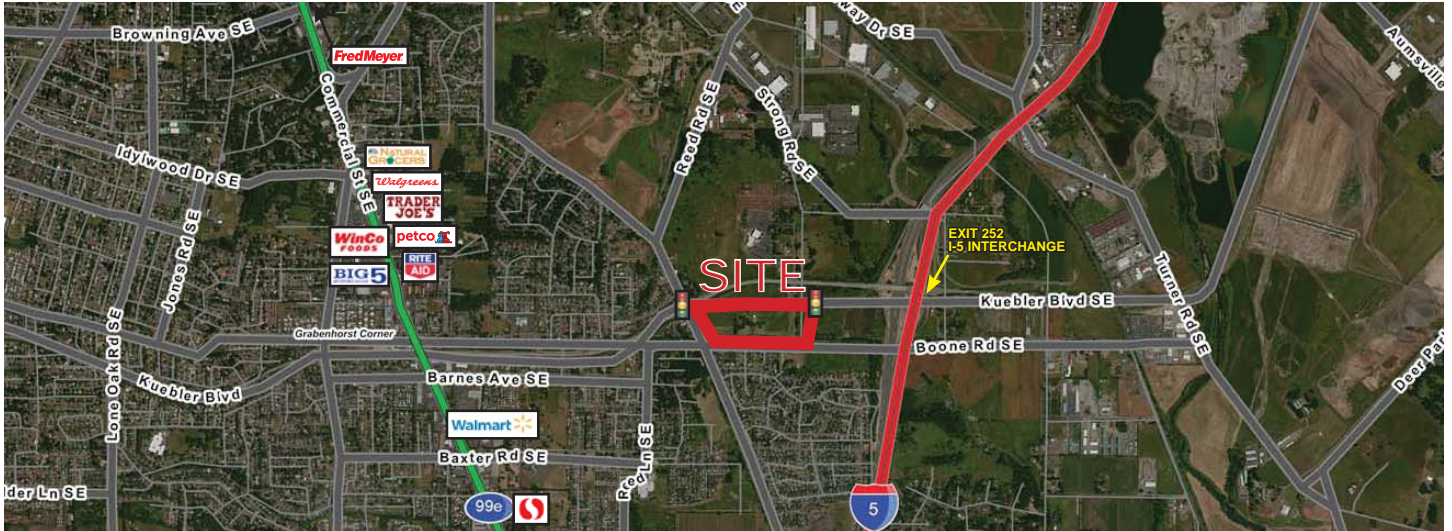


FOR
LEASE

I-5 & KUEBLER BLVD

NEW RETAIL DEVELOPMENT IN SALEM, OREGON



LOCATION

Kuebler Blvd & Battle Creek Rd, Salem, Oregon



AVAILABLE SPACE

Retail anchors, shops & pad sites

LEASE RATE

Call for details

COMMENTS

- New south Salem development at Kuebler Blvd & Battle Creek Rd
- Up to 28 acres with anchor boxes, retail pads and shop space available
- The site offers direct access from Interstate 5
- Features some of Salem's strongest demographics

TRAFFIC COUNT

I-5 | 72,400 ADT (14)
Kuebler | 33,560 ADT (15)

