

— FOR LEASE —
FORMER COSTCO

SALEM, OREGON



LOCATION

1010 Hawthorne Avenue SE, Salem, OR

AVAILABLE SPACE

- 11,857 SF
- 28,365 SF
- 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 At Home Superstore and Harbor Freight Tools.
- 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



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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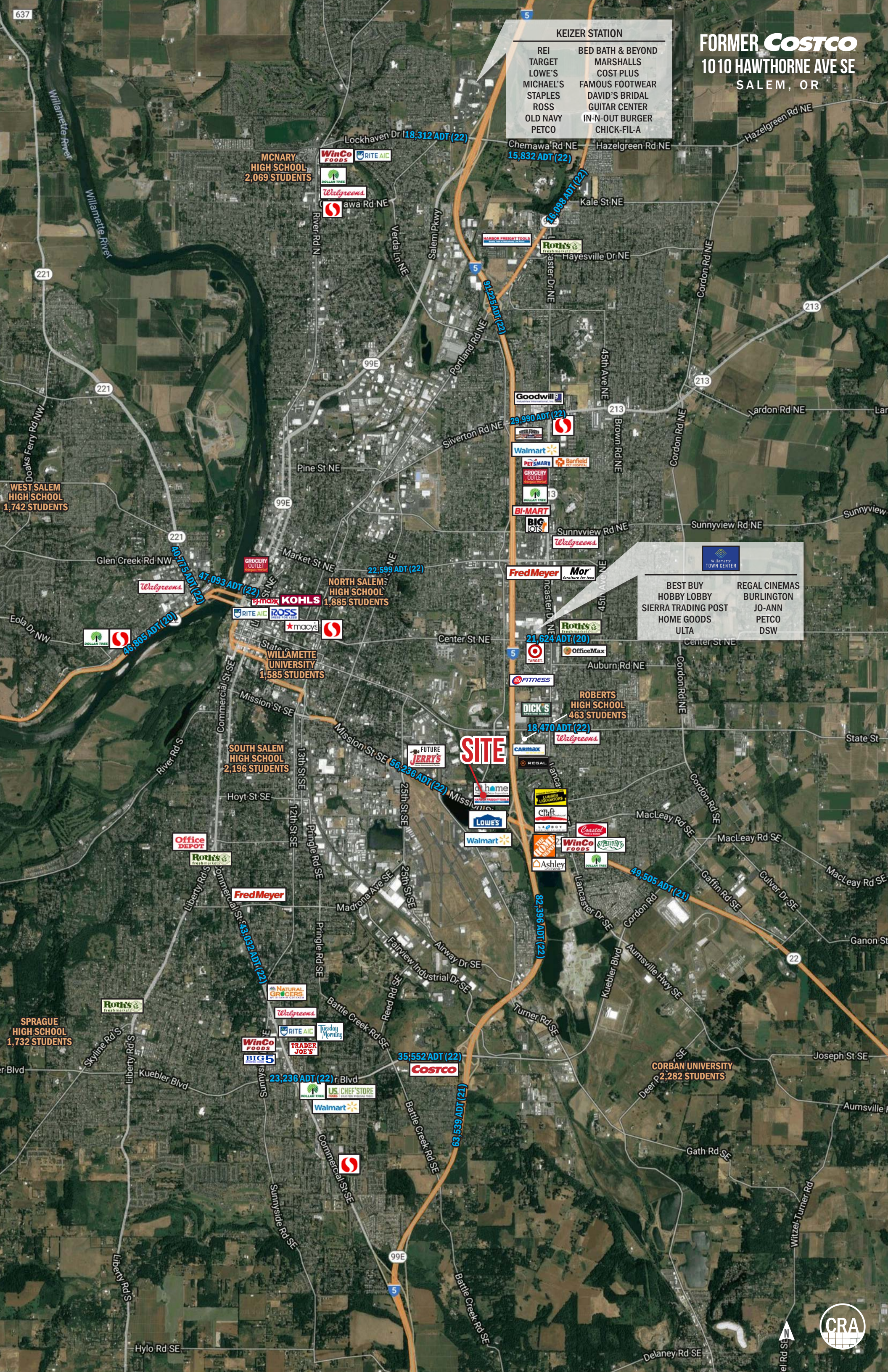
www.cra-nw.com

