

BI-MART SHOPPING CENTER

FOR LEASE > ALBANY, OREGON



**RESTAURANT
AND PAD SPACE
WITH DRIVE-THRU
AVAILABLE**

Albany is in the central part of Oregon's most populated region, the Willamette Valley. The city rests along the confluence of the Calapooia and Willamette rivers, and although most of the Albany falls within Linn County, a smaller portion of the town rests to the north of its downtown on the west bank of the Willamette River in Benton County.

LOCATION

2148 Santiam Hwy SE, Albany, OR

AVAILABLE SPACE

- 5,220 SF
- 2,200 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Santiam Hwy SE – 22,393 ADT ('22)

SE Clay Street – 11,989 ADT ('22)

HIGHLIGHTS

- Located next to Heritage Mall, at a signalized intersection.
- Easy access and visibility from Santiam Hwy.
- Anchored by Bi-Mart and JoAnn Fabrics and Crafts. Co-tenants include DMV, Grocery Depot, PizzAmoré and Fox Den Eatery.
- Nearby retailers include Fred Meyer, Target, Safeway, Staples, Marshalls, Ross Dress for Less, Sportsman's Warehouse, Burgerville, Starbucks and many more.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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RESTAURANT SPACE AVAILABLE



► FOR LEASE ◀

5,200 SF

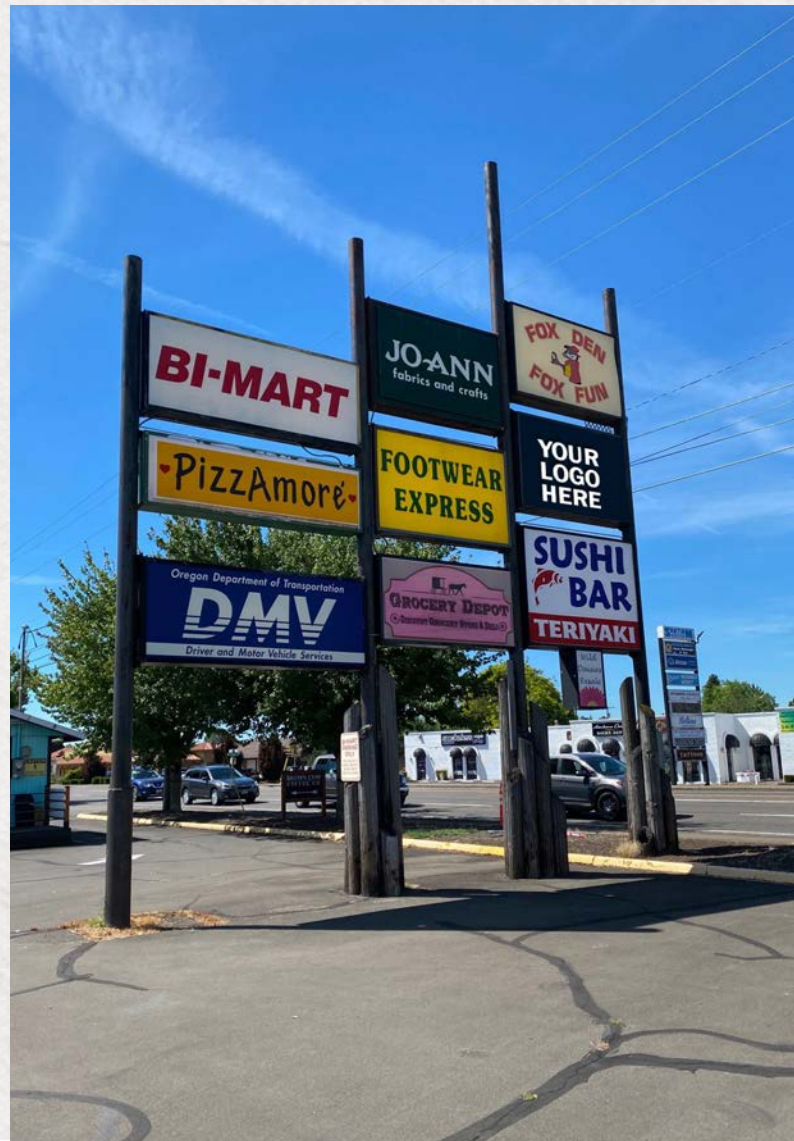
Available
Space

22,393
ADT

Traffic Count
Santiam Hwy SE

BI-MART
JOANN

Anchored
By



PAD SPACE AVAILABLE W/DRIVE-THRU



◀ FOR LEASE ▶

2,200 SF

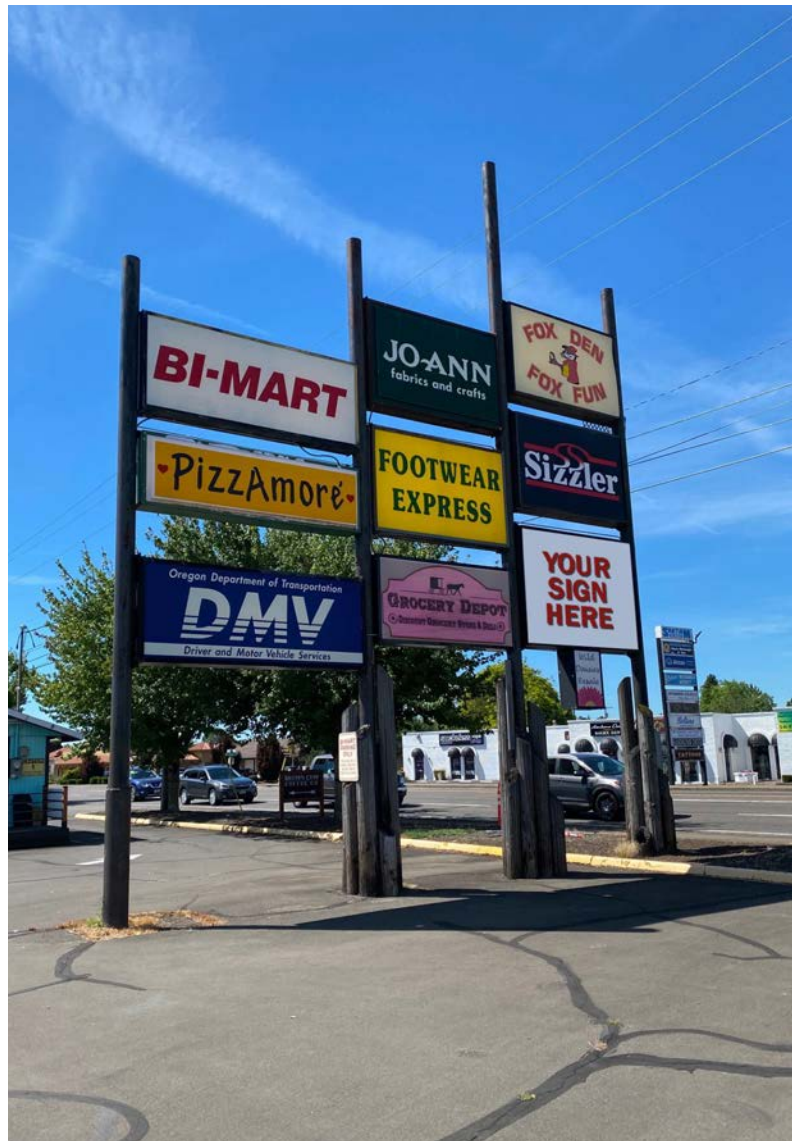
Available
Space

Santiam
Hwy SE

Easy Access
&
Visibility

BI-MART
JOANN

Anchored
By



BI-MART SHOPPING CENTER 2148 SANTIAM HWY SE

ALBANY, OR

ALBANY
ATHLETIC
CENTER



20

Nilyon St

Willamette River

Albany

SW Ellsworth St

SE Lyon St

Pacific Blvd SE

20

SE 9th Ave

Lowes

CENTRAL
ELEMENTARY

VIPER
NORTHWEST
80 EE'S

POLICE
DEPT.

