

FOR SALE IN SALEM, OREGON

PAD | NEAR | FRED MEYER FUEL



ADDRESS

477 Madrona Avenue SE in Salem, Oregon

AVAILABLE SPACE

Approximately 25,000 SF, with an additional 5,000 SF access easement for 30,000 SF total

PRICE

\$23.33/SF, based upon 30,000 SF (\$700,000)

HIGHLIGHTS

- The pad is located off the corner of Commercial Street SE and Madrona Avenue across from Fred Meyer.
- The space has direct frontage on Madrona Avenue.

TRAFFIC COUNTS

Commercial Street SE – 31,440 ADT ('22)

Madrona Avenue SE – 9,050 ADT ('22)

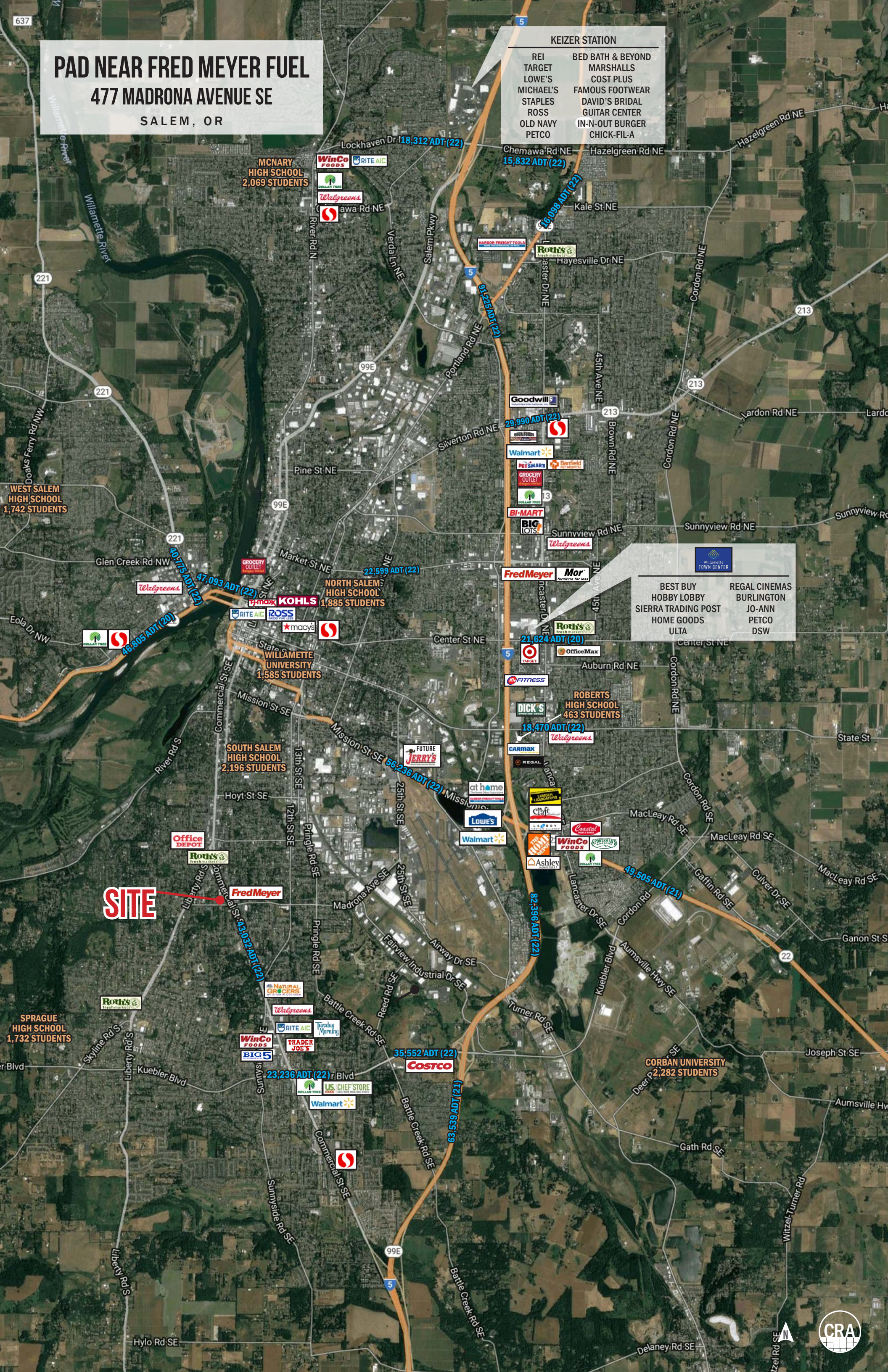
PAD NEAR FRED MEYER FUEL

477 MADRONA AVENUE SE

SALEM, OR

KEIZER STATION

- | | |
|-----------|-------------------|
| REI | BED BATH & BEYOND |
| TARGET | MARSHALLS |
| LOWE'S | COST PLUS |
| MICHAEL'S | FAMOUS FOOTWEAR |
| STAPLES | DAVID'S BRIDAL |
| ROSS | GUITAR CENTER |
| OLD NAVY | IN-N-OUT BURGER |
| PETCO | CHICK-FIL-A |



