

# THE POINTE AT GLEN CREEK



## ADDRESS

645 9th Street NW, Salem, OR

## AVAILABLE SPACE

- 1,605 SF

## RENTAL RATE

Please call for details

## HIGHLIGHTS

- Located on the highly trafficked corner of Wallace Road and Glen Creek Road in West Salem!
- Contemporary construction designed by Salem architects CB Two.
- Shadow anchored by Roth's Fresh Markets.
- Tenants in the center include OnPoint Community Credit Union, Gentle Dental, Mud Bay, Gilgamesh Brewing, DaVita Dialysis and Milan Laser Hair Removal.
- Generous Tenant move-in package available now!

## TRAFFIC COUNTS

Wallace Road – 40,775 ('22)

Glen Creek Road – 12,204 ADT ('22)



# THE POINTE AT GLEN CREEK 645 9TH STREET NW SALEM, OR

**SITE**

**THE POINTE AT GLEN CREEK**

MUDBAY  
OnPoint  
DAVITA  
GILGAMESH  
MILAN

WALKER MIDDLE SCHOOL

Glen Creek Rd NW 12,204 ADT (22)

Glen Creek Rd NW

40,115 ADT (21)

45,391 ADT (22)

47,093 ADT (22)

46,805 ADT (20)

- SALEM CENTER
- MACY'S
- KOHL'S
- ROSS DRESS FOR LESS
- VICTORIA'S SECRET
- MAURICES
- GAMESTOP
- FAMOUS FOOTWEAR
- CLAIRE'S
- BATH & BODY WORKS & MORE



NORTH SALEM HIGH SCHOOL  
1,783 STUDENTS

OREGON DEPT. OF STATE LANDS

OREGON DEPT. OF WATER RESOURCES

OREGON DEPT. OF VETERANS' AFFAIRS

OREGON DEPT. OF EMPLOYMENT

OREGON DEPT. OF AGRICULTURE

OREGON DEPT. OF HUMAN SERVICES

OREGON DEPT. OF REVENUE

OREGON DEPT. OF TRANSPORTATION

STATE LIBRARY OF OREGON

OREGON STATE CAPITOL

OREGON COURT OF APPEALS

WILLAMETTE UNIVERSITY

MILL CREEK

Center St NE

17th St NE

12th St NE

13th St SE

12th St SE

Mission St SE

17th St SE

12th St SE

Mission St SE

12th St SE

Mission St SE

12th St SE

Mission St SE

12th St SE

Mission St SE



# THE POINTE AT GLEN CREEK

## 645 9TH STREET NW

SALEM, OR

AERIAL | CLOSE-IN



**THE POINTE AT GLEN CREEK**  
**645 9TH STREET NW**  
 SALEM, OR

**SITE PLAN | AVAILABLE SIGNAGE**

**THE POINTE AT GLEN CREEK**

GLEN CREEK RD. NW

WALLACE RD. NW

9TH ST. NW

Pylon Sign

Pylon Sign

Monument Sign

**BLDG. B**  
**GILGAMESH**  
 BREWING

**BLDG. C**  
**MUDBAY**

*gentle dental*  
**MILAN**  
 Laser Hair Removal

**BLDG. A**  
*Davita.*  
**AVAILABLE**  
 1,605 SF  
**OnPoint**  
 COMMUNITY CREDIT UNION

PARKING SUMMARY			
USE	SR	PARKING REG	STALLS
Retail	9,600	1/250 SF	38
Medical Clinic	6,890	1/350 SF	20
Retail/Restaurant	4,500	1/250 SF	18
Retail/Restaurant	5,840	1/250 SF	23
	26,830	PARKING REQUIRED:	99
		TOTAL ON-SITE PARKING SHOWN:	143
		TOTAL STREET PARKING:	24
		TOTAL PARKING:	167
		ON-SITE PARKING STALLS PER 1,000 SF:	5.33



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.