ALBANY
INDOOR
PARK

BI-MART
JOANN

HERITAGE MALL

ASSURANT
SOLUTIONS
500 EE'S

US MARKET

SUNRISE
ELEMENTARY

ATI/PACIFIC
260 EE'S

PERIWINKLE
ELEMENTARY

WAVERLY
ELEMENTARY

BIG 5

petco

Goodwill

Staples

WALSH'S
LOCKERY

OLD NAVY

ROSS
CLOTHING STORE

Marshalls

Fred Meyer

REGAL

RITE AID

ALGON

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WinCo
FOODS

KOHL'S

Costco
WHOLESALE CLUB

Albany
Municipal
Airport-S12

LINN COUNTY
FAIRGROUNDS
& EXPO CENTER

Cox Creek

Knox Butte Rd E

Santiam Hwy SE

Walmart

Coastal

CRA

BI-MART SHOPPING CENTER
2148 SANTIAM HWY SE
ALBANY, OR



SITE
JOANN
BI-MART

**Advance
Auto Parts**

**Knecht's
AUTO PARTS**
Your Locally Owned Discount Connection!

BI-MART SHOPPING CENTER
2148 SANTIAM HWY SE
ALBANY, OR

CHURCH

**Grocery
Depot**

PizzaAmoré

**AVAILABLE
5,220 SF**

**AVAILABLE
2,200 SF**

FOX DEN
EATERY

Pretty Rebel Resale

ALBA NAILS
& SPA

DMV

JOANN

FOOTWEAR EXPRESS

BI-MART

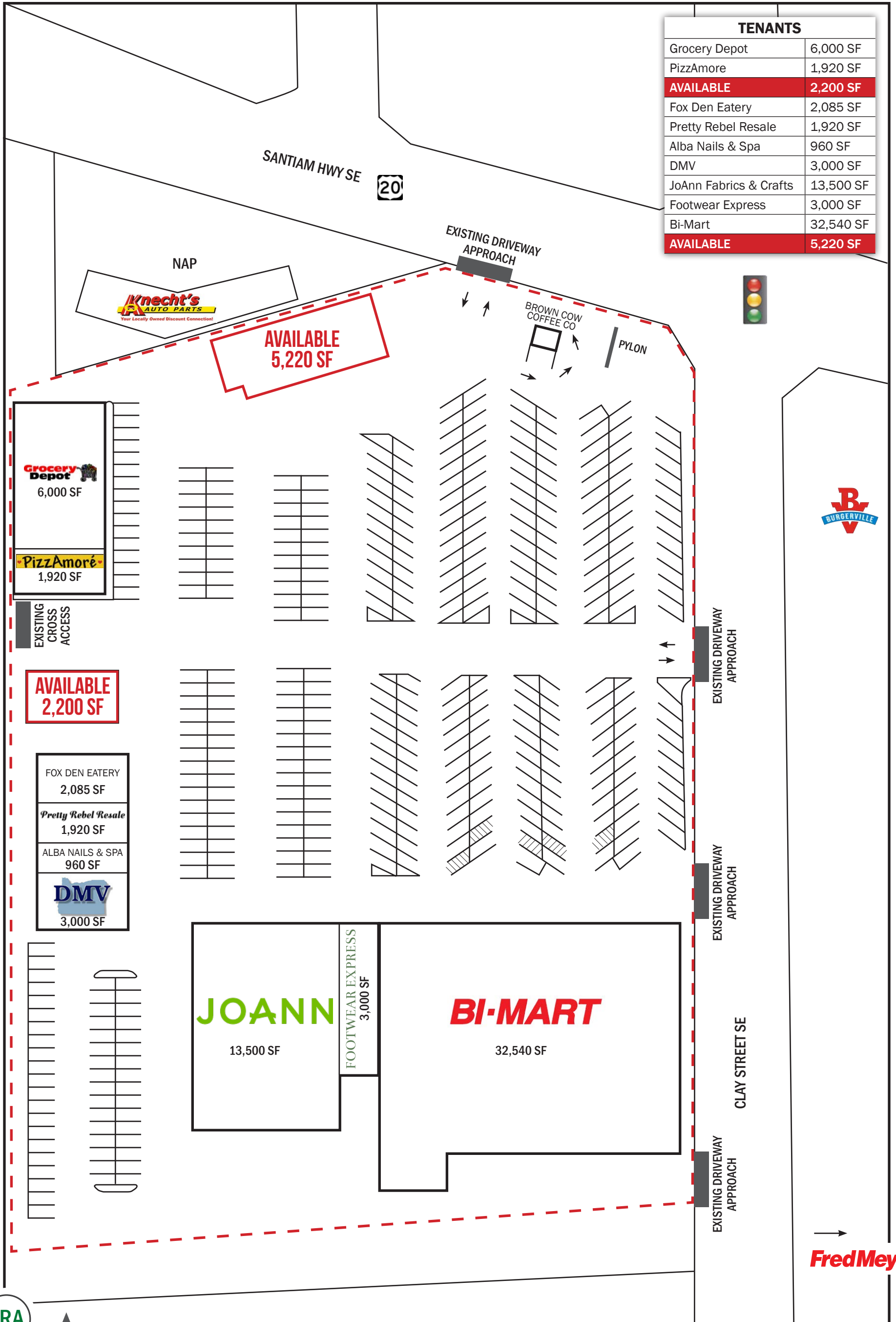
Fred Meyer

BI-MART SHOPPING CENTER 2148 SANTIAM HWY SE

ALBANY, OR

SITE PLAN

TENANTS	
Grocery Depot	6,000 SF
PizzAmore	1,920 SF
AVAILABLE	2,200 SF
Fox Den Eatery	2,085 SF
Pretty Rebel Resale	1,920 SF
Alba Nails & Spa	960 SF
DMV	3,000 SF
JoAnn Fabrics & Crafts	13,500 SF
Footwear Express	3,000 SF
Bi-Mart	32,540 SF
AVAILABLE	5,220 SF