MCNARY HIGH SCHOOL
2,069 STUDENTS

WEST SALEM HIGH SCHOOL
1,742 STUDENTS

SPRAGUE HIGH SCHOOL
1,732 STUDENTS

WALGREENS
40,715 ADT (22)
47,093 ADT (22)
46,805 ADT (20)

WALGREENS
22,599 ADT (22)
KOHL'S
1,885 STUDENTS

WILLAMETTE UNIVERSITY
1,585 STUDENTS

SOUTH SALEM HIGH SCHOOL
2,196 STUDENTS

SITE

Fred Meyer
43,032 ADT (22)

FUTURE JERRY'S
56,236 ADT (22)

COSTCO
35,552 ADT (22)
63,539 ADT (21)

WALGREENS
15,832 ADT (22)

WALMART
29,990 ADT (22)

WALMART
21,624 ADT (20)

WALGREENS
18,470 ADT (22)

WALMART
82,386 ADT (22)

ROBERTS HIGH SCHOOL
463 STUDENTS

WALGREENS
49,505 ADT (21)

CORBAN UNIVERSITY
2,282 STUDENTS

- WILLAMETTE TOWN CENTER**
- | | |
|---------------------|---------------|
| BEST BUY | REGAL CINEMAS |
| HOBBY LOBBY | BURLINGTON |
| SIERRA TRADING POST | JO-ANN |
| HOME GOODS | PETCO |
| ULTA | DSW |

PAD NEAR FRED MEYER FUEL
477 MADRONA AVENUE SE
SALEM, OR



9,050 ADT ('22)



31,440 ADT ('22)



