

VILLAGE EAST

SHOPPING CENTER

FOR LEASE > SALEM, OR



» OPENING SOON «



ADDRESS

2295 Lancaster Drive NE | Salem, Oregon



AVAILABLE SPACE

- Suite 2265 - 1,868 SF
- Suite 2295 - 4,092 SF
- Suite 2395 - 6,080 SF
- Suite 2421 - 14,440 SF
- Future Pad up to 4,500 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Lancaster Drive NE - 32,284 ADT ('22)

Sunnyview Rd NE - 13,624 ADT ('22)



HIGHLIGHTS

- Located on busy Lancaster Dr NE with high traffic counts. Just north of Willamette Town Center and across the street from Kaiser Permanente Medical Office.
- Shadow anchored by Bi-Mart and Big Lots. Other co-tenants include Big 5 Sporting Goods, Banfield Pet Hospital, Ross Dress for Less, La Tapatia Supermarket, Five Guys Burgers and Fries, Party Mart and many more.
- Other nearby retailers include Walmart Supercenter, PetSmart, Fred Meyer, Grocery Outlet, Dollar Tree, Safeway, Les Schwab Tire Center and Planet Fitness.



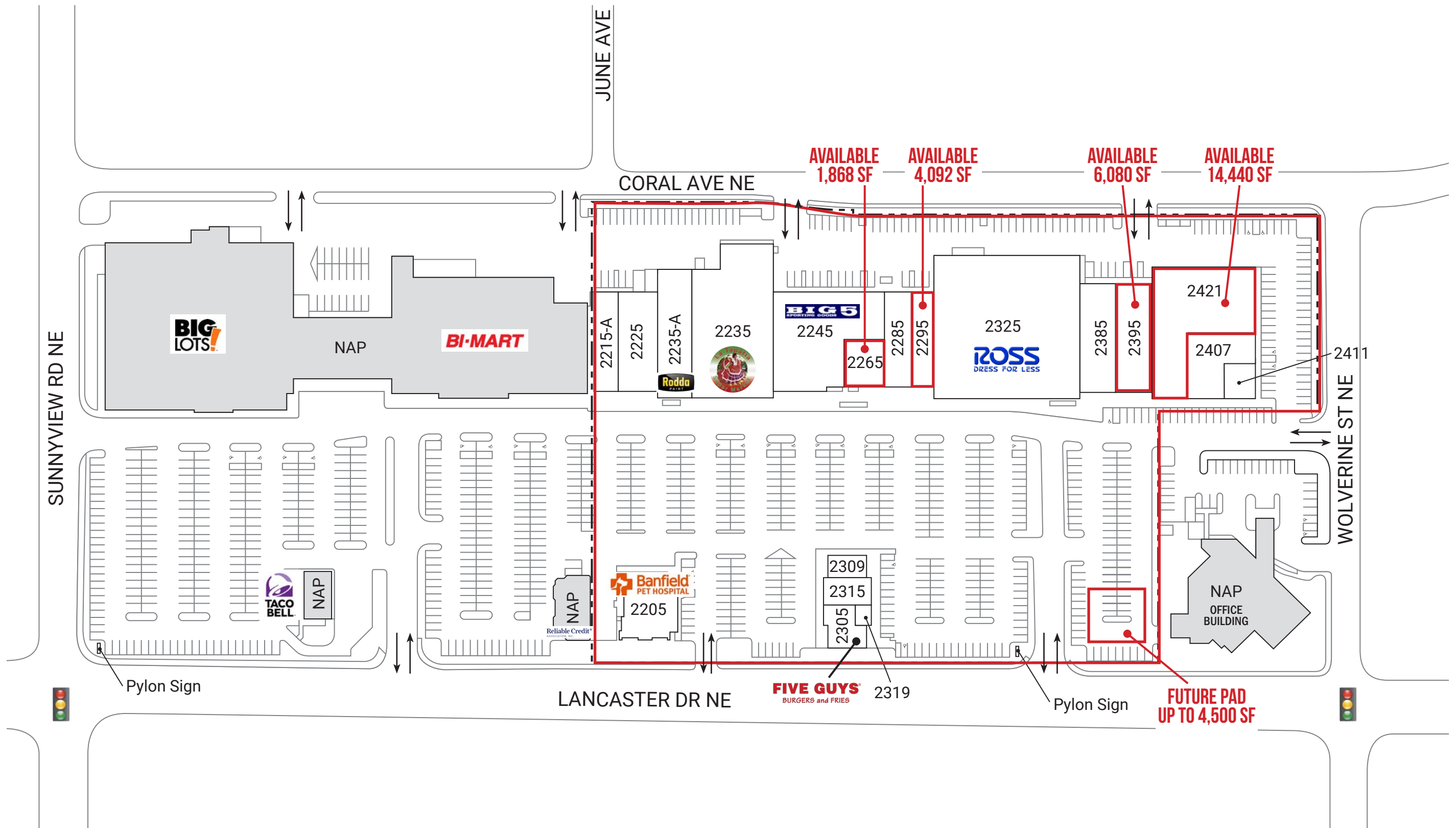
COMMERCIAL
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ENTIRE SITE PLAN

