

# FOR SALE

# **COSTCO** LAND & BUILDING

## SALEM, OREGON



### LOCATION

1010 Hawthorne Avenue SE, Salem, OR

### PROPERTY INFO

Land - 13.43 acres  
Building - 143,260 SF  
Parking - 695 stalls

### SALES PRICE

\$11,000,000 (approx. \$77/SF building)

### TRAFFIC COUNTS

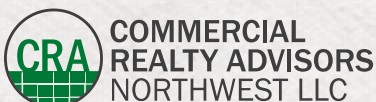
Mission Street SE - 56,214 ADT ('20)  
I-5 - 81,218 ADT ('20)

### HIGHLIGHTS

- Great visibility and convenient, central location off I-5 and Mission Street (Hwy 22).
- Nearby retailers include Lowe's, Walmart, Home Depot, Craft Warehouse, WinCo, Coastal Farm & Ranch, and Sportsman's Warehouse.
- Zoned CR - Commercial Retail.
- Service Station will be removed by Seller.
- Built in 1992 and remodeled over the years.
- Real Market Value Tax Assessment is \$13,558,290.



Sources: Marion County, Oregon; Costar; Sites USA



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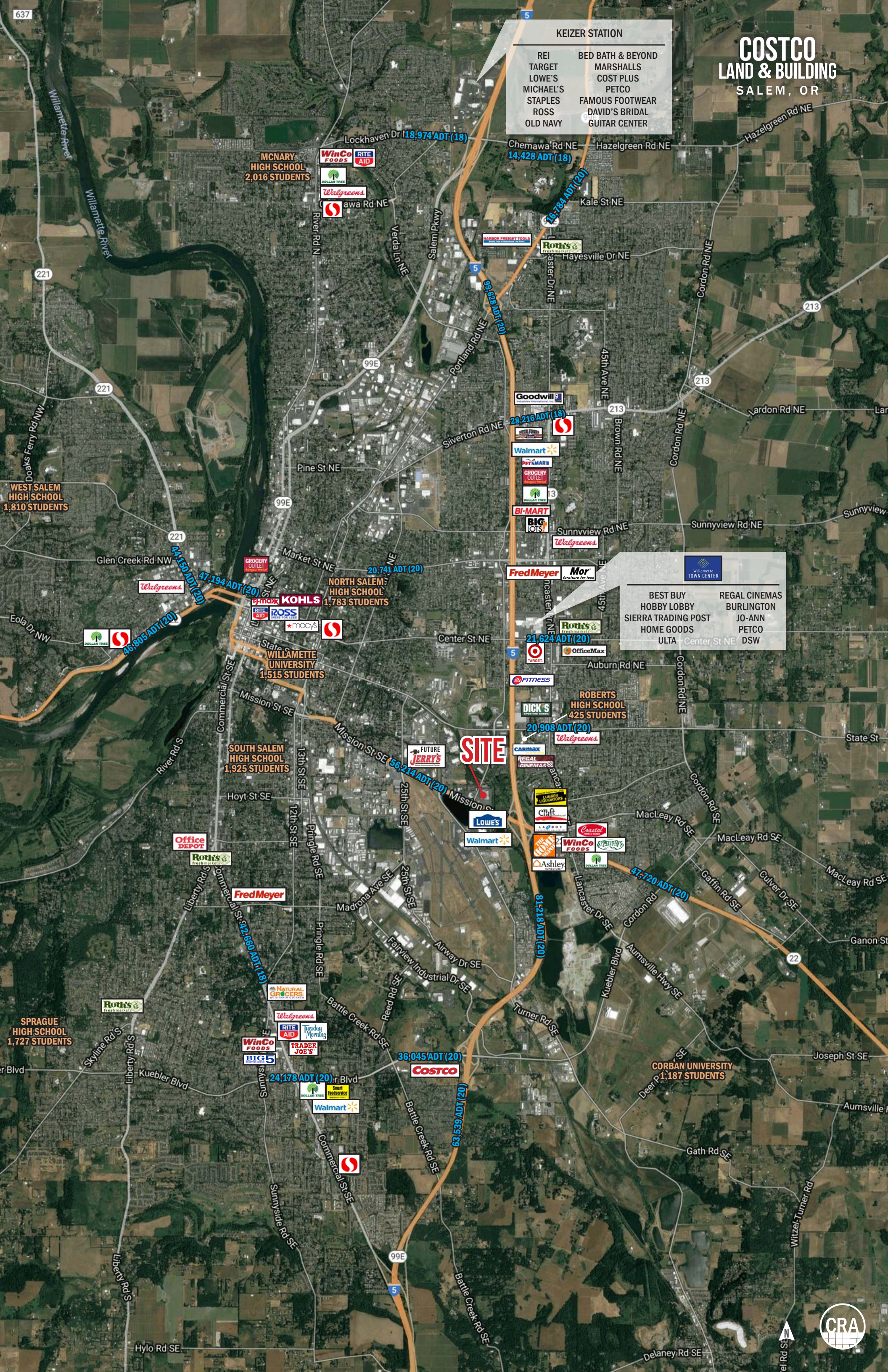
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# COSTCO LAND & BUILDING SALEM, OR

