

# FOR SALE OR LEASE RESTAURANT/RETAIL SITE

SALEM, OREGON



## ADDRESS

5005 Commercial St SE, Salem, OR 97306

## AVAILABLE SPACE

4,251 SF Restaurant Building  
1.1 AC (48,409 SF) Parcel

## PRICING

Please call for details

## TRAFFIC COUNTS

Commercial St SE – 30,023 ADT ('22)  
Kuebler Blvd – 19,608 ADT ('22)

## HIGHLIGHTS

- Prime corner location in South Salem near major retail anchors
- Signalized corner of Kuebler Boulevard and S. Commercial



COMMERCIAL  
REALTY ADVISORS  
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# RESTAURANT/RETAIL SPACE 5005 COMMERCIAL ST SE

SALEM, OR

PAPA MURPHY'S

ELEVEN

Arby's

Boone Rd SE

Boone Rd SE

Boone Rd SE

Boone Rd SE

**SITE**  
**1.1 AC**

**4,251 SF**

TICKET to PLAY  
BOARD GAME CAFE

Michelle Cook  
dentistry

KUEBLER NO FRILLS  
PET CLINIC

TAPHOUSE & BREWERY  
Salem, OR | Since 2013

Commercial St SE

Kuebler Blvd

Kuebler Blvd

Kuebler Blvd

Kuebler Blvd

Kuebler Blvd

19,608' ADT ('22)



