

NOW LEASING

KUEBLER GATEWAY

ANCHORED BY **COSTCO**

SALEM, OREGON



LOCATION

Kuebler Blvd & Battle Creek Rd, Salem, Oregon

AVAILABLE SPACE

Retail pads and shop space

RENTAL RATE

Please call for details

TRAFFIC COUNTS

I-5 - 60,058 ADT ('20) | Kuebler Blvd - 36,045 ADT ('20) | Battle Creek Rd SE - 7,104 ADT ('18)

HIGHLIGHTS

- New south Salem development at Kuebler Blvd & Battle Creek Rd anchored by Costco
- Drive-thru retail pads and shop space available
- The site offers direct access from Interstate 5 and features some of Salem's strongest demographics
- Additional retailers in the trade area include Trader Joe's, Winco Foods, Walmart, Petco, Walgreens and more

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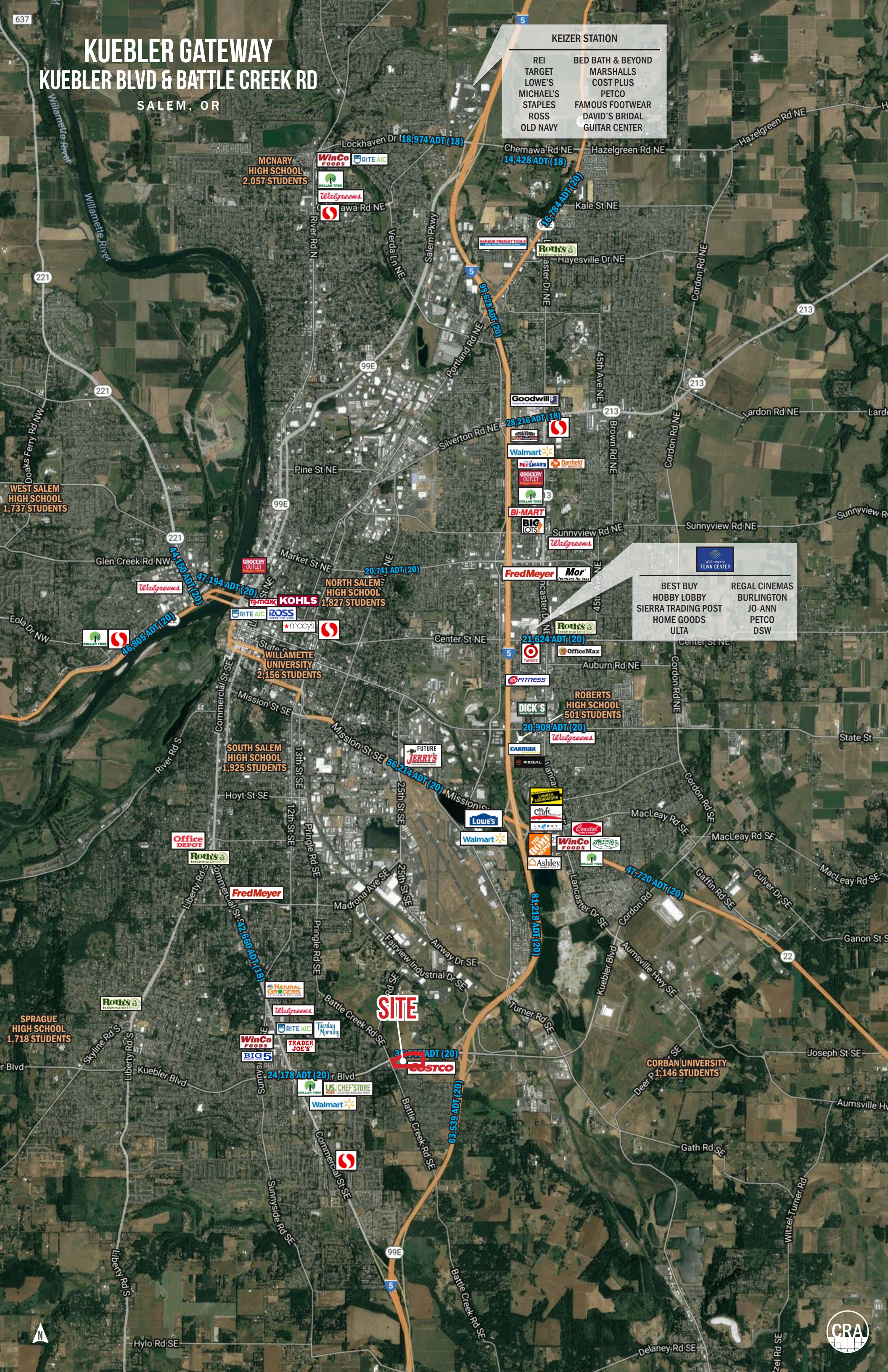
KUEBLER GATEWAY KUEBLER BLVD & BATTLE CREEK RD SALEM, OR