VILLAGE EAST
2295 LANCASTER DR NE
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.

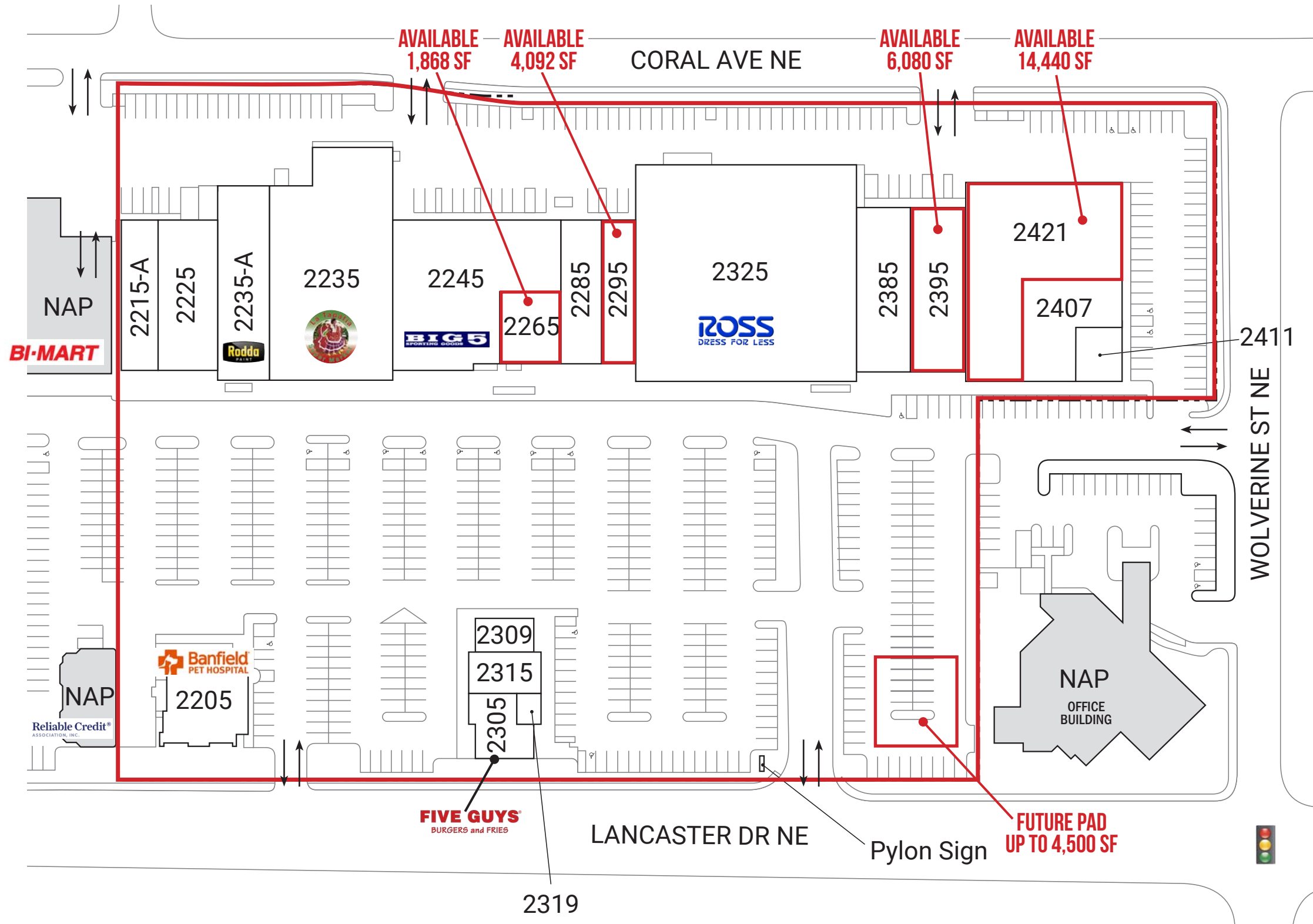


VILLAGE EAST

2295 LANCASTER DR NE

SALEM, OR

SITE PLAN



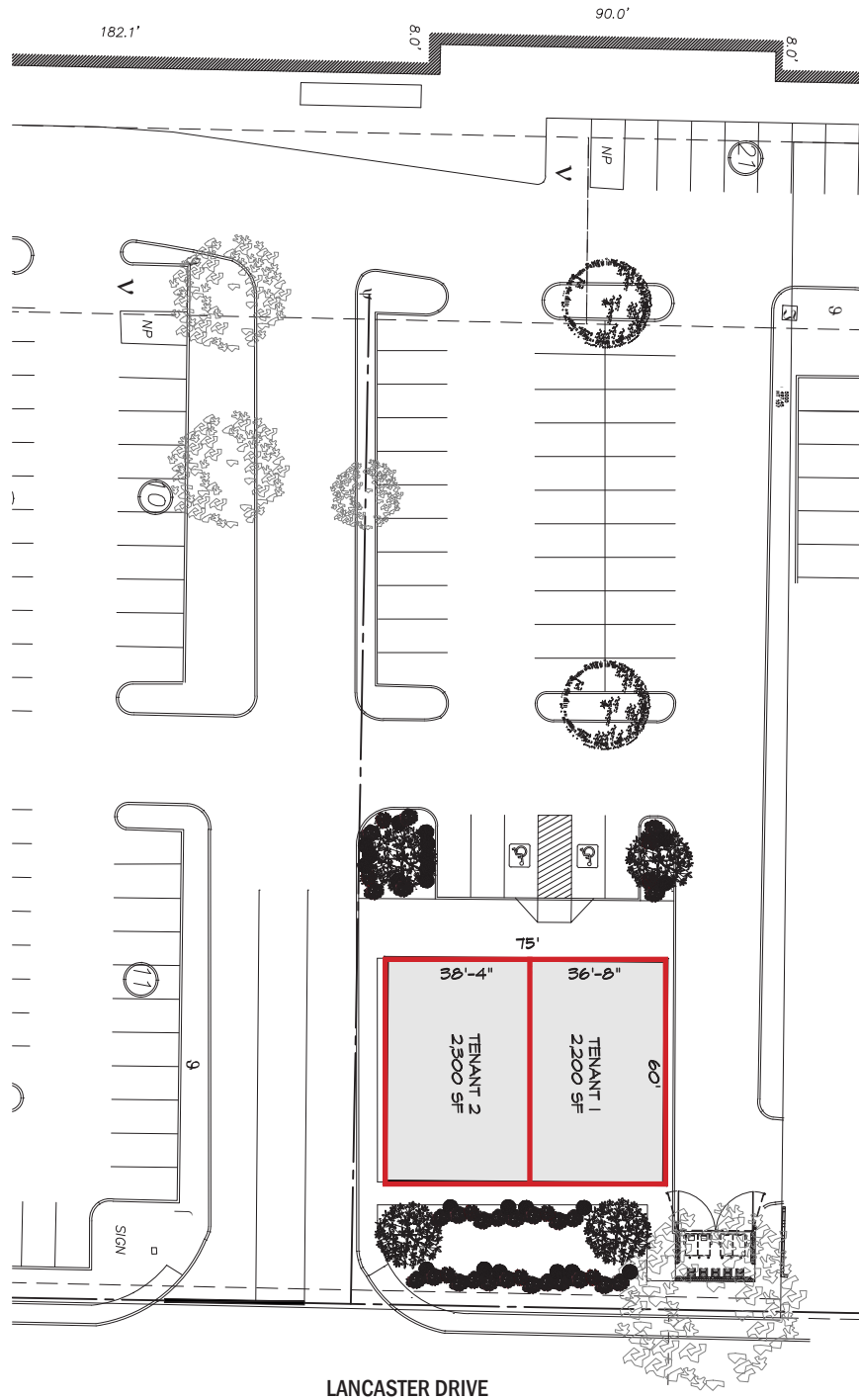
SUITE	TENANT	SF
2205	Banfield Pet Hospital	4,865 SF
2215-A	La Consentida	3,500 SF
2225/2215-B	Access Technologies	6,252 SF
2235	La Tapatia Super Market	17,880 SF
2235-A	Rodda Paint	6,466 SF
2245	Big 5 Sporting Goods	11,960 SF
2265	AVAILABLE	1,868 SF
2285	Mariscos	6,500 SF
2295	AVAILABLE	4,092 SF
2305	Five Guys	2,538 SF
2309	Cigarette Outlet	1,368 SF
2315	Santiam Subs	1,800 SF
2319	Nails Now	610 SF
2325	Ross Dress for Less	32,396 SF
2385	Once Upon a Child	6,085 SF
2395	AVAILABLE	6,080 SF
2421	AVAILABLE	14,440 SF
2407	China Buffet	5,631 SF
2411	Valley Pub	1,228 SF