DEMOGRAPHICS

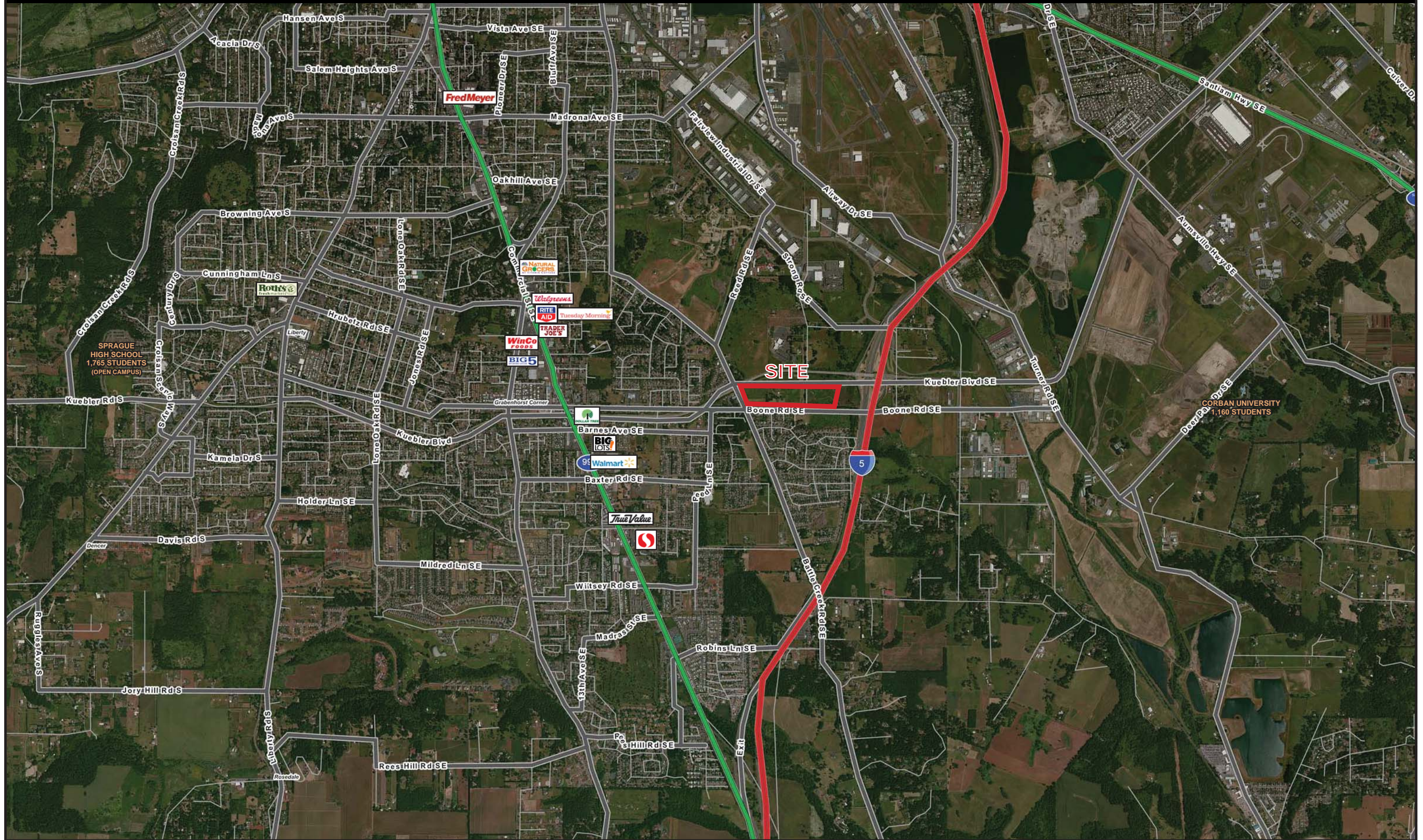
	1 Mile	5 Mile	10 Mile
Population 2015	7,517	138,935	277,220
Population Forecast 2020	7,827	144,021	286,975
2015 Average HH Income	\$88,237	\$62,705	\$62,400
Employees	3,165	76,971	111,203