KEIZER STATION

REI	BED BATH & BEYOND
TARGET	MARSHALLS
LOWE'S	COST PLUS
MICHAEL'S	PETCO
STAPLES	FAMOUS FOOTWEAR
ROSS	DAVID'S BRIDAL
OLD NAVY	GUITAR CENTER

WILAMETTE TOWN CENTER

BEST BUY	REGAL CINEMAS
HOBBY LOBBY	BURLINGTON
SIERRA TRADING POST	JO-ANN
HOME GOODS	PETCO
ULTA	DSW



M McNARY HIGH SCHOOL
2,057 STUDENTS

WinCo Foods
RITE AID
Walgreens

Lockhaven Dr 18,974 ADT (18)

Chemawa Rd NE 14,428 ADT (18)

16,784 ADT (20)

99,828 ADT (20)

28,216 ADT (18)

WEST SALEM HIGH SCHOOL
1,737 STUDENTS

44,130 ADT (20)

47,194 ADT (20)

46,805 ADT (20)

20,741 ADT (20)

NORTH SALEM HIGH SCHOOL
1,827 STUDENTS

KOHL'S
ROSS
MACYS

WILLAMETTE UNIVERSITY
2,156 STUDENTS

SOUTH SALEM HIGH SCHOOL
1,925 STUDENTS

FUTURE JERRY'S

Fred Meyer

Target

20,908 ADT (20)

ROBERTS HIGH SCHOOL
501 STUDENTS

Walmart

Lowes

Walmart
Walmart
Walmart

WinCo Foods

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

SITE

31,011 ADT (20)

24,178 ADT (20)

63,539 ADT (20)

47,720 ADT (20)

81,218 ADT (20)

32,660 ADT (18)