Commercial St SE

Applebee's  
GRILL + BAR

DOLLAR TREE

Tires LES SCHWAB

Rocket

76

Barnes Ave SE

Barnes Ave SE

McDonald's

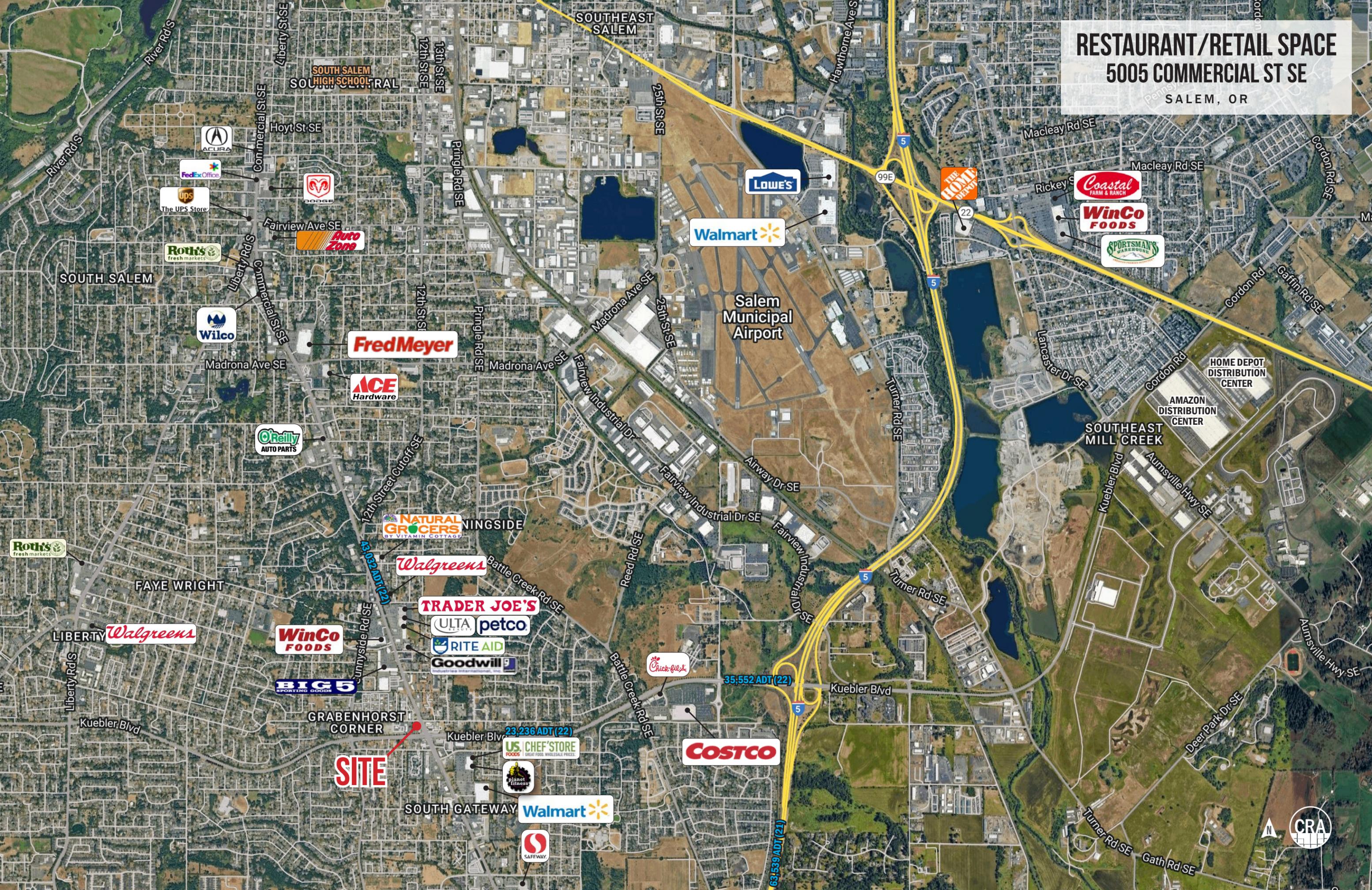
Barnes Ave SE

CRA

Alpha St SE

Comm

**RESTAURANT/RETAIL SPACE**  
**5005 COMMERCIAL ST SE**  
SALEM, OR



**SITE**

23,236 ADT (22)

35,552 ADT (22)

63,539 ADT (21)



