

FOR LEASE

# Triangle Center

Salem, Oregon



**Location:** 3990 Rickey St SE in Salem, Oregon

**Available Space:** 8,250 SF (divisible)

**Rental Rate:** \$13.50/SF/YR, NNN

**Comments:**

- Located off Lancaster Dr and Hwy 22 (N Santiam Hwy)
- Easy access to Hwy 22 and I-5
- Area tenants include Costco, Lowe's, Walmart, Home Depot, WinCo and Wholesale Sports Outdoor Outfitters
- Visibility to Hwy 22

**Traffic Count:**

Lancaster Dr	30,120 ADT (05)
Hwy 22	56,200 ADT (09)

**Demographics:**

	1 Mile	3 Mile	5 Mile
Population 2010	10,727	71,431	173,322
Population Forecast 2015	12,473	76,819	184,927
2010 Average HH Income	\$44,292	\$49,454	\$55,189
Employees	3,564	47,119	99,771

Source: Regis - SitesUSA



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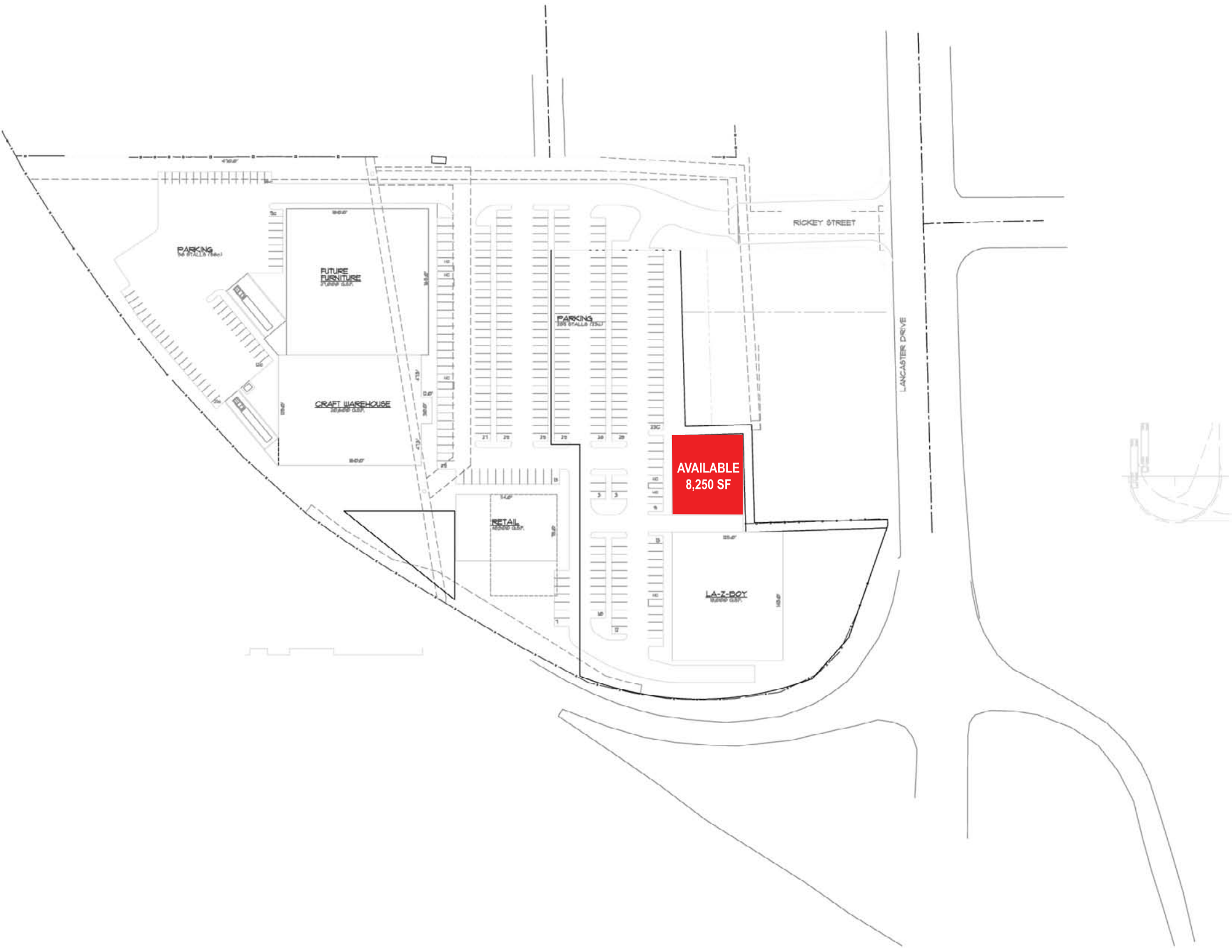
# Salem, Oregon