### KEIZER STATION

- REI
- TARGET
- LOWE'S
- MICHAEL'S
- STAPLES
- ROSS
- OLD NAVY
- BED BATH & BEYOND
- MARSHALLS
- COST PLUS
- PETCO
- FAMOUS FOOTWEAR
- DAVID'S BRIDAL
- GUITAR CENTER



WEST SALEM HIGH SCHOOL  
1,810 STUDENTS

MCNARY HIGH SCHOOL  
2,016 STUDENTS

SPRAGUE HIGH SCHOOL  
1,727 STUDENTS

SOUTH SALEM HIGH SCHOOL  
1,925 STUDENTS

WILLAMETTE UNIVERSITY  
1,515 STUDENTS

ROSS

NORTH SALEM HIGH SCHOOL  
1,783 STUDENTS

CORBAN UNIVERSITY  
1,187 STUDENTS

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

## SITE

Lockhaven Dr 18,974 ADT (18)

Chemawa Rd NE 14,428 ADT (18)

66,784 ADT (20)

99,628 ADT (20)

28,216 ADT (18)

44,150 ADT (20)

47,194 ADT (20)

46,805 ADT (20)

20,741 ADT (20)

21,624 ADT (20)

20,908 ADT (20)

56,214 ADT (20)

42,660 ADT (18)

36,045 ADT (20)

24,178 ADT (20)

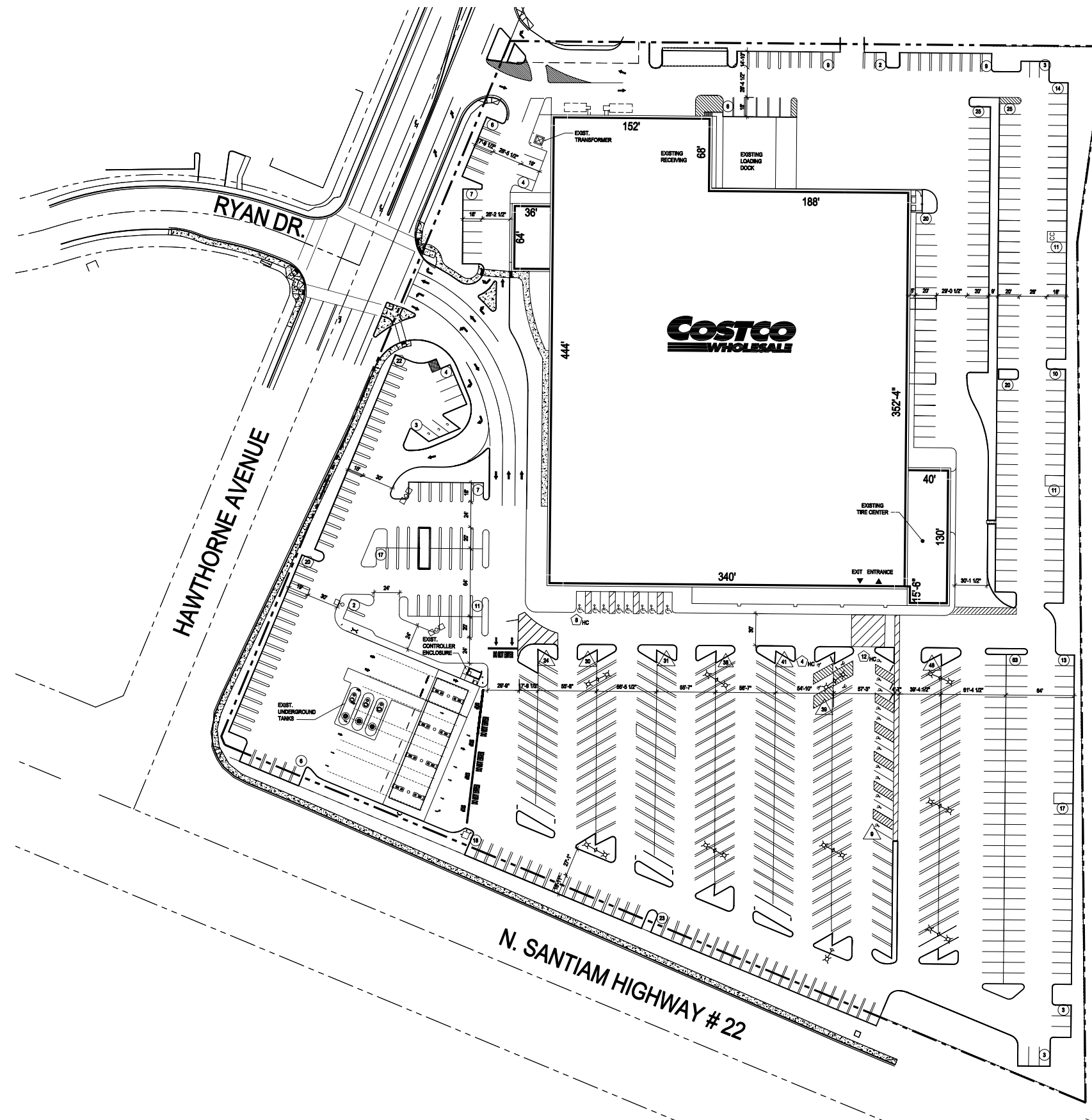
63,539 ADT (20)

