

— FOR LEASE —  
**FORMER COSTCO**

SALEM, OREGON



## LOCATION

1010 Hawthorne Avenue SE, Salem, OR

## AVAILABLE SPACE

- 99,313 SF (will split)
- Pad Site

## LEASE RATE

Please call for details

## TRAFFIC COUNTS

Mission Street SE – 56,236 ADT ('22)  
I-5 – 82,396 ADT ('22)

## HIGHLIGHTS

- Great visibility and convenient, central location off I-5 and Mission Street (Hwy 22).
- Co-tenants include Harbor Freight Tools and Electric Castle's Wunderland.
- Nearby retailers include Lowe's, Walmart, Home Depot, Craft Warehouse, WinCo, Coastal Farm & Ranch, and Sportsman's Warehouse.
- Pad available on signalized corner, former location of fuel station.
- Ideal for home improvement, building materials, nursery, entertainment, athletic club, discount retail, medical or educational use.



**DICKERHOOF**  
**PROPERTIES**

**CRA** COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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**Bob LeFeber** 503.807.4174 | bob@cra-nw.com

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**www.cra-nw.com**

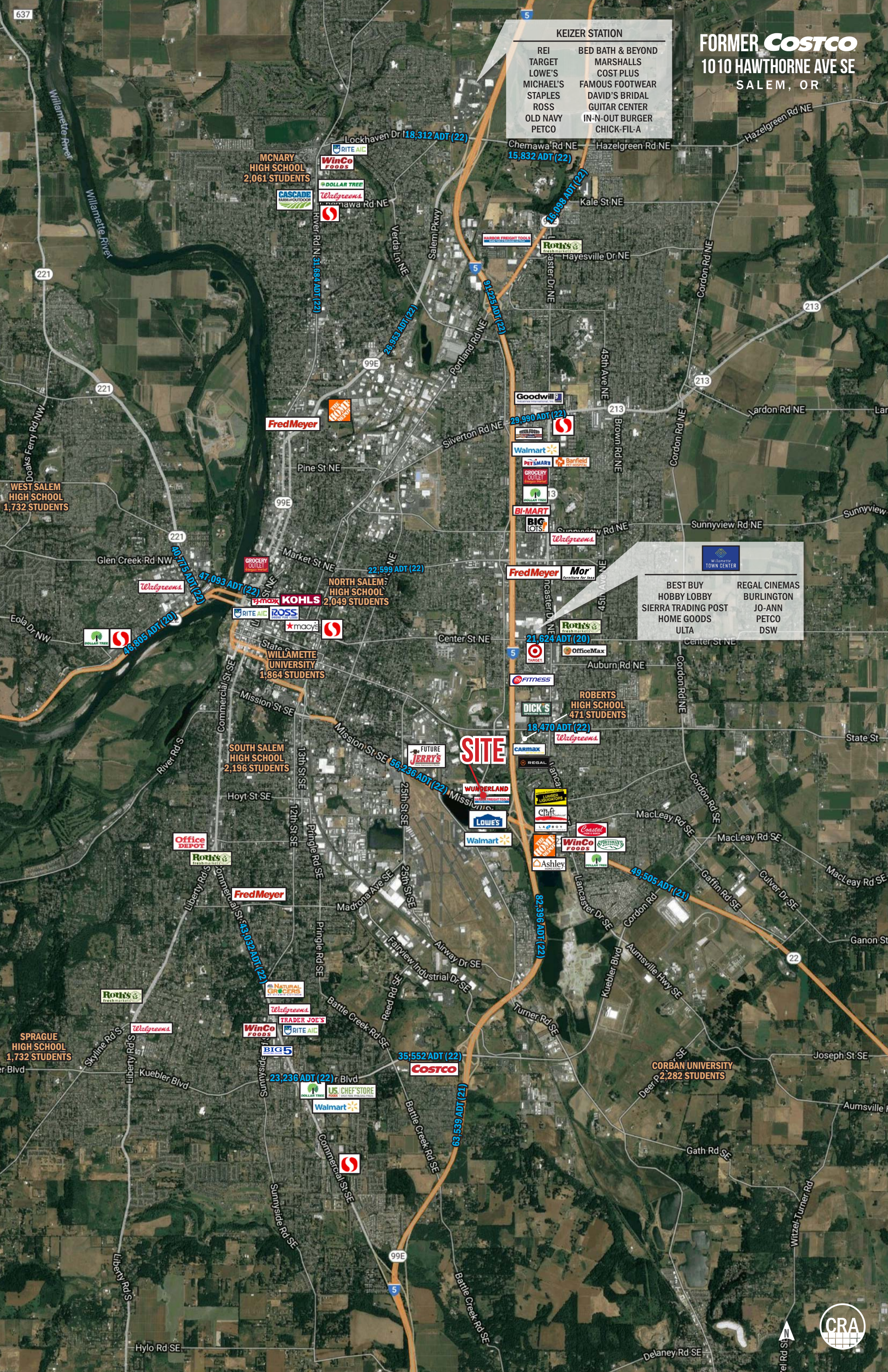
Sources: Marion County, Oregon; Costar; Sites USA