Source: Regis - SitesUSA

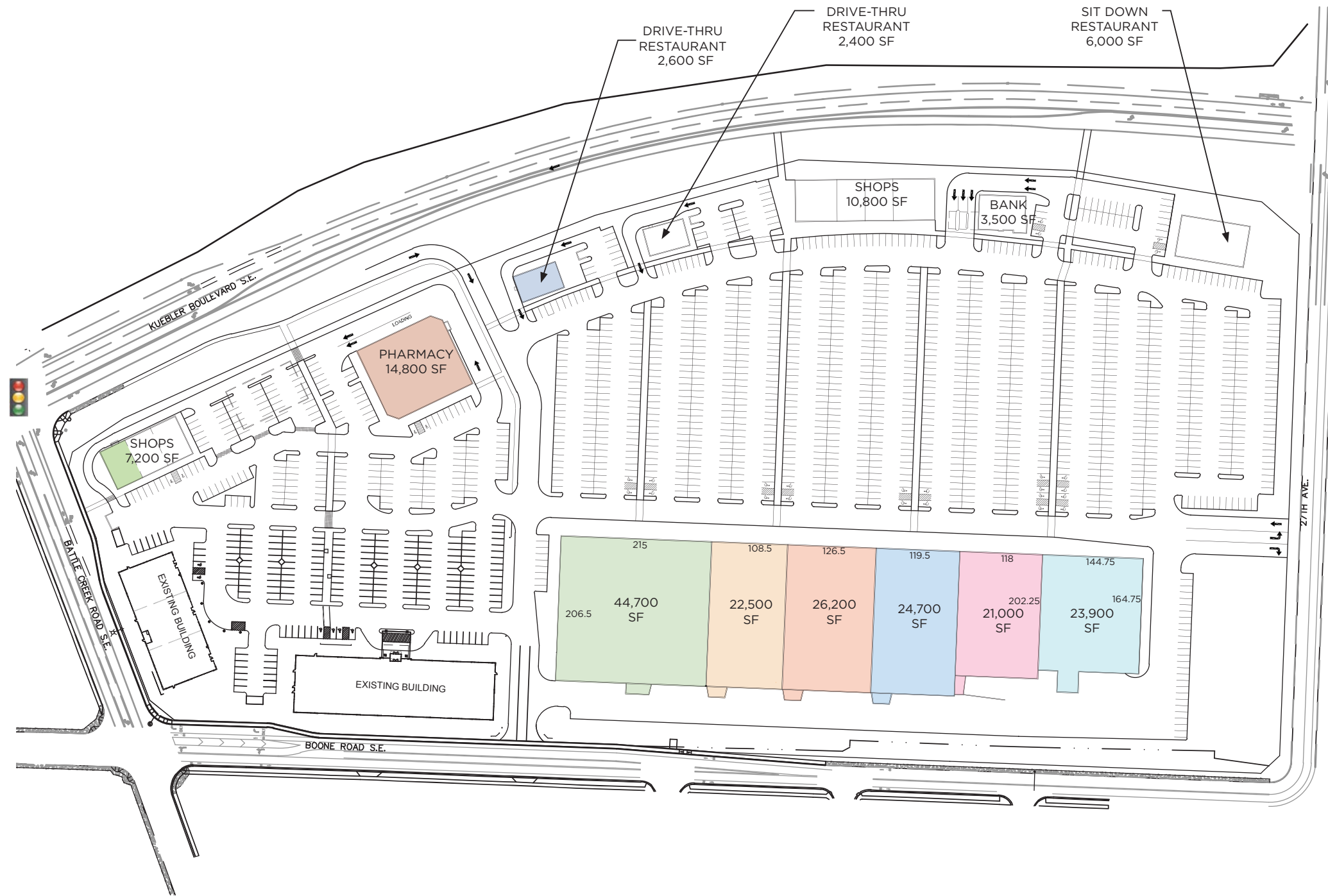


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www.cra-nw.com
Licensed brokers in Oregon & Washington