## LANCASTER MALL

- Sports Authority
- Burlington Coat Factory
- Macy's
- Old Navy
- Sears
- Pier 1 Imports
- Regal Cinema

**SITE**



PARKING  
150 STALLS

FUTURE  
FURNITURE  
100' x 100'

CRAFT WAREHOUSE  
100' x 100'

PARKING  
100 STALLS

AVAILABLE  
8,250 SF

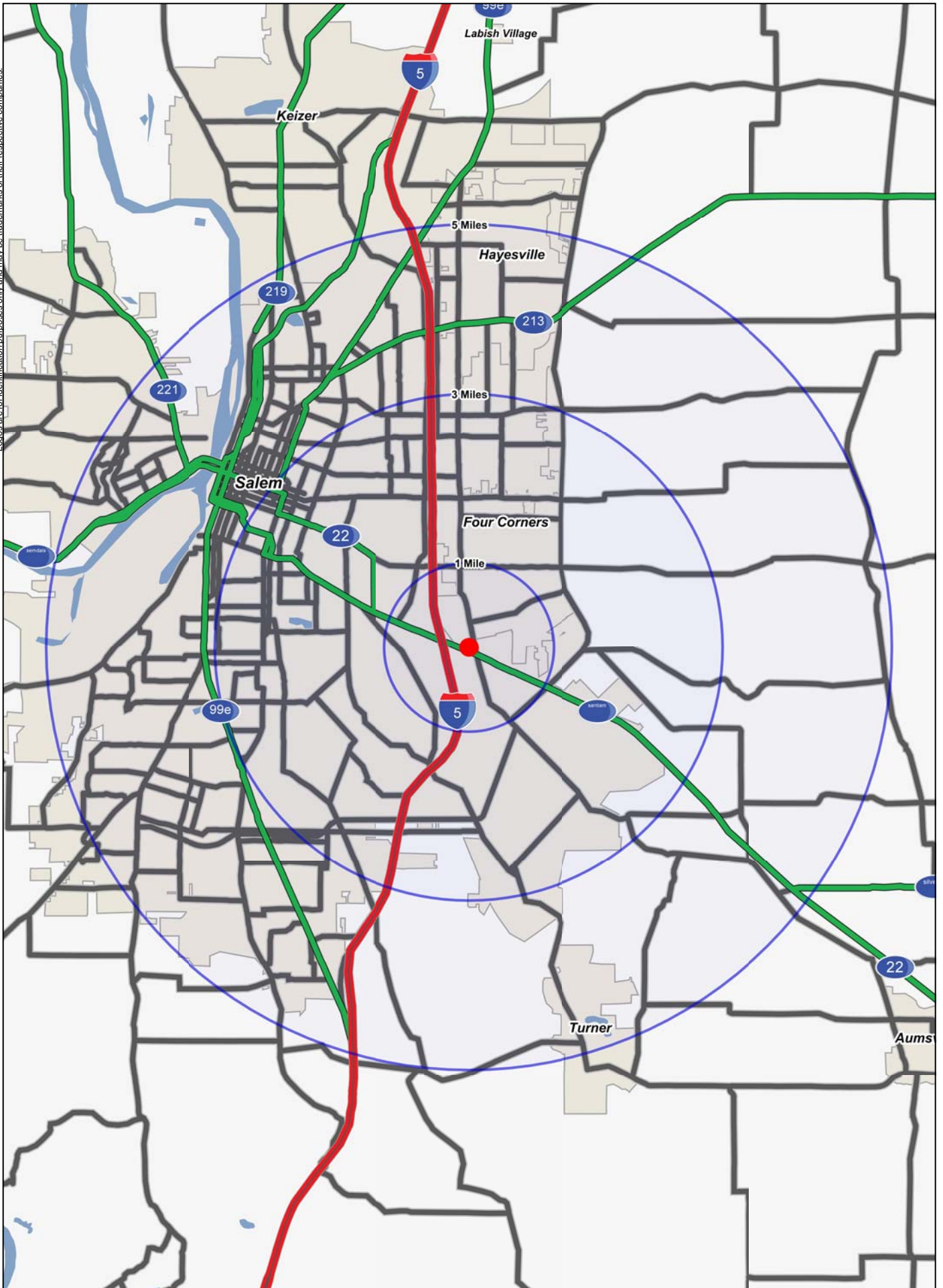
RETAIL  
100' x 100'

LA-Z-BOY  
100' x 100'

RICKEY STREET

LANCASTER DRIVE

Locos are for identification purposes only and may be trademarks of their respective companies.



# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 44.91412/-122.981

## 3990 Rickey St Se

### Salem, OR

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2010 Estimated Population	10,727	71,431	173,322
	2015 Projected Population	12,473	76,819	184,927
	2000 Census Population	9,059	64,751	155,940
	1990 Census Population	7,319	56,366	128,783
	Historical Annual Growth 1990 to 2010	2.3%	1.3%	1.7%
	Projected Annual Growth 2010 to 2015	3.3%	1.5%	1.3%
<b>HOUSEHOLDS</b>	2010 Est. Households	4,163	25,404	63,787
	2015 Proj. Households	4,739	27,254	67,588
	2000 Census Households	3,520	22,783	57,277
	1990 Census Households	2,904	20,305	48,831
	Historical Annual Growth 1990 to 2010	2.2%	1.3%	1.5%
	Projected Annual Growth 2010 to 2015	2.8%	1.5%	1.2%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	16.6%	14.8%	15.0%
	2010 Est. Population 10 to 19 Years	13.2%	12.9%	13.3%
	2010 Est. Population 20 to 29 Years	13.9%	16.0%	15.7%
	2010 Est. Population 30 to 44 Years	19.2%	21.6%	20.8%
	2010 Est. Population 45 to 59 Years	16.7%	17.9%	18.6%
	2010 Est. Population 60 to 74 Years	13.1%	10.5%	10.7%
	2010 Est. Population 75 Years Plus	7.4%	6.4%	5.8%
	2010 Est. Median Age	35.3	33.8	34.0
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	49.0%	52.3%	50.8%
	2010 Est. Female Population	51.0%	47.7%	49.2%
	2010 Est. Never Married	24.5%	29.2%	27.5%
	2010 Est. Now Married	48.0%	41.5%	46.8%
	2010 Est. Separated or Divorced	20.4%	22.2%	19.4%
	2010 Est. Widowed	7.0%	7.1%	6.2%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	0.3%	0.8%	1.3%
	2010 Est. HH Income \$150,000 to \$199,999	-	0.9%	1.9%
	2010 Est. HH Income \$100,000 to \$149,999	2.8%	5.5%	8.3%
	2010 Est. HH Income \$75,000 to \$99,999	7.4%	9.4%	11.0%
	2010 Est. HH Income \$50,000 to \$74,999	20.6%	20.8%	20.1%
	2010 Est. HH Income \$35,000 to \$49,999	21.2%	17.4%	15.8%
	2010 Est. HH Income \$25,000 to \$34,999	17.9%	14.9%	13.4%
	2010 Est. HH Income \$15,000 to \$24,999	16.4%	15.5%	14.6%
	2010 Est. HH Income \$0 to \$14,999	13.3%	14.9%	13.6%
	2010 Est. Average Household Income	\$44,292	\$49,454	\$55,189
	2010 Est. Median HH Income	\$36,569	\$40,056	\$44,745
	2010 Est. Per Capita Income	\$17,750	\$20,980	\$22,237
	2010 Est. Number of Businesses	245	3,121	7,241
2010 Est. Total Number of Employees	3,564	47,119	99,771	