BI-MART SHOPPING CENTER

2148 SANTIAM HWY SE

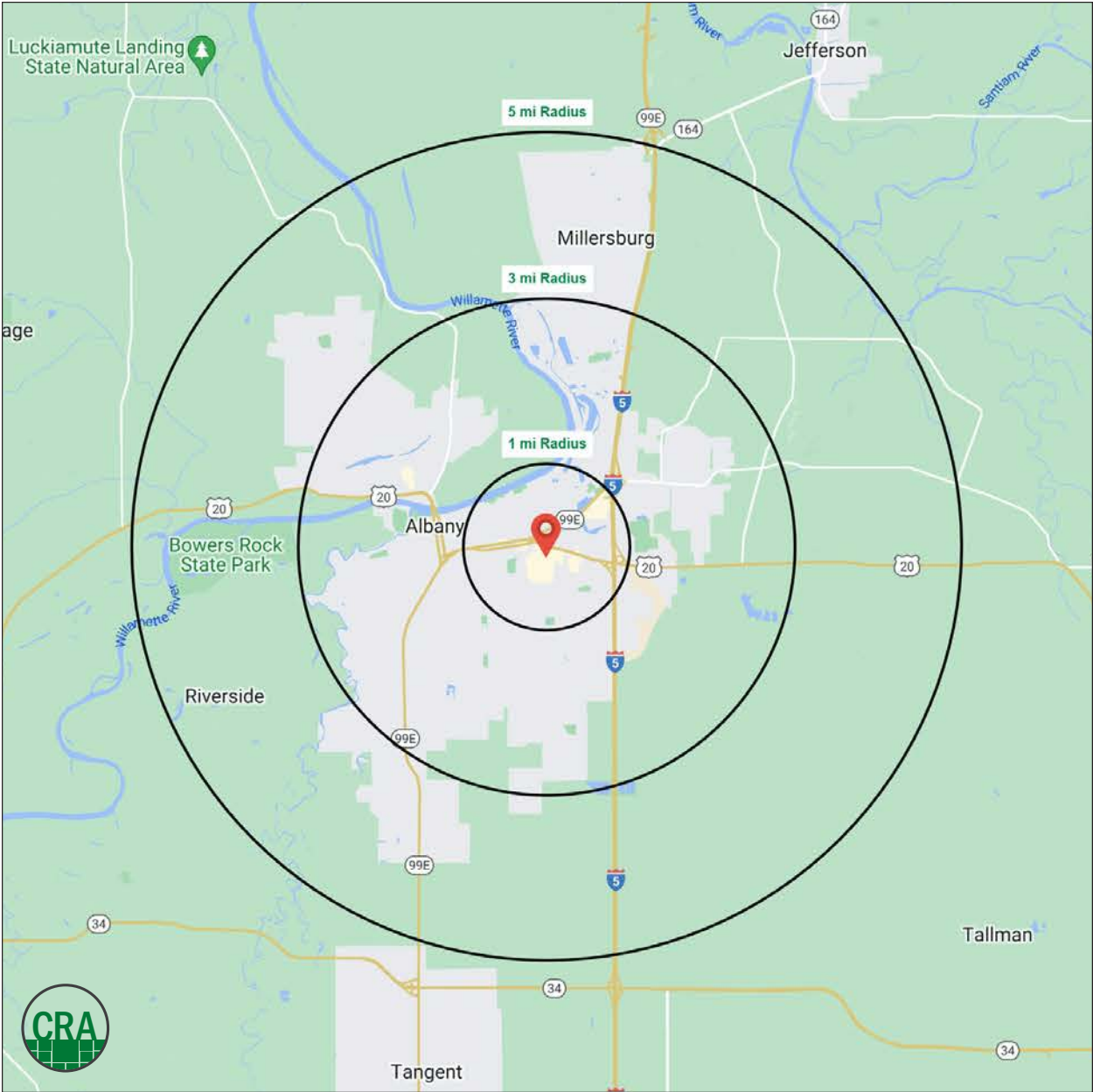
DEMOGRAPHIC SUMMARY

ALBANY, OR

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	15,339	51,823	65,387
Projected Population 2026	16,585	56,371	71,522
Average HH Income	\$69,270	\$76,104	\$80,663
Median Home Value	\$231,336	\$256,096	\$277,059
Daytime Demographics 16+	11,817	39,960	48,930
Some College or Higher	58.9%	65.9%	67.9%

34.2

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: 44.6314/-123.0784

2248 Santiam Hwy SE	1 mi	3 mi	5 mi
Albany, OR 97321	radius	radius	radius
Population			
2021 Estimated Population	15,339	51,823	65,387
2026 Projected Population	16,585	56,371	71,522
2020 Census Population	15,268	51,172	64,530
2010 Census Population	14,124	45,893	56,377
Projected Annual Growth 2021 to 2026	1.6%	1.8%	1.9%
Historical Annual Growth 2010 to 2021	0.8%	1.2%	1.5%
2021 Median Age	34.2	36.3	37.5
Households			
2021 Estimated Households	6,161	20,165	25,294
2026 Projected Households	6,349	20,990	26,532
2020 Census Households	6,129	19,918	24,974
2010 Census Households	5,756	18,043	22,065
Projected Annual Growth 2021 to 2026	0.6%	0.8%	1.0%
Historical Annual Growth 2010 to 2021	0.6%	1.1%	1.3%
Race and Ethnicity			
2021 Estimated White	74.5%	79.1%	80.5%