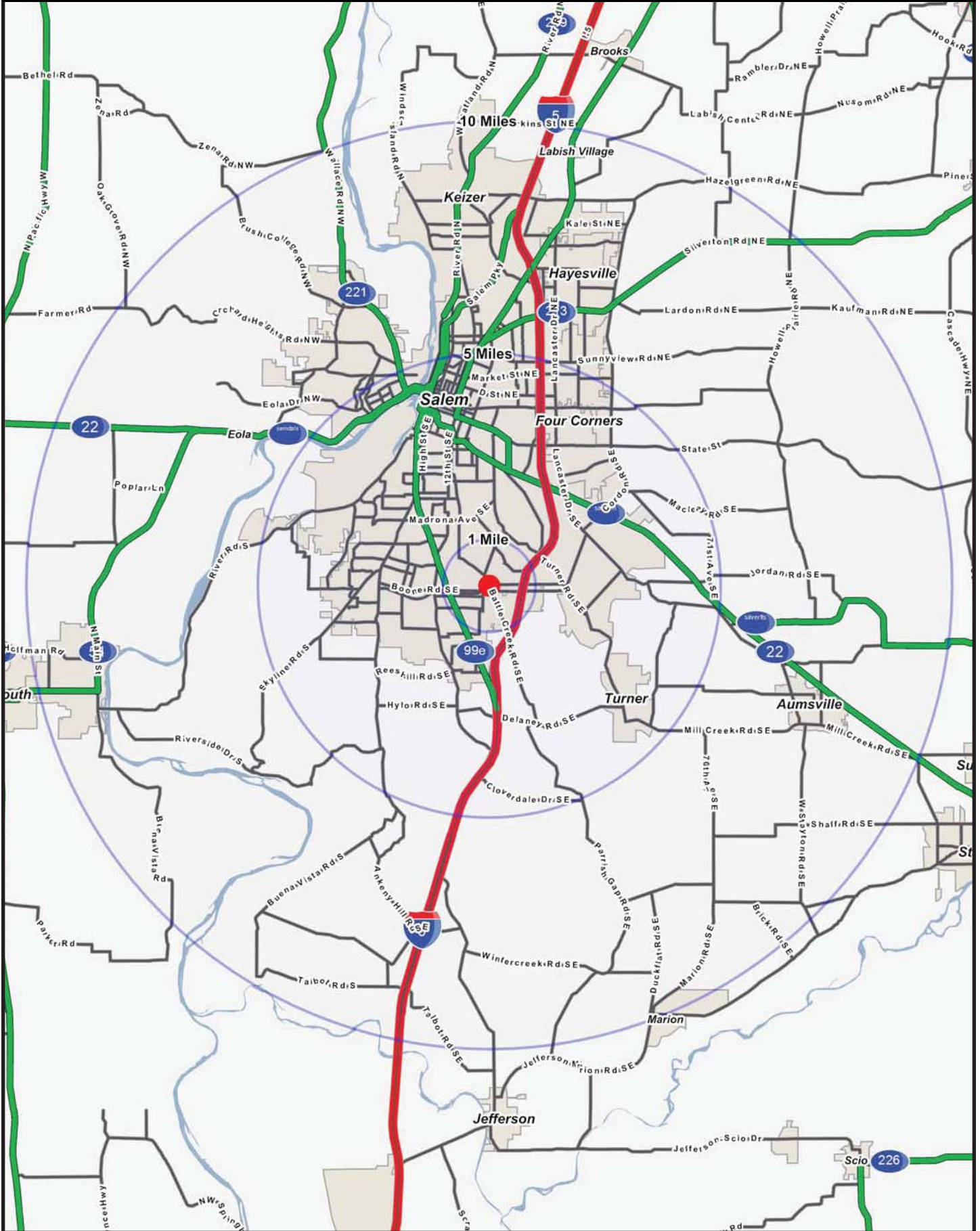
SITE PLAN | KUEBLER BLVD & BATTLE CREEK RD



SITE AREA SF	1,232,500
BUILDING SF	252,600
COVERAGE %	20%
SHOPS SF	22,000
PHARMACY SF	14,800
BANK SF	3,500
GROCERY SF	44,700
JUNIOR ANCHORAGE SF	118,300
[EXISTING] OFFICE	38,300
DRIVE-THRU RESTAURANTS	5,000
SIT DOWN RESTAURANT	6,000
TOTAL	<u>252,600</u>
PARKING	1597
PARKING RATIO	6.3/1000