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**FUTURE PAD
PROPOSED SITE PLAN**

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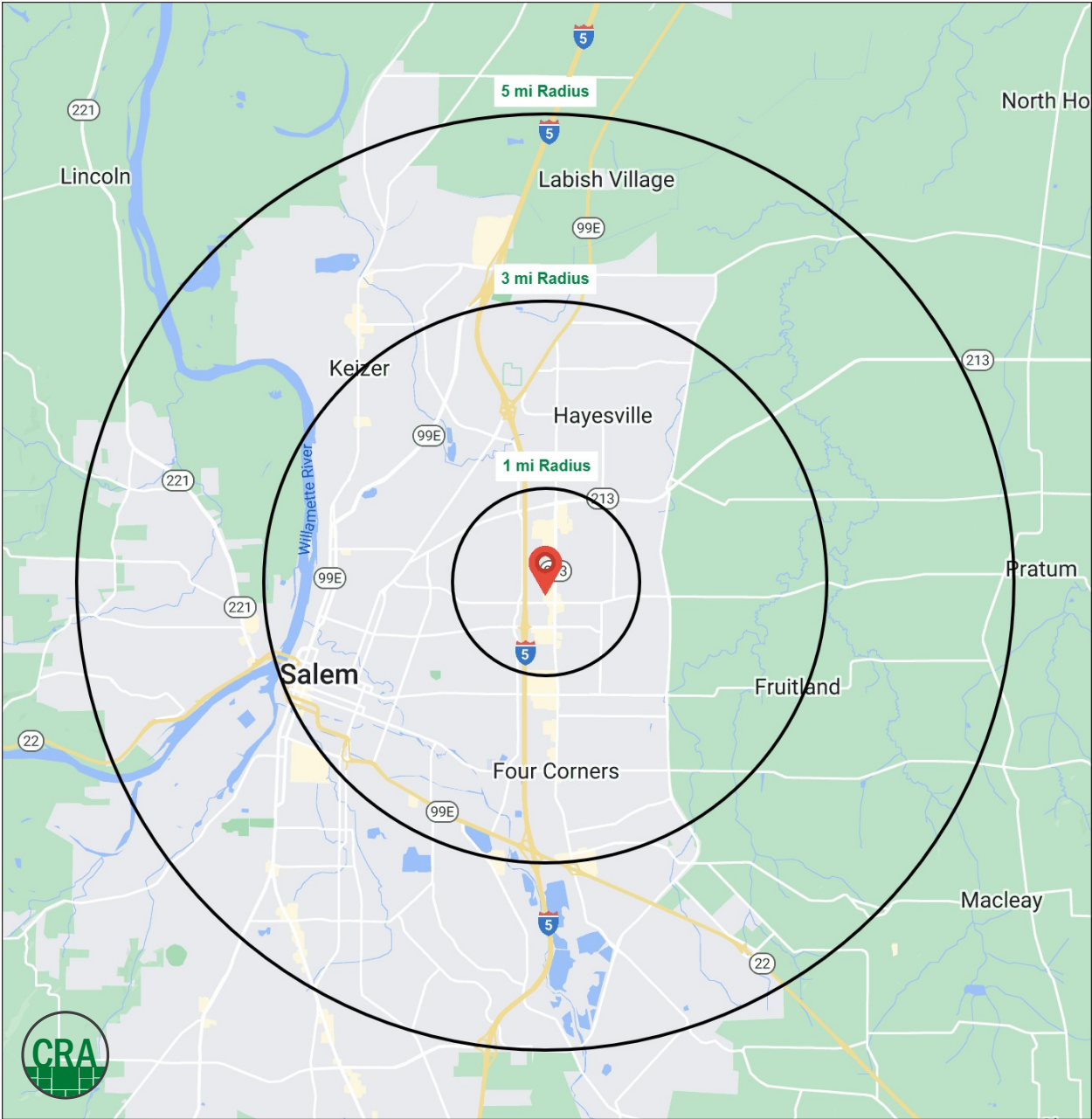
SALEM, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	22,521	118,822	205,668
Projected Population 2028	23,379	124,337	214,789
Average HH Income	\$64,296	\$77,875	\$89,894
Median Home Value	\$286,906	\$313,352	\$336,862
Daytime Demographics 16+	14,093	111,556	174,748