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<b>RACE</b>	2010 Est. White Population	90.7%	90.2%	91.0%
	2010 Est. Black Population	2.3%	2.6%	1.9%
	2010 Est. Asian & Pacific Islander	2.7%	2.9%	3.2%
	2010 Est. American Indian & Alaska Native	2.1%	2.1%	1.8%
	2010 Est. Other Races Population	2.2%	2.1%	2.1%
<b>HISPANIC</b>	2010 Est. Hispanic Population	2,419	16,978	38,943
	2010 Est. Hispanic Population Percent	22.5%	23.8%	22.5%
	2015 Proj. Hispanic Population Percent	25.5%	26.6%	25.4%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	6,855	46,100	110,927
	2010 Est. Elementary (0 to 8)	7.9%	9.1%	7.9%
	2010 Est. Some High School (9 to 11)	11.7%	10.8%	9.2%
	2010 Est. High School Graduate (12)	31.1%	28.5%	26.5%
	2010 Est. Some College (13 to 16)	23.8%	24.2%	24.4%
	2010 Est. Associate Degree Only	9.7%	9.3%	9.5%
	2010 Est. Bachelor Degree Only	11.8%	12.0%	14.4%
	2010 Est. Graduate Degree	4.0%	6.0%	8.0%
<b>HOUSING</b>	2010 Est. Total Housing Units	4,406	26,970	67,517
	2010 Est. Owner Occupied Percent	52.9%	49.9%	51.0%
	2010 Est. Renter Occupied Percent	41.6%	44.3%	43.5%
	2010 Est. Vacant Housing Percent	5.5%	5.8%	5.5%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.9%	1.2%	1.5%
	2000 Homes Built 1995 to 1998	10.0%	9.3%	9.8%
	2000 Homes Built 1990 to 1994	7.0%	6.7%	8.7%
	2000 Homes Built 1980 to 1989	10.6%	10.5%	11.6%
	2000 Homes Built 1970 to 1979	41.0%	26.9%	26.4%
	2000 Homes Built 1960 to 1969	14.3%	11.7%	12.7%
	2000 Homes Built 1950 to 1959	8.6%	14.0%	13.0%
	2000 Homes Built Before 1949	6.6%	19.8%	16.4%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.3%	0.6%
	2000 Home Value \$400,000 to \$499,999	-	0.4%	0.5%
	2000 Home Value \$300,000 to \$399,999	0.5%	1.2%	2.0%
	2000 Home Value \$200,000 to \$299,999	1.2%	6.2%	10.0%
	2000 Home Value \$150,000 to \$199,999	3.6%	11.7%	16.4%
	2000 Home Value \$100,000 to \$149,999	68.0%	49.2%	47.3%
	2000 Home Value \$50,000 to \$99,999	26.6%	30.2%	22.8%
	2000 Home Value \$25,000 to \$49,999	-	0.6%	0.4%
	2000 Home Value \$0 to \$24,999	-	0.3%	0.1%
	2000 Median Home Value	\$112,967	\$121,350	\$133,733
	2000 Median Rent	\$541	\$471	\$468

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<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	8,040	55,566	133,831
	2010 Est. Civilian Employed	55.8%	51.2%	55.4%
	2010 Est. Civilian Unemployed	6.0%	8.4%	8.8%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	38.2%	40.4%	35.7%
	2010 Labor Force: Males	48.5%	52.6%	50.6%
	2010 Labor Force: Females	51.5%	47.4%	49.4%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	3,873	26,581	69,569
	2000 Mgmt, Business, & Financial Operations	10.4%	10.3%	11.9%
	2000 Professional & Related	13.5%	16.1%	17.8%
	2000 Service	16.6%	17.8%	17.2%
	2000 Sales and Office	27.5%	27.1%	26.7%
	2000 Farming, Fishing, and Forestry	2.2%	2.7%	2.8%
	2000 Construction, Extraction, & Maintenance	10.5%	9.9%	8.9%
	2000 Production, Transport, & Material Moving	19.4%	16.0%	14.8%
	2000 Percent White Collar Workers	51.3%	53.6%	56.3%
	2000 Percent Blue Collar Workers	48.7%	46.4%	43.7%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	74.9%	70.3%	71.7%
	2000 Drive to Work in Carpool	17.1%	16.3%	15.9%
	2000 Travel to Work by Public Transportation	3.8%	3.6%	3.3%
	2000 Drive to Work on Motorcycle	0.3%	0.2%	0.1%
	2000 Walk or Bicycle to Work	1.9%	5.5%	4.5%
	2000 Other Means	0.4%	0.9%	0.7%
	2000 Work at Home	1.6%	3.2%	3.7%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	28.1%	35.9%	34.7%
	2000 Travel to Work in 15 to 29 Minutes	41.6%	39.5%	40.6%
	2000 Travel to Work in 30 to 59 Minutes	20.3%	16.8%	17.6%
	2000 Travel to Work in 60 Minutes or More	9.9%	7.8%	7.1%
	2000 Average Travel Time to Work	24.5	21.4	21.4
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$168 M	\$1.10 B	\$2.97 B
	2010 Est. Apparel	\$8.02 M	\$52.5 M	\$142 M
	2010 Est. Contributions & Gifts	\$9.52 M	\$64.0 M	\$177 M
	2010 Est. Education & Reading	\$3.93 M	\$27.2 M	\$76.2 M
	2010 Est. Entertainment	\$9.23 M	\$60.7 M	\$165 M
	2010 Est. Food, Beverages & Tobacco	\$28.1 M	\$182 M	\$485 M
	2010 Est. Furnishings & Equipment	\$6.93 M	\$46.2 M	\$127 M
	2010 Est. Health Care & Insurance	\$12.7 M	\$81.8 M	\$217 M
	2010 Est. Household Operations & Shelter & Utilities	\$50.2 M	\$329 M	\$886 M
	2010 Est. Miscellaneous Expenses	\$2.89 M	\$19.0 M	\$50.6 M
	2010 Est. Personal Care	\$2.47 M	\$16.1 M	\$43.4 M
	2010 Est. Transportation	\$34.2 M	\$223 M	\$600 M

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