DEMOGRAPHIC MAP | SALEM, OR



FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.8842/-123.0124

RF1

Kuebler Blvd SE & Battle Creek Rd SE

Salem, OR

	1 Mile	5 Miles	10 Miles	
POPULATION	2015 Estimated Population	7,517	138,935	277,220
	2020 Projected Population	7,827	144,021	286,975
	2010 Census Population	7,270	131,598	265,151
	2000 Census Population	5,345	120,524	235,734
	Projected Annual Growth 2015 to 2020	0.8%	0.7%	0.7%
	Historical Annual Growth 2000 to 2015	2.7%	1.0%	1.2%
	HOUSEHOLDS	2015 Estimated Households	2,788	51,423
2020 Projected Households		2,898	53,303	104,544
2010 Census Households		2,706	49,006	96,901
2000 Census Households		2,026	44,825	86,612
Projected Annual Growth 2015 to 2020		0.8%	0.7%	0.7%
Historical Annual Growth 2000 to 2015		2.5%	1.0%	1.1%
AGE	2015 Est. Population Under 10 Years	14.5%	12.7%	13.7%
	2015 Est. Population 10 to 19 Years	13.9%	13.5%	14.2%
	2015 Est. Population 20 to 29 Years	11.7%	15.1%	14.4%
	2015 Est. Population 30 to 44 Years	21.6%	19.6%	19.2%
	2015 Est. Population 45 to 59 Years	18.5%	19.0%	18.5%
	2015 Est. Population 60 to 74 Years	13.5%	13.9%	13.8%
	2015 Est. Population 75 Years or Over	6.2%	6.4%	6.1%
	2015 Est. Median Age	36.1	36.1	35.6
MARITAL STATUS & GENDER	2015 Est. Male Population	49.1%	50.3%	49.6%
	2015 Est. Female Population	50.9%	49.7%	50.4%
	2015 Est. Never Married	24.2%	31.2%	29.4%
	2015 Est. Now Married	53.9%	43.2%	46.6%
	2015 Est. Separated or Divorced	16.1%	19.4%	18.2%
	2015 Est. Widowed	5.7%	6.1%	5.8%
INCOME	2015 Est. HH Income \$200,000 or More	4.8%	2.1%	1.9%
	2015 Est. HH Income \$150,000 to \$199,999	10.1%	2.9%	3.2%
	2015 Est. HH Income \$100,000 to \$149,999	19.1%	11.6%	11.6%
	2015 Est. HH Income \$75,000 to \$99,999	10.2%	12.0%	12.4%
	2015 Est. HH Income \$50,000 to \$74,999	18.5%	18.8%	19.2%
	2015 Est. HH Income \$35,000 to \$49,999	11.3%	16.4%	16.0%
	2015 Est. HH Income \$25,000 to \$34,999	10.5%	11.9%	11.8%
	2015 Est. HH Income \$15,000 to \$24,999	5.9%	10.7%	10.8%
	2015 Est. HH Income Under \$15,000	9.6%	13.5%	13.0%
	2015 Est. Average Household Income	\$88,237	\$62,705	\$62,400
	2015 Est. Median Household Income	\$67,990	\$50,506	\$51,457
	2015 Est. Per Capita Income	\$33,051	\$24,269	\$23,310
2015 Est. Total Businesses	256	6,567	10,201	
2015 Est. Total Employees	3,165	76,971	111,203	

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FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

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Lat/Lon: 44.8842/-123.0124

RF1

Kuebler Blvd SE & Battle Creek Rd SE		1 Mile	5 Miles	10 Miles
Salem, OR				
RACE	2015 Est. White	84.6%	79.3%	77.6%
	2015 Est. Black	1.9%	2.1%	1.6%
	2015 Est. Asian or Pacific Islander	4.9%	3.4%	3.5%
	2015 Est. American Indian or Alaska Native	0.6%	1.3%	1.3%
	2015 Est. Other Races	7.9%	13.9%	16.0%
HISPANIC	2015 Est. Hispanic Population	722	26,006	62,283
	2015 Est. Hispanic Population	9.6%	18.7%	22.5%
	2020 Proj. Hispanic Population	10.6%	20.1%	24.0%
	2010 Hispanic Population	9.0%	17.9%	21.4%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	6,164	111,590	219,337
	2015 Est. Elementary (Grade Level 0 to 8)	2.7%	9.4%	11.0%
	2015 Est. Some High School (Grade Level 9 to 11)	7.3%	11.6%	12.1%
	2015 Est. High School Graduate	15.0%	21.0%	20.9%
	2015 Est. Some College	21.1%	22.0%	21.8%
	2015 Est. Associate Degree Only	9.3%	7.1%	7.2%
	2015 Est. Bachelor Degree Only	16.5%	12.9%	12.6%
	2015 Est. Graduate Degree	28.1%	16.1%	14.4%
HOUSING	2015 Est. Total Housing Units	2,878	52,990	104,059
	2015 Est. Owner-Occupied	67.7%	55.3%	57.2%
	2015 Est. Renter-Occupied	29.1%	41.8%	39.8%
	2015 Est. Vacant Housing	3.1%	3.0%	3.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	9.0%	5.6%	6.4%
	2010 Homes Built 2000 to 2004	14.7%	7.2%	7.9%
	2010 Homes Built 1990 to 1999	26.6%	16.5%	18.2%
	2010 Homes Built 1980 to 1989	17.1%	11.9%	11.4%
	2010 Homes Built 1970 to 1979	14.3%	21.7%	22.6%
	2010 Homes Built 1960 to 1969	6.7%	10.8%	10.7%
	2010 Homes Built 1950 to 1959	4.8%	10.8%	9.5%
	2010 Homes Built Before 1949	6.9%	15.5%	13.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.6%	0.6%	0.6%
	2010 Home Value \$500,000 to \$999,999	2.2%	4.2%	4.7%
	2010 Home Value \$400,000 to \$499,999	9.5%	5.3%	4.8%
	2010 Home Value \$300,000 to \$399,999	21.7%	11.3%	12.2%
	2010 Home Value \$200,000 to \$299,999	38.2%	28.6%	29.1%
	2010 Home Value \$150,000 to \$199,999	14.0%	26.2%	26.0%
	2010 Home Value \$100,000 to \$149,999	6.9%	13.8%	12.4%
	2010 Home Value \$50,000 to \$99,999	2.6%	3.5%	3.5%
	2010 Home Value \$25,000 to \$49,999	2.3%	2.1%	2.0%
	2010 Home Value Under \$25,000	2.1%	4.5%	4.6%
	2010 Median Home Value	\$255,550	\$211,665	\$217,657
	2010 Median Rent	\$736	\$646	\$654