KEIZER STATION

- REI
- TARGET
- LOWE'S
- MICHAEL'S
- STAPLES
- ROSS
- OLD NAVY
- PETCO
- BED BATH & BEYOND
- MARSHALLS
- COST PLUS
- FAMOUS FOOTWEAR
- DAVID'S BRIDAL
- GUITAR CENTER
- IN-N-OUT BURGER
- CHICK-FIL-A

**FORMER COSTCO**  
 1010 HAWTHORNE AVE SE  
 SALEM, OR



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

**SITE**

**MCNARY HIGH SCHOOL** 2,061 STUDENTS

**WEST SALEM HIGH SCHOOL** 1,732 STUDENTS

**WILLAMETTE UNIVERSITY** 1,864 STUDENTS

**NORTH SALEM HIGH SCHOOL** 2,049 STUDENTS

**SOUTH SALEM HIGH SCHOOL** 2,196 STUDENTS

**SPRAGUE HIGH SCHOOL** 1,732 STUDENTS

**ROBERTS HIGH SCHOOL** 471 STUDENTS

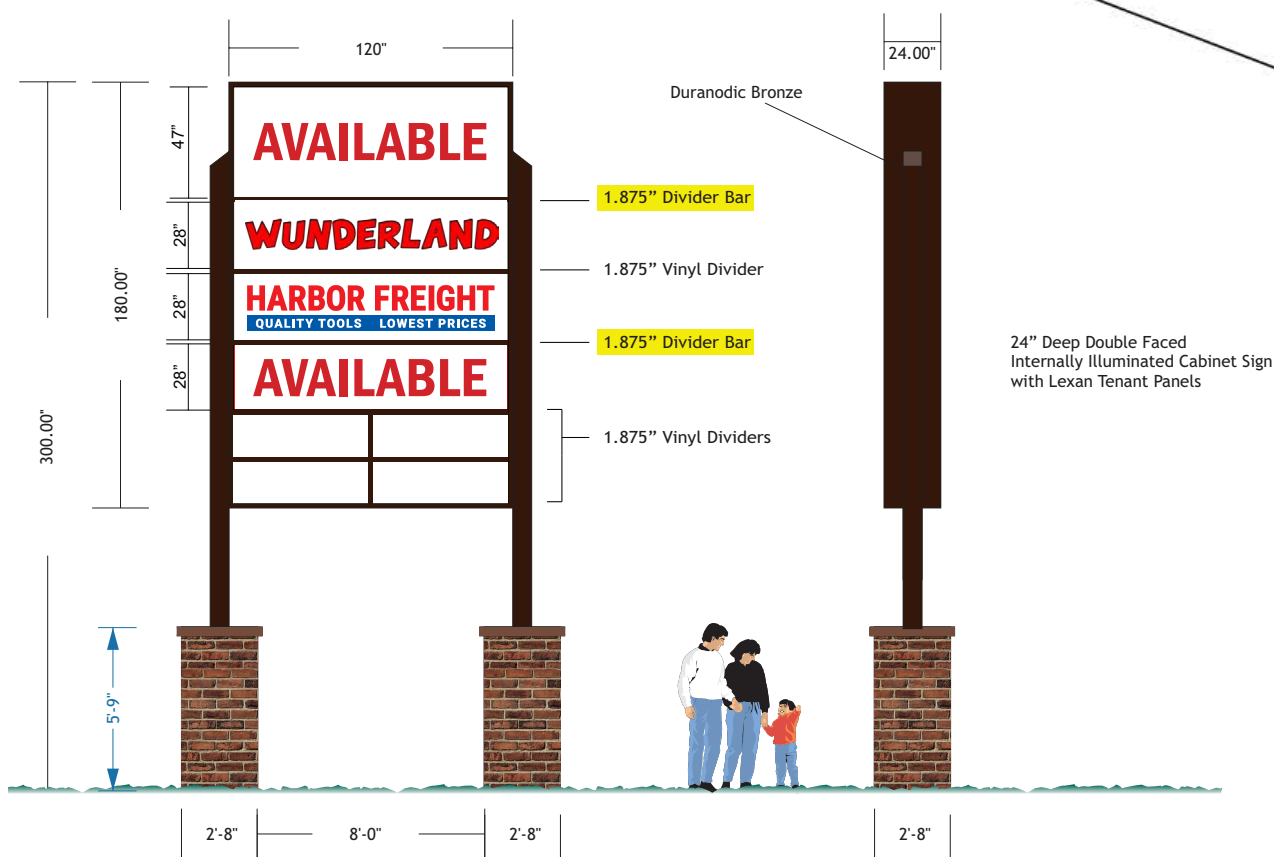
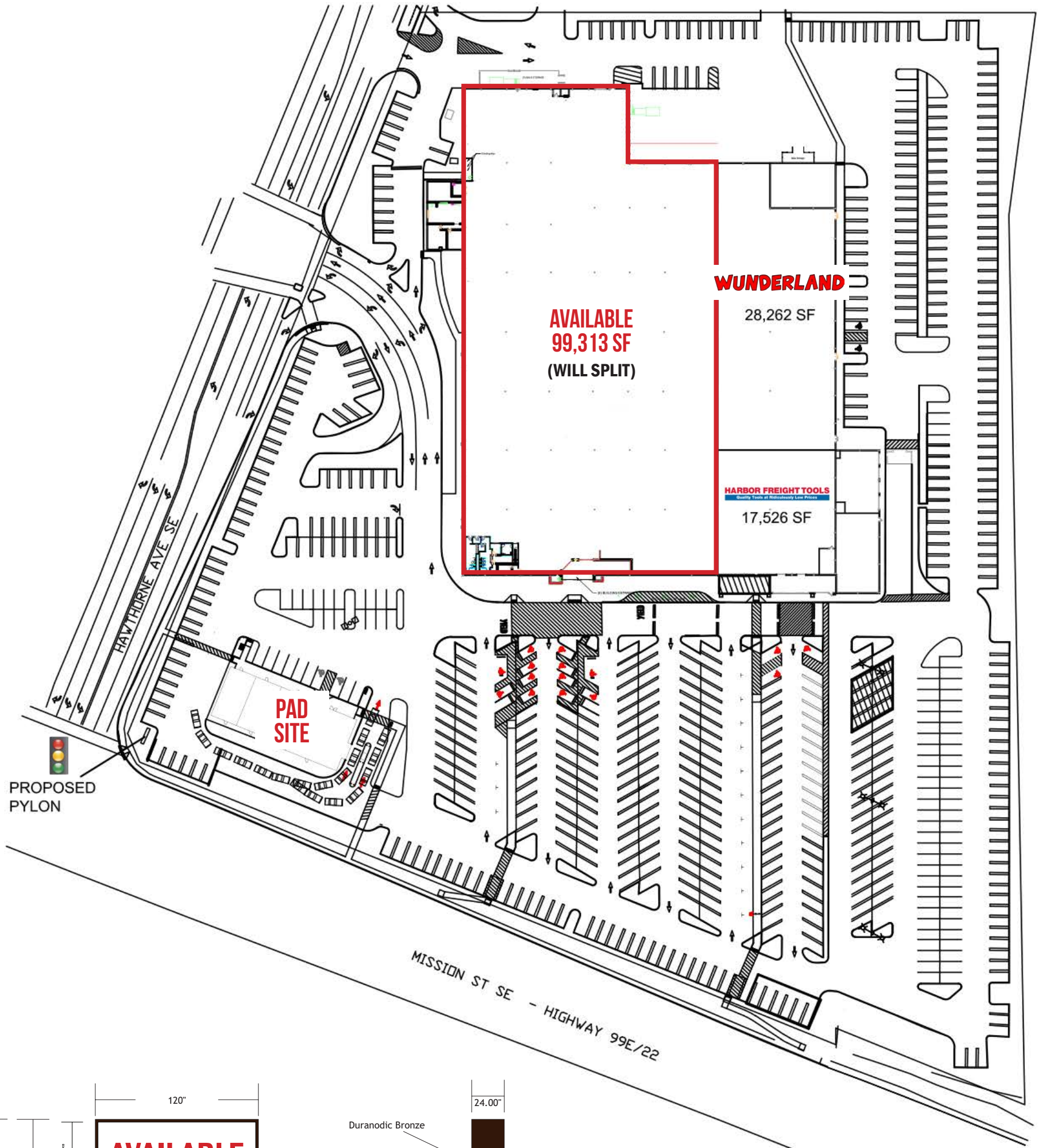
**CORBAN UNIVERSITY** 2,282 STUDENTS