47,720 ADT (20)

81,218 ADT (20)







**PROJECT DATA**

CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 1010 HAWTHORNE AVENUE SE  
SALEM, OREGON 97301

ZONING: CR - COMMERCIAL RETAIL

SITE AREA: 584,916 S.F. (13.42 ACRES)

JURISDICTION: CITY OF SALEM

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING AN ELECTRONIC FILE PROVIDED BY WRG, INC. DATED MAY, 2008

**BUILDING DATA:**

EXIST. BUILDING AREA	138,060 S.F.
EXIST. TIRE CENTER	5,200 S.F.
<b>TOTAL EXISTING BUILDING</b>	<b>143,260 S.F.</b>

**PARKING DATA:**

<b>PARKING PROVIDED:</b>	
⊙ 10' WIDE STALLS	369 STALLS
⊙ 9' WIDE STALLS	42 STALLS
⚠ 10' ANGLED STALLS	260 STALLS
♿ ACCESSIBLE STALLS	24 STALLS
<b>TOTAL PARKING</b>	<b>695 STALLS</b>

PARKING REQ'D BY JURISDICTION	694 STALLS
PARKING SURPLUS	1 STALL

**NOTES:**  
EXISTING CONDITIONS TO BE FIELD VERIFIED.

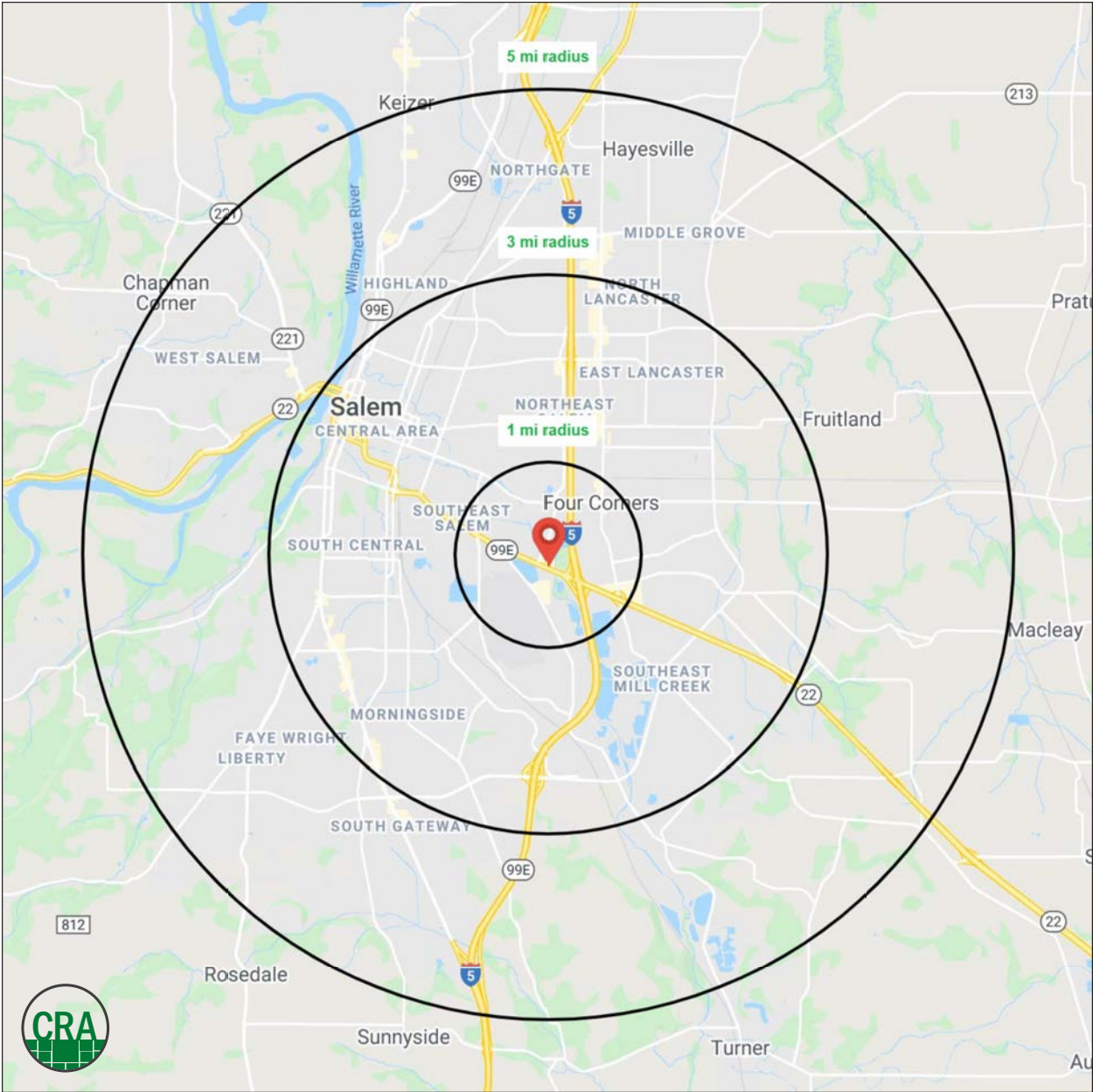


**DEMOGRAPHIC SUMMARY**

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	4,312	97,127	217,120
Projected Population 2025	4,535	100,979	225,978
Average HH Income	\$54,271	\$66,305	\$76,013
Median Age	36.3	34.5	35.1
Total Businesses	396	5,552	8,940
Daytime Demographics 16+	7,314	106,219	175,707

**217,120**  
 Estimated 2020 Population  
 5 MILE RADIUS

**8,940**  
 Total Businesses  
 5 MILE RADIUS





# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9195/-122.9953

RS1

## 1010 Hawthorne Ave SE

Salem, OR 97301

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	4,312	97,127	217,120
	2025 Projected Population	4,535	100,979	225,978
	2010 Census Population	3,846	87,988	193,395
	2000 Census Population	3,711	81,453	173,796
	Projected Annual Growth 2020 to 2025	1.0%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	0.8%	1.0%	1.2%