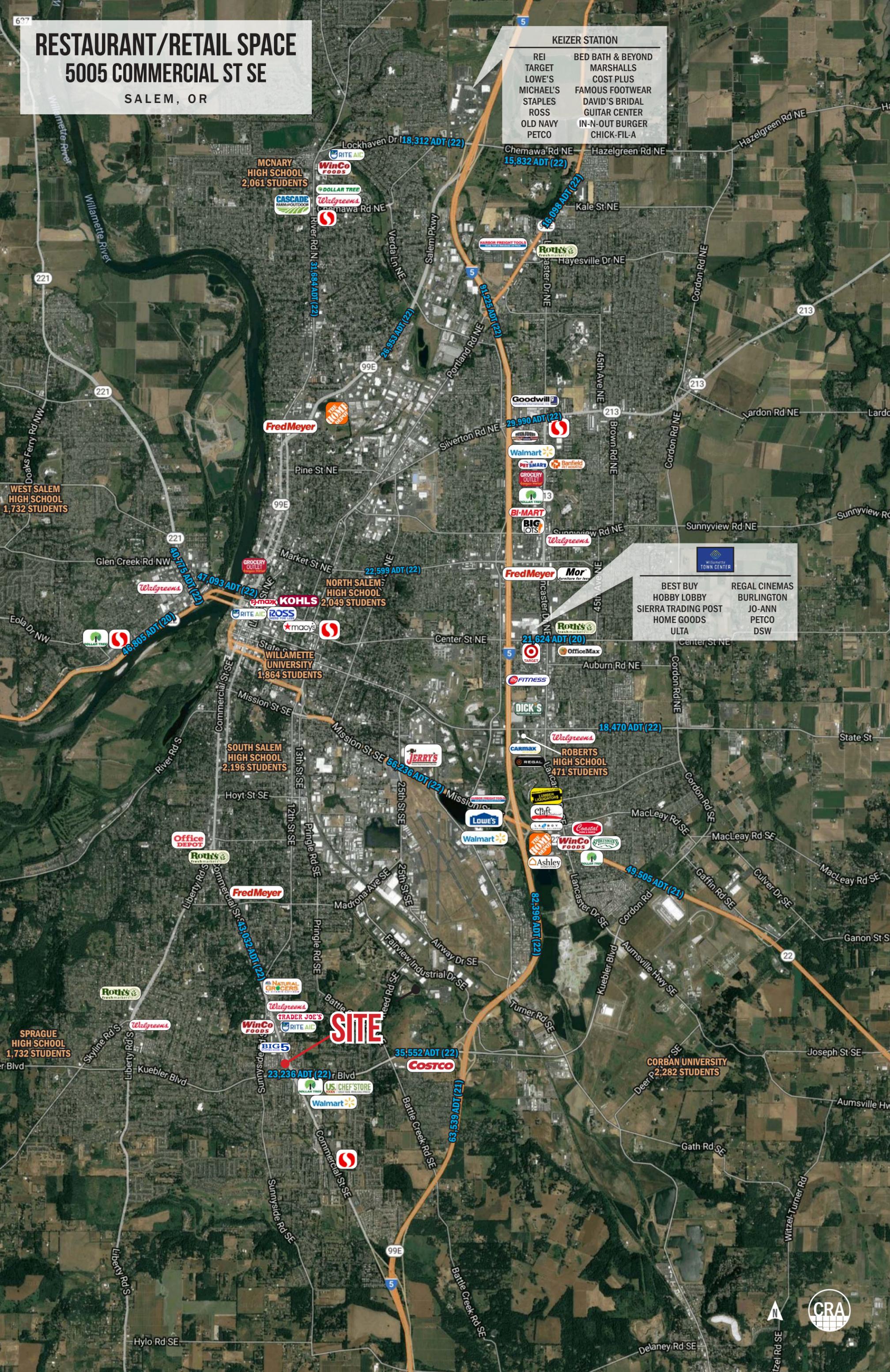
# RESTAURANT/RETAIL SPACE

## 5005 COMMERCIAL ST 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       |

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



# RESTAURANT/RETAIL SPACE

## 5005 COMMERCIAL ST SE

SALEM, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)

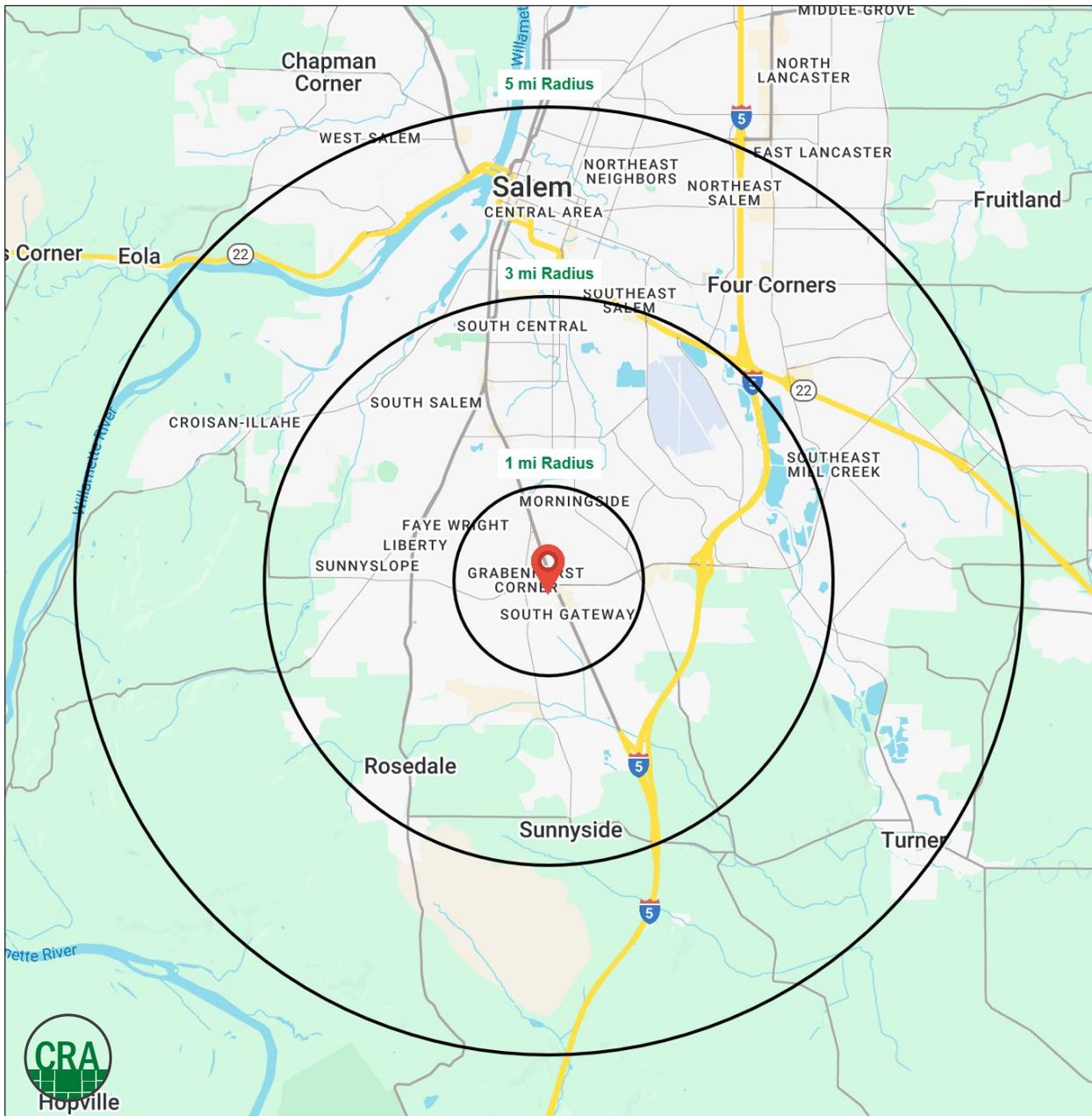
	1 MILE	3 MILE	5 MILE
Estimated Population 2024	16,005	68,551	141,088
Estimated Households	6,142	27,627	53,796
Average HH Income	\$104,883	\$113,183	\$103,727
Median Home Value	\$414,644	\$425,844	\$410,072
Daytime Demographics 16+	8,623	48,451	138,321