MADRONA AVE SE

COMMERCIAL ST SE

MADRONA AVE SE



PAD NEAR FRED MEYER FUEL

477 MADRONA AVENUE SE

SALEM, OR

SITE PLAN



PAD NEAR FRED MEYER FUEL

477 MADRONA AVENUE SE

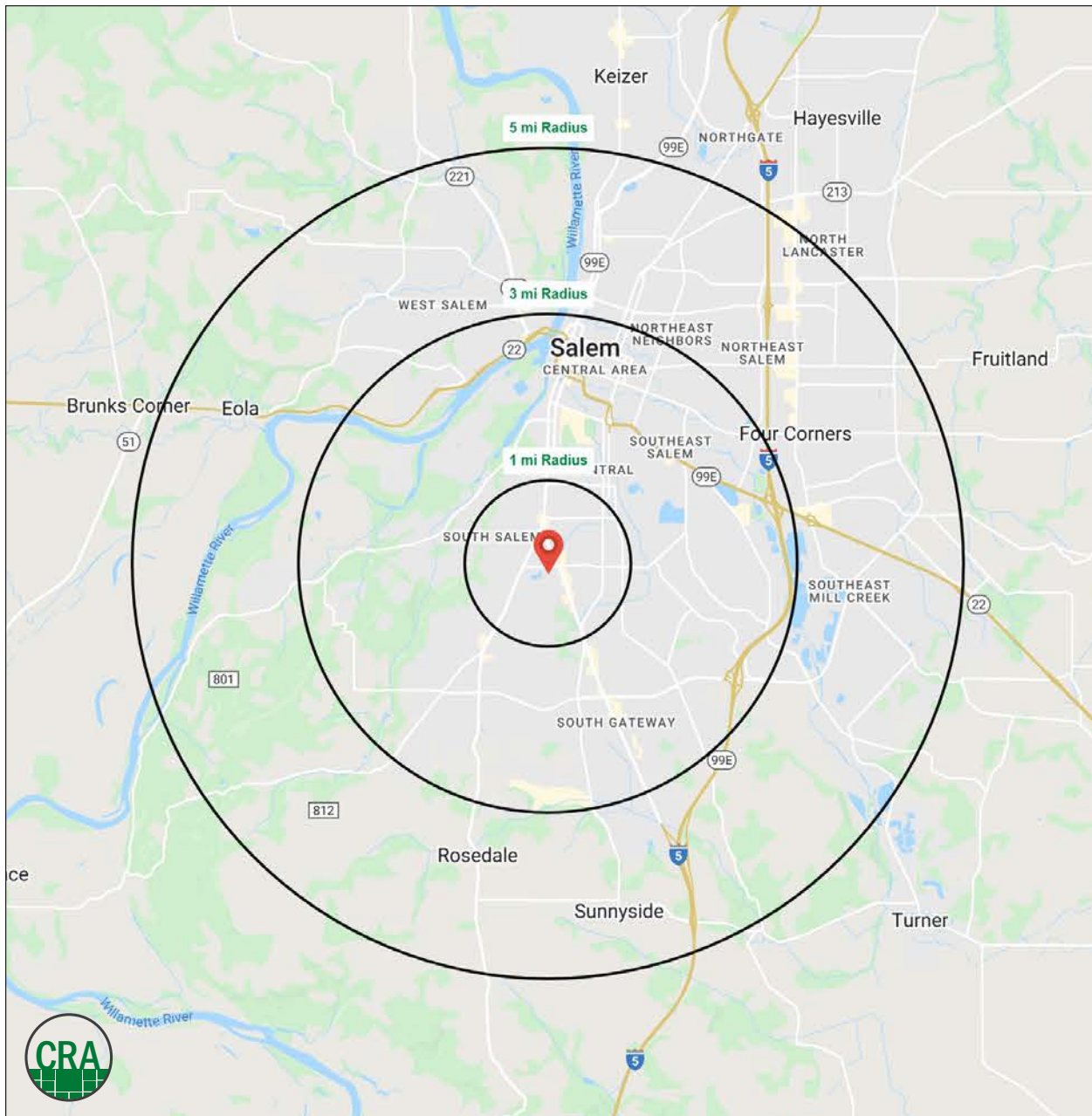
DEMOGRAPHIC SUMMARY

SALEM, OR

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	15,588	83,673	181,813
Projected Population 2026	15,660	87,449	190,225
Average HH Income	\$88,758	\$86,081	\$80,847
Median Home Value	\$304,416	\$303,467	\$296,487
Daytime Demographics 16+	9,174	91,024	154,017

37.3

Median Age
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 44.9051/-123.0439

477 Madrona Ave S	1 mi	3 mi	5 mi
Salem, OR 97302	radius	radius	radius
Population			
2021 Estimated Population	15,588	83,673	181,813
2026 Projected Population	15,660	87,449	190,225
2020 Census Population	15,227	83,070	181,343
2010 Census Population	14,721	74,055	161,960
Projected Annual Growth 2021 to 2026	-	0.9%	0.9%
Historical Annual Growth 2010 to 2021	0.5%	1.2%	1.1%
2021 Median Age	39.7	37.3	36.0
Households			
2021 Estimated Households	6,702	32,538	66,799
2026 Projected Households	6,821	34,413	70,359
2020 Census Households	6,536	32,200	66,515
2010 Census Households	6,411	29,143	59,983
Projected Annual Growth 2021 to 2026	0.4%	1.2%	1.1%
Historical Annual Growth 2010 to 2021	0.4%	1.1%	1.0%
Race and Ethnicity			
2021 Estimated White	79.7%	74.0%	67.9%
2021 Estimated Black or African American	1.6%	4.2%	3.9%
2021 Estimated Asian or Pacific Islander	2.4%	5.2%	5.0%
2021 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.4%
2021 Estimated Other Races	15.3%	15.4%	21.8%
2021 Estimated Hispanic	11.8%	13.6%	22.2%
Income			
2021 Estimated Average Household Income	\$88,758	\$86,081	\$80,847
2021 Estimated Median Household Income	\$71,899	\$70,383	\$67,725
2021 Estimated Per Capita Income	\$38,275	\$34,355	\$30,374
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.7%	5.4%
2021 Estimated Some High School (Grade Level 9 to 11)	3.2%	4.1%	5.8%
2021 Estimated High School Graduate	20.4%	22.6%	24.5%
2021 Estimated Some College	25.3%	25.9%	26.3%
2021 Estimated Associates Degree Only	8.7%	9.1%	8.7%
2021 Estimated Bachelors Degree Only	25.9%	21.9%	17.8%
2021 Estimated Graduate Degree	15.3%	13.6%	11.5%
Business			
2021 Estimated Total Businesses	653	4,938	8,002
2021 Estimated Total Employees	4,328	62,334	93,220
2021 Estimated Employee Population per Business	6.6	12.6	11.6
2021 Estimated Residential Population per Business	23.9	16.9	22.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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REALTY ADVISORS
NORTHWEST LLC**

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