<b>HOUSEHOLDS</b>	2020 Median Age	36.3	34.5	35.1
	2020 Estimated Households	1,675	34,799	78,868
	2025 Projected Households	1,777	36,618	82,741
	2010 Census Households	1,502	31,560	70,602
	2000 Census Households	1,477	29,839	63,870
	Projected Annual Growth 2020 to 2025	1.2%	1.0%	1.0%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2020	0.7%	0.8%	1.2%
	2020 Estimated White	66.3%	71.3%	73.7%
	2020 Estimated Black or African American	2.6%	2.6%	2.2%
	2020 Estimated Asian or Pacific Islander	3.3%	4.1%	4.1%
	2020 Estimated American Indian or Native Alaskan	1.9%	1.6%	1.5%
	2020 Estimated Other Races	25.9%	20.4%	18.5%
<b>INCOME</b>	2020 Estimated Hispanic	34.8%	28.3%	26.3%
	2020 Estimated Average Household Income	\$54,271	\$66,305	\$76,013
	2020 Estimated Median Household Income	\$50,054	\$57,319	\$64,231
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Per Capita Income	\$21,445	\$24,700	\$28,171
	2020 Estimated Elementary (Grade Level 0 to 8)	5.1%	6.8%	6.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	11.3%	7.4%	6.7%
	2020 Estimated High School Graduate	35.2%	29.2%	26.4%
	2020 Estimated Some College	29.4%	26.1%	25.9%
	2020 Estimated Associates Degree Only	5.6%	8.5%	8.8%
	2020 Estimated Bachelors Degree Only	9.3%	14.2%	16.0%
<b>BUSINESS</b>	2020 Estimated Graduate Degree	4.0%	7.7%	9.9%
	2020 Estimated Total Businesses	396	5,552	8,940
	2020 Estimated Total Employees	5,662	71,538	101,150
	2020 Estimated Employee Population per Business	14.3	12.9	11.3
	2020 Estimated Residential Population per Business	10.9	17.5	24.3

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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