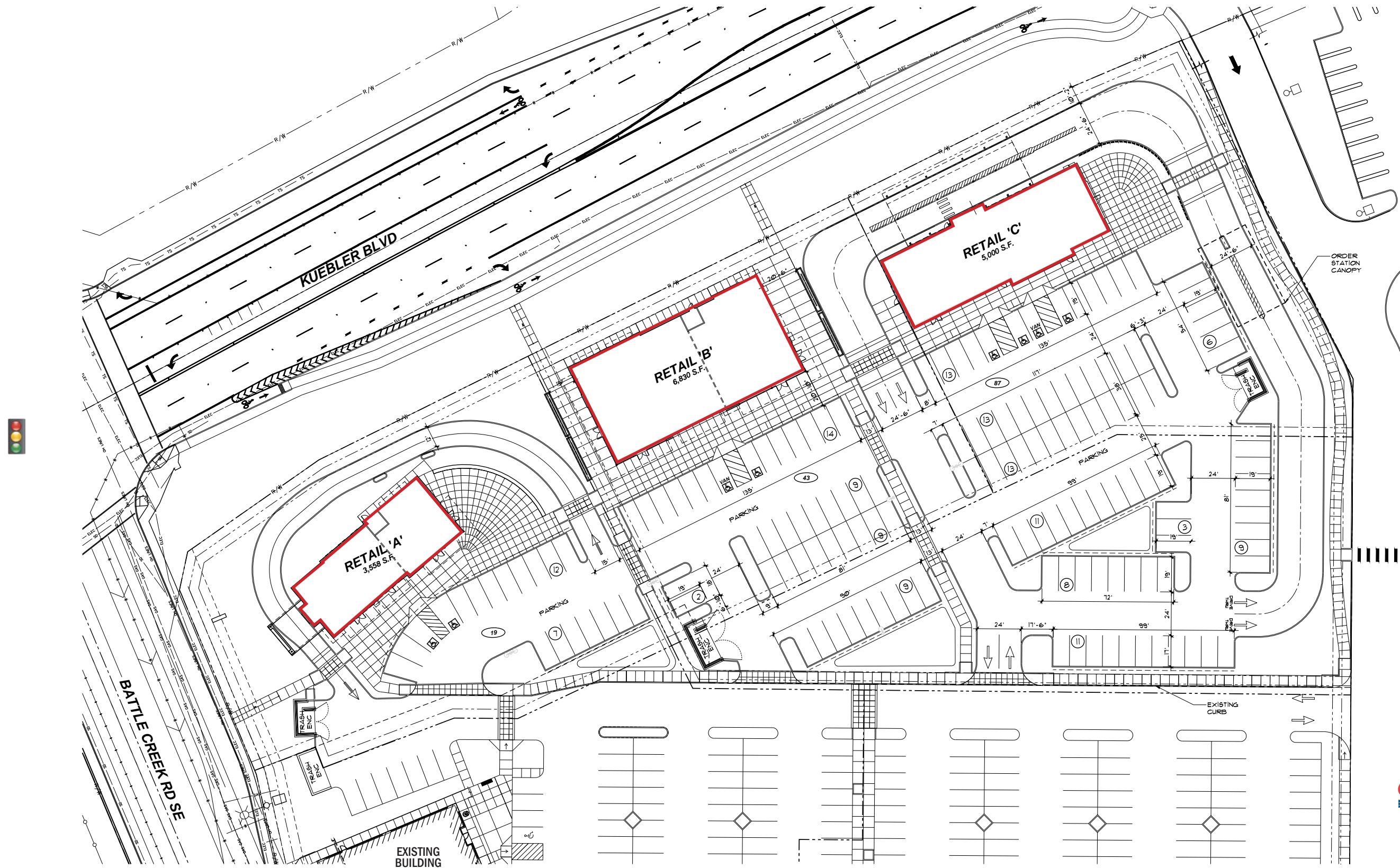
SPRAGUE HIGH SCHOOL
1,718 STUDENTS

CORBAN UNIVERSITY
1,146 STUDENTS



SITE PLAN

KUEBLER GATEWAY
KUEBLER BLVD & BATTLE CREEK RD
SALEM, OR



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

RENDERINGS

KUEBLER GATEWAY
KUEBLER BLVD & BATTLE CREEK RD
SALEM, OR



LOOKING NORTH



LOOKING WEST



LOOKING SOUTH



LOOKING EAST





MG2 PROJECT #17-0413-01 SALEM, OR **ENTRY PERSPECTIVE** **Costco WHOLESALE**



MG2 PROJECT #17-0413-01 SALEM, OR **RECEIVING PERSPECTIVE** **Costco WHOLESALE**



MG2 PROJECT #17-0413-01 SALEM, OR **TIRE CENTER PERSPECTIVE** **Costco WHOLESALE**



MG2 PROJECT #17-0413-01 SALEM, OR **CONCEPT ELEVATIONS** **Costco WHOLESALE**



KUEBLER GATEWAY

KUEBLER BLVD & BATTLE CREEK RD

DEMOGRAPHIC SUMMARY

SALEM, OR

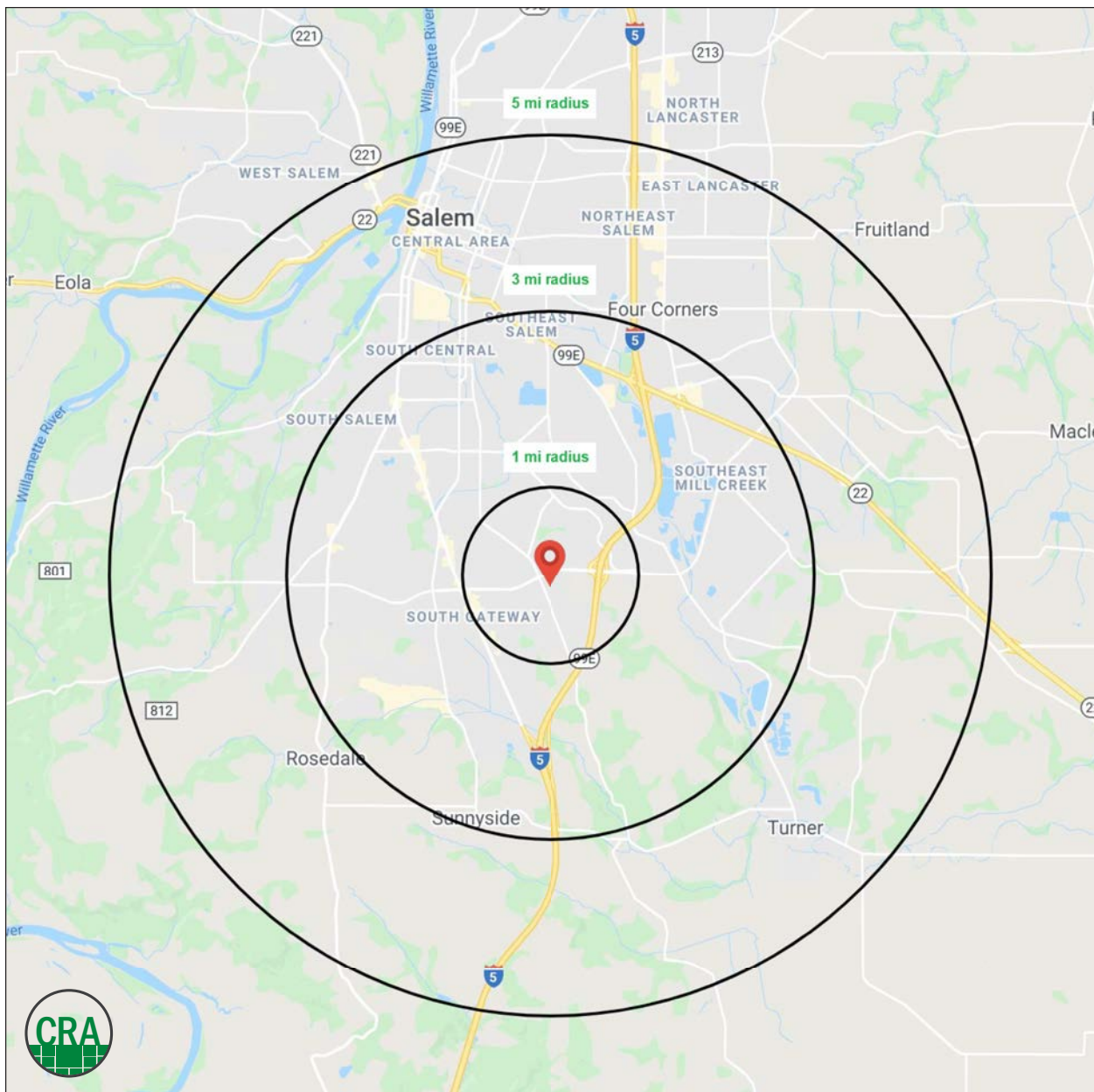
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	7,061	68,040	146,541
Projected Population 2026	7,475	71,259	152,809
Average HH Income	\$84,209	\$83,411	\$81,168
Median Home Value	\$318,395	\$299,998	\$300,922
Daytime Demographics 16+	4,674	51,477	132,590
Some College or Higher	73.1%	68.3%	64.0%

\$318,395

Median Home Value
1 MILE RADIUS

37.1

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.8844/-123.0096

Kuebler Gateway	1 mi	3 mi	5 mi
Salem, OR 97306	radius	radius	radius
Population			
2021 Estimated Population	7,061	68,040	146,541
2026 Projected Population	7,475	71,259	152,809
2020 Census Population	7,751	67,011	145,619
2010 Census Population	6,471	59,271	131,113
Projected Annual Growth 2021 to 2026	1.2%	0.9%	0.9%