**ADT (2022) VALUES:**

- 18,312 ADT (22)
- 15,832 ADT (22)
- 16,098 ADT (22)
- 26,953 ADT (22)
- 91,235 ADT (22)
- 40,715 ADT (22)
- 47,093 ADT (22)
- 46,805 ADT (20)
- 22,599 ADT (22)
- 21,624 ADT (20)
- 18,470 ADT (22)
- 56,236 ADT (22)
- 82,396 ADT (22)
- 49,505 ADT (21)
- 35,552 ADT (22)
- 23,236 ADT (22)
- 63,539 ADT (21)

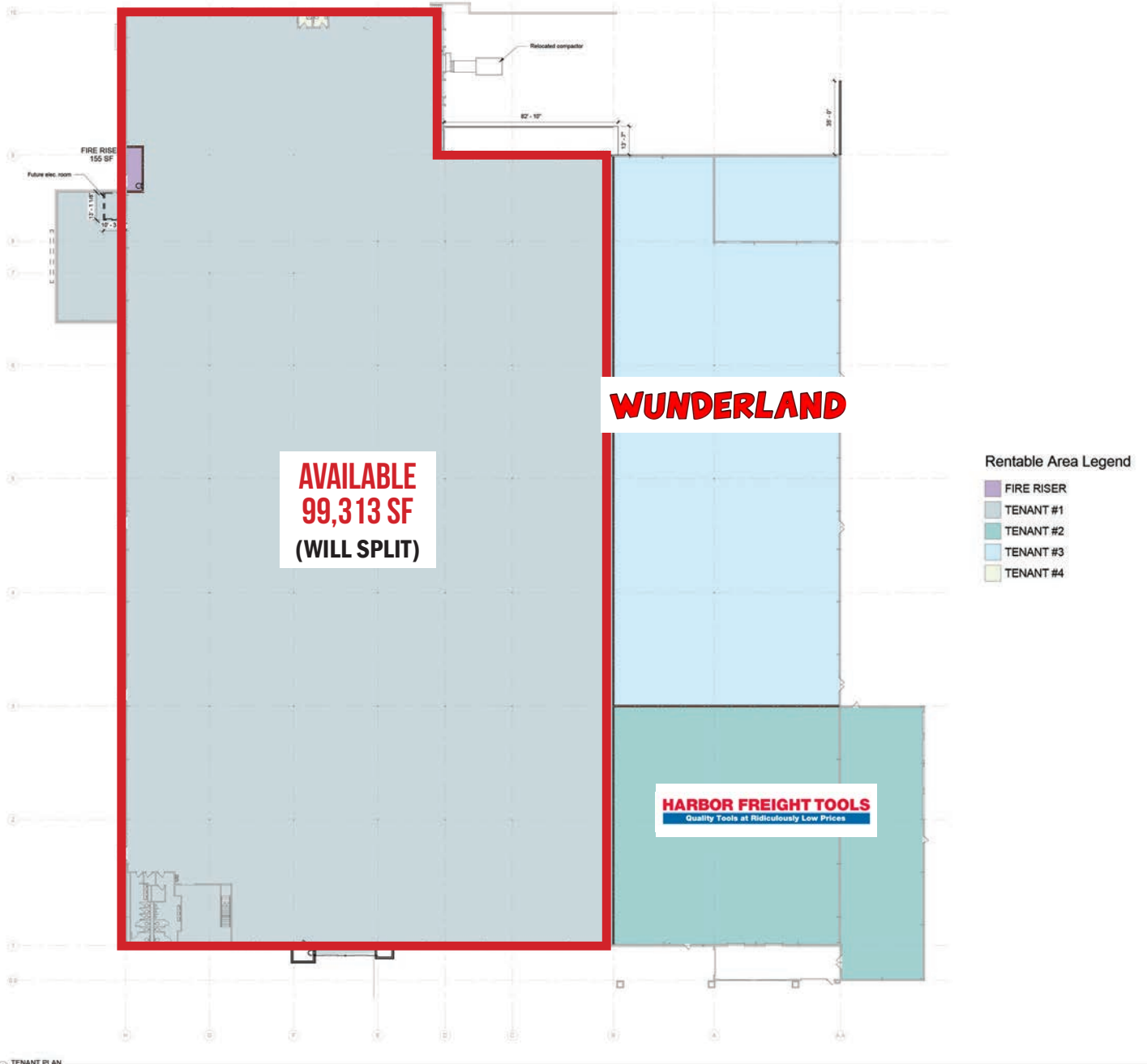






# FLOOR PLAN

**FORMER *COSTCO***  
**1010 HAWTHORNE AVE SE**  
**SALEM, OR**



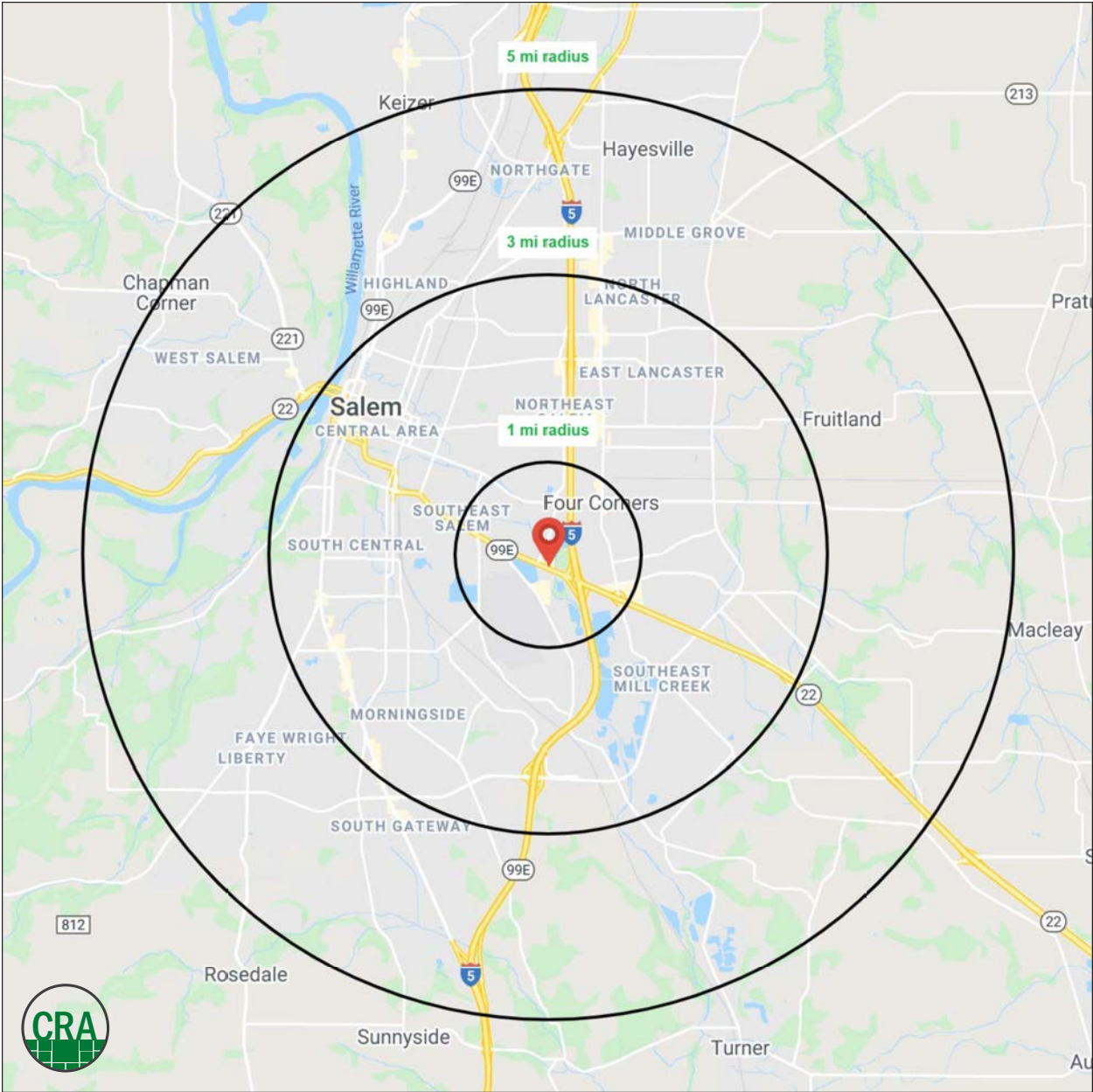


**DEMOGRAPHIC SUMMARY**

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	4,200	95,781	215,823
Projected Population 2027	4,298	97,994	225,815
Average HH Income	\$62,922	\$70,837	\$79,331
Median Age	37.7	34.7	35.5
Total Businesses	458	5,834	9,411
Daytime Demographics 16+	10,074	119,912	187,580

**215,823**  
 Estimated 2022 Population  
 5 MILE RADIUS

**9,411**  
 Total Businesses  
 5 MILE RADIUS



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9195/-122.9953