2021 Estimated Black or African American	1.5%	1.3%	1.1%
2021 Estimated Asian or Pacific Islander	1.7%	1.8%	1.9%
2021 Estimated American Indian or Native Alaskan	1.7%	1.4%	1.2%
2021 Estimated Other Races	20.6%	16.5%	15.3%
2021 Estimated Hispanic	20.3%	15.0%	13.4%
Income			
2021 Estimated Average Household Income	\$69,270	\$76,104	\$80,663
2021 Estimated Median Household Income	\$50,260	\$65,870	\$71,528
2021 Estimated Per Capita Income	\$28,134	\$29,833	\$31,385
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.7%	2.5%
2021 Estimated Some High School (Grade Level 9 to 11)	7.4%	5.8%	5.2%
2021 Estimated High School Graduate	29.2%	25.5%	24.4%
2021 Estimated Some College	32.1%	31.0%	29.9%
2021 Estimated Associates Degree Only	9.0%	9.6%	9.6%
2021 Estimated Bachelors Degree Only	11.7%	16.5%	18.5%
2021 Estimated Graduate Degree	6.1%	8.8%	9.9%
Business			
2021 Estimated Total Businesses	775	2,326	2,701
2021 Estimated Total Employees	6,578	22,714	26,936
2021 Estimated Employee Population per Business	8.5	9.8	10.0
2021 Estimated Residential Population per Business	19.8	22.3	24.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
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www.cra-nw.com



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.