Historical Annual Growth 2010 to 2021	0.8%	1.3%	1.1%
2021 Median Age	37.1	38.3	36.8
Households			
2021 Estimated Households	2,592	26,511	54,146
2026 Projected Households	2,787	28,157	57,213
2020 Census Households	2,825	26,078	53,763
2010 Census Households	2,387	23,354	48,771
Projected Annual Growth 2021 to 2026	1.5%	1.2%	1.1%
Historical Annual Growth 2010 to 2021	0.8%	1.2%	1.0%
Race and Ethnicity			
2021 Estimated White	79.2%	74.7%	68.6%
2021 Estimated Black or African American	2.4%	3.6%	4.5%
2021 Estimated Asian or Pacific Islander	5.3%	4.3%	5.1%
2021 Estimated American Indian or Native Alaskan	0.6%	1.1%	1.4%
2021 Estimated Other Races	12.4%	16.3%	20.5%
2021 Estimated Hispanic	11.3%	14.4%	20.6%
Income			
2021 Estimated Average Household Income	\$84,209	\$83,411	\$81,168
2021 Estimated Median Household Income	\$72,906	\$70,338	\$68,367
2021 Estimated Per Capita Income	\$31,153	\$32,980	\$30,785
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.5%	5.0%
2021 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.6%	5.8%
2021 Estimated High School Graduate	19.0%	23.6%	25.2%
2021 Estimated Some College	23.8%	26.7%	26.7%
2021 Estimated Associates Degree Only	8.3%	8.9%	8.7%
2021 Estimated Bachelors Degree Only	27.8%	20.6%	17.8%
2021 Estimated Graduate Degree	13.2%	12.2%	10.8%
Business			
2021 Estimated Total Businesses	227	2,806	6,997
2021 Estimated Total Employees	2,091	28,654	82,572
2021 Estimated Employee Population per Business	9.2	10.2	11.8
2021 Estimated Residential Population per Business	31.1	24.2	20.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.