# 68,551

Estimated Population 2024  
3 MILE RADIUS

# 38.8

Median Age



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.8824/-123.031

<b>5005 Commercial St SE Salem, OR 97306</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	16,005	68,551	141,088
2029 Projected Population	15,643	67,309	140,270
2020 Census Population	16,164	67,878	139,276
2010 Census Population	14,281	59,260	124,479
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2024	0.9%	1.1%	1.0%
2024 Median Age	38.8	38.9	37.2
<b>Households</b>			
2024 Estimated Households	6,142	27,627	53,796
2029 Projected Households	6,073	27,440	54,187
2020 Census Households	6,062	27,059	51,899
2010 Census Households	5,492	24,084	46,886
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	0.1%
Historical Annual Growth 2010 to 2024	0.8%	1.1%	1.1%
<b>Race and Ethnicity</b>			
2024 Estimated White	74.5%	75.6%	72.8%
2024 Estimated Black or African American	1.9%	1.9%	2.4%
2024 Estimated Asian or Pacific Islander	6.0%	4.9%	4.2%
2024 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.4%
2024 Estimated Other Races	16.5%	16.5%	19.3%
2024 Estimated Hispanic	21.0%	21.1%	23.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$104,883	\$113,183	\$103,727
2024 Estimated Median Household Income	\$82,235	\$86,566	\$77,881
2024 Estimated Per Capita Income	\$40,619	\$45,783	\$39,879
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.2%	3.7%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	3.5%	5.7%
2024 Estimated High School Graduate	23.9%	22.0%	24.6%
2024 Estimated Some College	21.9%	22.9%	24.8%
2024 Estimated Associates Degree Only	5.6%	8.2%	8.8%
2024 Estimated Bachelors Degree Only	24.8%	24.4%	19.8%
2024 Estimated Graduate Degree	16.0%	16.7%	12.4%
<b>Business</b>			
2024 Estimated Total Businesses	557	3,095	7,154
2024 Estimated Total Employees	3,309	26,019	87,833
2024 Estimated Employee Population per Business	5.9	8.4	12.3
2024 Estimated Residential Population per Business	28.7	22.1	19.7

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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