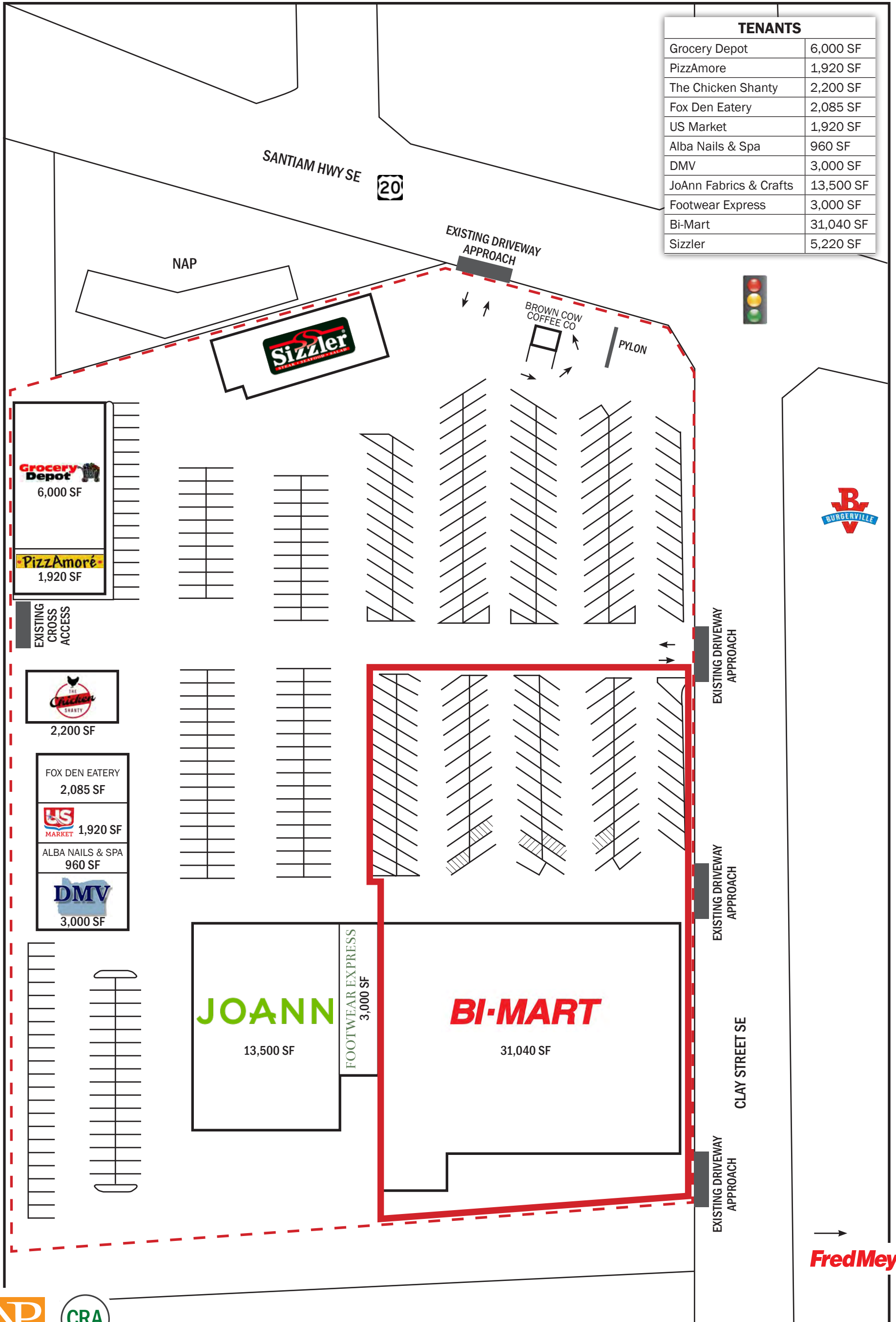
SE Clay St

**Fred Meyer**

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TENANTS	
Grocery Depot	6,000 SF
PizzAmoré	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	31,040 SF
Sizzler	5,220 SF