# THE POINTE AT GLEN CREEK

GLEN CREEK RD NW



9TH STREET NW

# THE POINTE AT GLEN CREEK 645 9TH STREET NW

SALEM, OR

## DEMOGRAPHIC SUMMARY

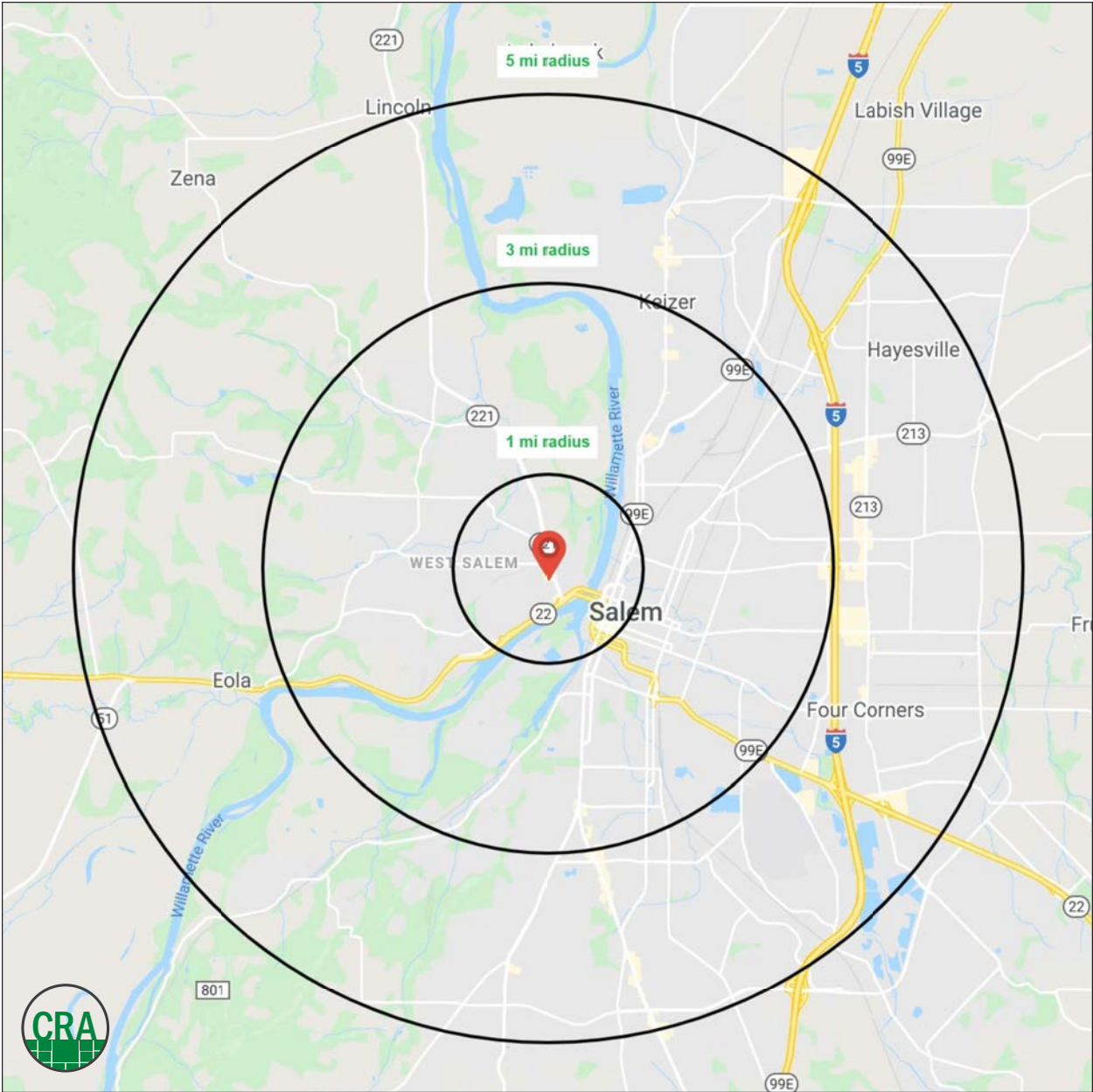
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	11,800	89,665	214,841
Projected Population 2026	12,722	93,444	223,025
Average HH Income	\$71,520	\$78,396	\$78,037
Median Home Value	\$255,923	\$289,559	\$284,303
Daytime Demographics 16+	11,428	91,743	173,011
Some College or Higher	70.1%	65.8%	60.7%

**214,841**

Estimated Population  
5 MILE RADIUS

**34.9**

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: 44.9503/-123.0528

<b>The Pointe at Glen Creek Salem, OR 97304</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2021 Estimated Population	11,800	89,665	214,841
2026 Projected Population	12,722	93,444	223,025
2020 Census Population	10,068	89,271	214,260
2010 Census Population	8,793	80,716	195,221
Projected Annual Growth 2021 to 2026	1.6%	0.8%	0.8%
Historical Annual Growth 2010 to 2021	3.1%	1.0%	0.9%
2021 Median Age	34.9	35.5	35.3
<b>Households</b>			
2021 Estimated Households	4,814	33,310	78,312
2026 Projected Households	5,063	34,584	81,736
2020 Census Households	4,058	33,083	78,075
2010 Census Households	3,649	30,301	72,111
Projected Annual Growth 2021 to 2026	1.0%	0.8%	0.9%
Historical Annual Growth 2010 to 2021	2.9%	0.9%	0.8%
<b>Race and Ethnicity</b>			
2021 Estimated White	74.8%	67.5%	65.5%
2021 Estimated Black or African American	1.1%	4.1%	2.7%
2021 Estimated Asian or Pacific Islander	3.2%	4.9%	4.7%
2021 Estimated American Indian or Native Alaskan	1.5%	1.5%	1.6%
2021 Estimated Other Races	19.4%	21.9%	25.5%
2021 Estimated Hispanic	18.1%	22.6%	27.3%
<b>Income</b>			
2021 Estimated Average Household Income	\$71,520	\$78,396	\$78,037
2021 Estimated Median Household Income	\$64,786	\$64,835	\$65,039
2021 Estimated Per Capita Income	\$29,588	\$29,995	\$28,907
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	5.4%	5.1%	6.9%
2021 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.6%	6.7%
2021 Estimated High School Graduate	19.8%	23.4%	25.7%
2021 Estimated Some College	27.7%	26.5%	25.9%
2021 Estimated Associates Degree Only	8.4%	8.4%	8.6%
2021 Estimated Bachelors Degree Only	19.6%	18.3%	16.2%
2021 Estimated Graduate Degree	14.2%	12.6%	10.0%
<b>Business</b>			
2021 Estimated Total Businesses	860	4,930	9,139
2021 Estimated Total Employees	7,794	61,231	102,097
2021 Estimated Employee Population per Business	9.1	12.4	11.2
2021 Estimated Residential Population per Business	13.7	18.2	23.5

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

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