32.8

Median Age
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 44.9569/-122.9854

Village East Salem, OR 97305	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	22,521	118,822	205,668
2028 Projected Population	23,379	124,337	214,789
2020 Census Population	22,225	117,462	202,669
2010 Census Population	20,811	109,493	184,615
Projected Annual Growth 2023 to 2028	0.8%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.9%
2023 Median Age	31.6	32.8	35.0
Households			
2023 Estimated Households	7,568	40,750	74,734
2028 Projected Households	8,113	44,154	80,849
2020 Census Households	7,372	39,711	72,646
2010 Census Households	7,019	37,436	66,923
Projected Annual Growth 2023 to 2028	1.4%	1.7%	1.6%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.9%
Race and Ethnicity			
2023 Estimated White	57.1%	60.3%	65.7%
2023 Estimated Black or African American	2.5%	4.2%	3.8%
2023 Estimated Asian or Pacific Islander	6.2%	5.8%	5.0%
2023 Estimated American Indian or Native Alaskan	1.7%	1.6%	1.5%
2023 Estimated Other Races	32.6%	28.1%	24.0%
2023 Estimated Hispanic	41.7%	35.2%	29.5%
Income			
2023 Estimated Average Household Income	\$64,296	\$77,875	\$89,894
2023 Estimated Median Household Income	\$50,070	\$57,963	\$67,385
2023 Estimated Per Capita Income	\$21,790	\$27,393	\$33,278
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	15.0%	10.0%	7.3%
2023 Estimated Some High School (Grade Level 9 to 11)	9.2%	8.9%	7.1%
2023 Estimated High School Graduate	27.5%	27.4%	25.5%
2023 Estimated Some College	26.1%	27.0%	26.9%
2023 Estimated Associates Degree Only	10.4%	9.9%	9.8%
2023 Estimated Bachelors Degree Only	7.8%	11.4%	15.1%
2023 Estimated Graduate Degree	4.1%	5.4%	8.4%
Business			
2023 Estimated Total Businesses	797	5,406	9,287
2023 Estimated Total Employees	6,855	71,342	104,495
2023 Estimated Employee Population per Business	8.6	13.2	11.3
2023 Estimated Residential Population per Business	28.3	22.0	22.1

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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