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RF1

Kuebler Blvd SE & Battle Creek Rd SE

Salem, OR

		1 Mile	5 Miles	10 Miles
LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	5,770	110,830	216,524
	2015 Est. Civilian Employed	57.7%	54.2%	55.8%
	2015 Est. Civilian Unemployed	3.5%	4.5%	4.6%
	2015 Est. in Armed Forces	-	0.1%	0.1%
	2015 Est. not in Labor Force	38.8%	41.2%	39.5%
	2015 Labor Force Males	48.4%	50.2%	49.1%
	2015 Labor Force Females	51.6%	49.8%	50.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,119	54,665	111,059
	2010 Mgmt, Business, & Financial Operations	19.2%	14.5%	14.0%
	2010 Professional, Related	30.7%	21.2%	20.1%
	2010 Service	12.4%	19.2%	19.6%
	2010 Sales, Office	23.0%	24.7%	24.5%
	2010 Farming, Fishing, Forestry	0.8%	2.3%	3.0%
	2010 Construction, Extraction, Maintenance	7.8%	7.3%	7.3%
	2010 Production, Transport, Material Moving	6.1%	10.7%	11.6%
	2010 White Collar Workers	72.9%	60.4%	58.6%
	2010 Blue Collar Workers	27.1%	39.6%	41.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.1%	72.4%	72.9%
	2010 Drive to Work in Carpool	9.7%	13.0%	13.6%
	2010 Travel to Work by Public Transportation	1.4%	3.0%	2.5%
	2010 Drive to Work on Motorcycle	0.2%	0.3%	0.4%
	2010 Walk or Bicycle to Work	3.6%	5.7%	4.5%
	2010 Other Means	0.4%	0.7%	0.7%
	2010 Work at Home	6.5%	4.8%	5.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	39.7%	35.5%	32.7%
	2010 Travel to Work in 15 to 29 Minutes	37.6%	39.9%	42.0%
	2010 Travel to Work in 30 to 59 Minutes	17.2%	17.9%	18.9%
	2010 Travel to Work in 60 Minutes or More	5.5%	6.6%	6.3%
	2010 Average Travel Time to Work	16.2	17.8	18.5
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$181 M	\$2.60 B	\$5.10 B
	2015 Est. Apparel	\$6.36 M	\$90.5 M	\$177 M
	2015 Est. Contributions, Gifts	\$12.8 M	\$165 M	\$323 M
	2015 Est. Education, Reading	\$7.43 M	\$94.8 M	\$185 M
	2015 Est. Entertainment	\$10.2 M	\$145 M	\$284 M
	2015 Est. Food, Beverages, Tobacco	\$27.3 M	\$407 M	\$797 M
	2015 Est. Furnishings, Equipment	\$6.27 M	\$87.4 M	\$171 M
	2015 Est. Health Care, Insurance	\$15.5 M	\$233 M	\$457 M
	2015 Est. Household Operations, Shelter, Utilities	\$56.0 M	\$808 M	\$1.58 B
	2015 Est. Miscellaneous Expenses	\$2.62 M	\$39.0 M	\$76.3 M
	2015 Est. Personal Care	\$2.34 M	\$33.9 M	\$66.5 M
	2015 Est. Transportation	\$34.0 M	\$500 M	\$983 M

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