**JOANN**  
13,500 SF

**BI-MART**  
31,040 SF

FOOTWEAR EXPRESS  
3,000 SF

Grocery Depot  
6,000 SF

PizzAmoré  
1,920 SF

EXISTING CROSS ACCESS

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

**Sizzler**

BROWN COW COFFEE CO

PYLON

EXISTING DRIVEWAY APPROACH

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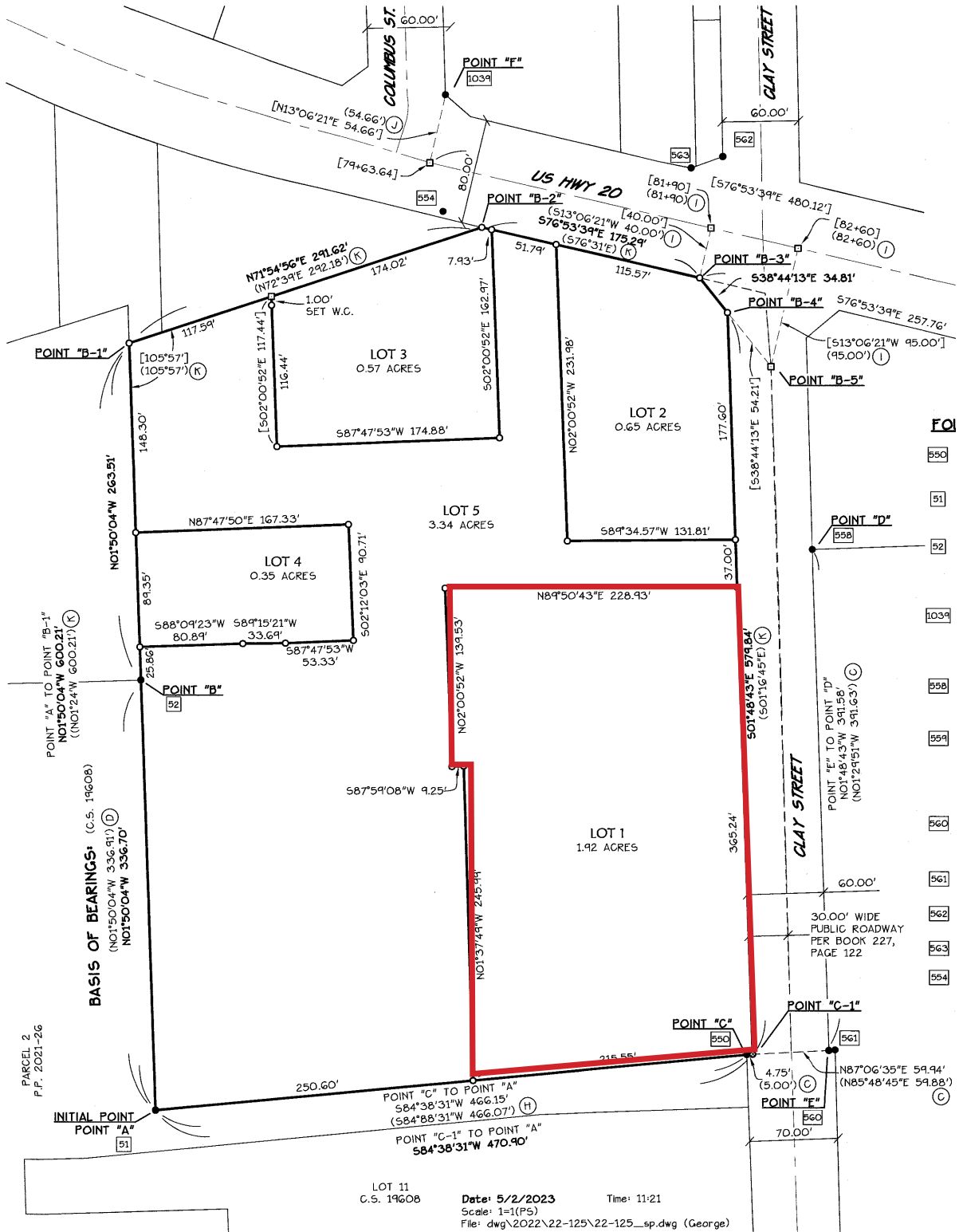
CLAY STREET SE

EXISTING DRIVEWAY APPROACH

**Fred Meyer**



### TAX LOTS



## MARKET OVERVIEW



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.

According to the United States Census Bureau, the city has a total area of 17.75 square miles (45.97 km<sup>2</sup>), of which 17.54 square miles (45.43 km<sup>2</sup>) is land, and 0.21 square miles (0.54 km<sup>2</sup>) is water. Albany has 21.7 square miles (56 km<sup>2</sup>) within its urban growth boundary. Throughout the city limits and metropolitan growth area, there are limited hills; the city is one of the lowest points along the Willamette Valley, with elevations ranging from 180 to 430 feet (55 to 131 m) above sea level. The North Albany district has the most variable elevation, while the downtown and southern end of town have little elevation change throughout.

# DEMOGRAPHIC SUMMARY

1 mi Radius

**BI-MART**

## DEMOGRAPHIC SUMMARY 1 MILE RADIUS

Estimated Population 2023	15,257
Average HH Income	\$71,143
Estimated Households	6,277
Median Home Value	\$310,988
Daytime Demographics 16+	10,649
Median Age	34.0
Projected Annual Growth	0.8%

Source: Regis - SitesUSA (2023)

## TRAFFIC COUNTS

- Santiam Hwy SE / Waverly Dr SE  
23,955 VPD ('22)
- Santiam Hwy SE / Fulton St SE  
20,140 VPD ('22)
- Santiam Hwy SE / 9th Ave SE  
16,060 VPD ('20)
- 9th Ave SE / State Hwy 99E  
13,313 VPD ('22)

Source: CoStar (2023)





*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS


EXPERIENCE




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