<b>1010 Hawthorne Ave SE</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Salem, OR 97301</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2022 Estimated Population	4,200	95,781	215,823
2027 Projected Population	4,298	97,994	225,815
2020 Census Population	4,244	95,612	214,276
2010 Census Population	3,966	88,798	193,021
Projected Annual Growth 2022 to 2027	0.5%	0.5%	0.9%
Historical Annual Growth 2010 to 2022	0.5%	0.7%	1.0%
2022 Median Age	37.7	34.7	35.5
<b>Households</b>			
2022 Estimated Households	1,618	33,982	77,925
2027 Projected Households	1,709	35,858	84,165
2020 Census Households	1,611	33,907	77,219
2010 Census Households	1,501	31,769	70,453
Projected Annual Growth 2022 to 2027	1.1%	1.1%	1.6%
Historical Annual Growth 2010 to 2022	0.7%	0.6%	0.9%
<b>Race and Ethnicity</b>			
2022 Estimated White	60.3%	60.9%	65.0%
2022 Estimated Black or African American	3.1%	5.4%	3.4%
2022 Estimated Asian or Pacific Islander	3.7%	5.8%	4.9%
2022 Estimated American Indian or Native Alaskan	2.0%	1.7%	1.6%
2022 Estimated Other Races	30.9%	26.2%	25.1%
2022 Estimated Hispanic	34.3%	29.5%	27.4%
<b>Income</b>			
2022 Estimated Average Household Income	\$62,922	\$70,837	\$79,331
2022 Estimated Median Household Income	\$49,348	\$59,008	\$66,197
2022 Estimated Per Capita Income	\$24,855	\$26,298	\$29,306
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	8.8%	6.8%	6.5%
2022 Estimated Some High School (Grade Level 9 to 11)	11.5%	7.7%	7.0%
2022 Estimated High School Graduate	34.8%	27.4%	24.7%
2022 Estimated Some College	27.4%	26.9%	26.3%
2022 Estimated Associates Degree Only	5.9%	9.1%	9.1%
2022 Estimated Bachelors Degree Only	6.9%	14.0%	16.2%
2022 Estimated Graduate Degree	4.7%	8.1%	10.2%
<b>Business</b>			
2022 Estimated Total Businesses	458	5,834	9,411
2022 Estimated Total Employees	8,496	85,755	115,429
2022 Estimated Employee Population per Business	18.6	14.7	12.3
2022 Estimated Residential Population per Business	9.2	16.4	22.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

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[www.cra-nw.com](http://www.cra-nw.com)



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