Sources: Marion County, Oregon; Costar; Sites USA

FORMER COSTCO

1010 HAWTHORNE AVE 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 |

SITE

M McNary High School
2,069 STUDENTS

WinCo Foods
Rite Aid
Walgreens
Costco

Chemawa Rd NE
15,832 ADT (22)

46,098 ADT (22)

91,235 ADT (22)

29,990 ADT (22)

Walmart

BI-MART

Walmart

21,624 ADT (20)

Target

18,470 ADT (22)

DICK'S

LOWE'S

Walmart

82,396 ADT (22)

49,505 ADT (21)

35,552 ADT (22)

Costco

23,236 ADT (22)

63,539 ADT (21)

West Salem High School
1,742 STUDENTS

40,715 ADT (22)

46,805 ADT (20)

47,093 ADT (22)

22,599 ADT (22)

56,236 ADT (22)

33,102 ADT (21)

Office Depot

23,236 ADT (22)

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

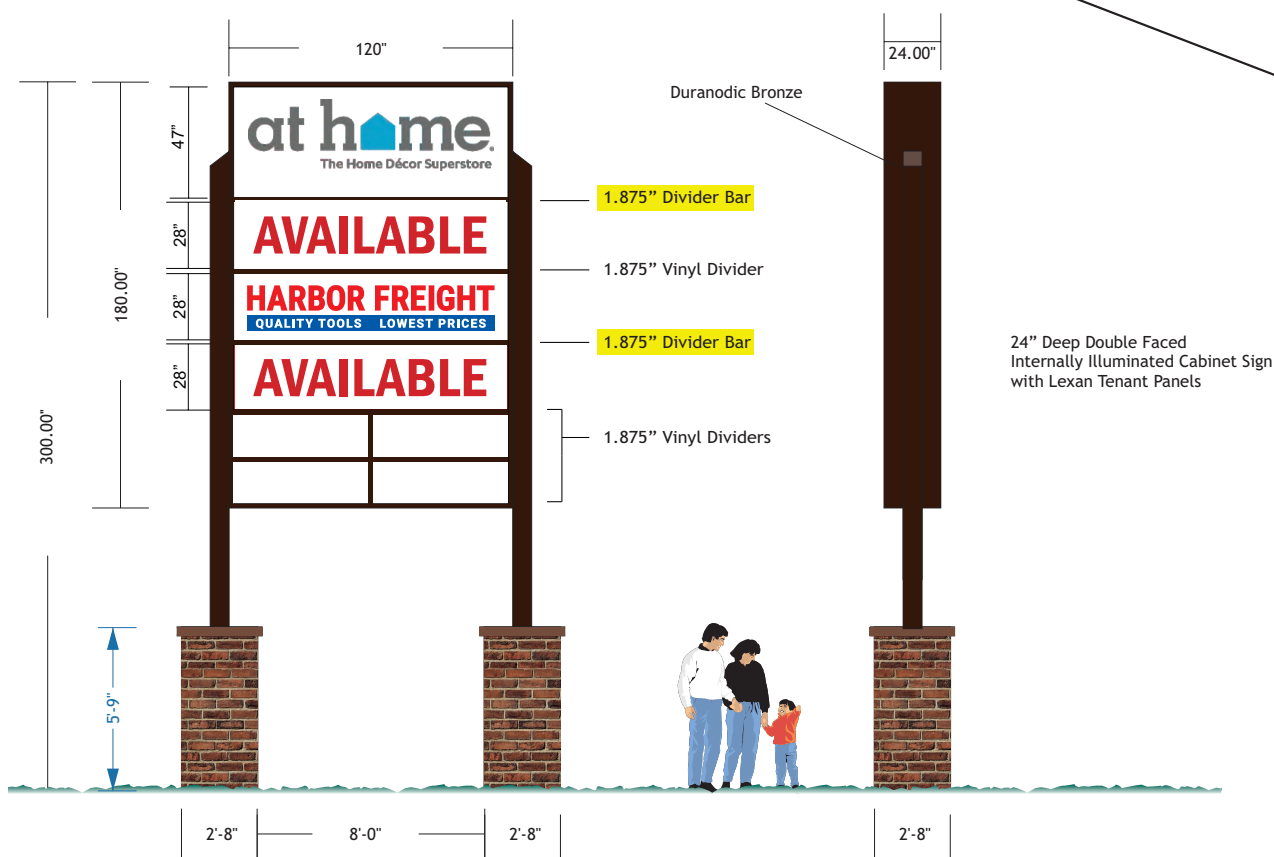
Walmart

Walmart

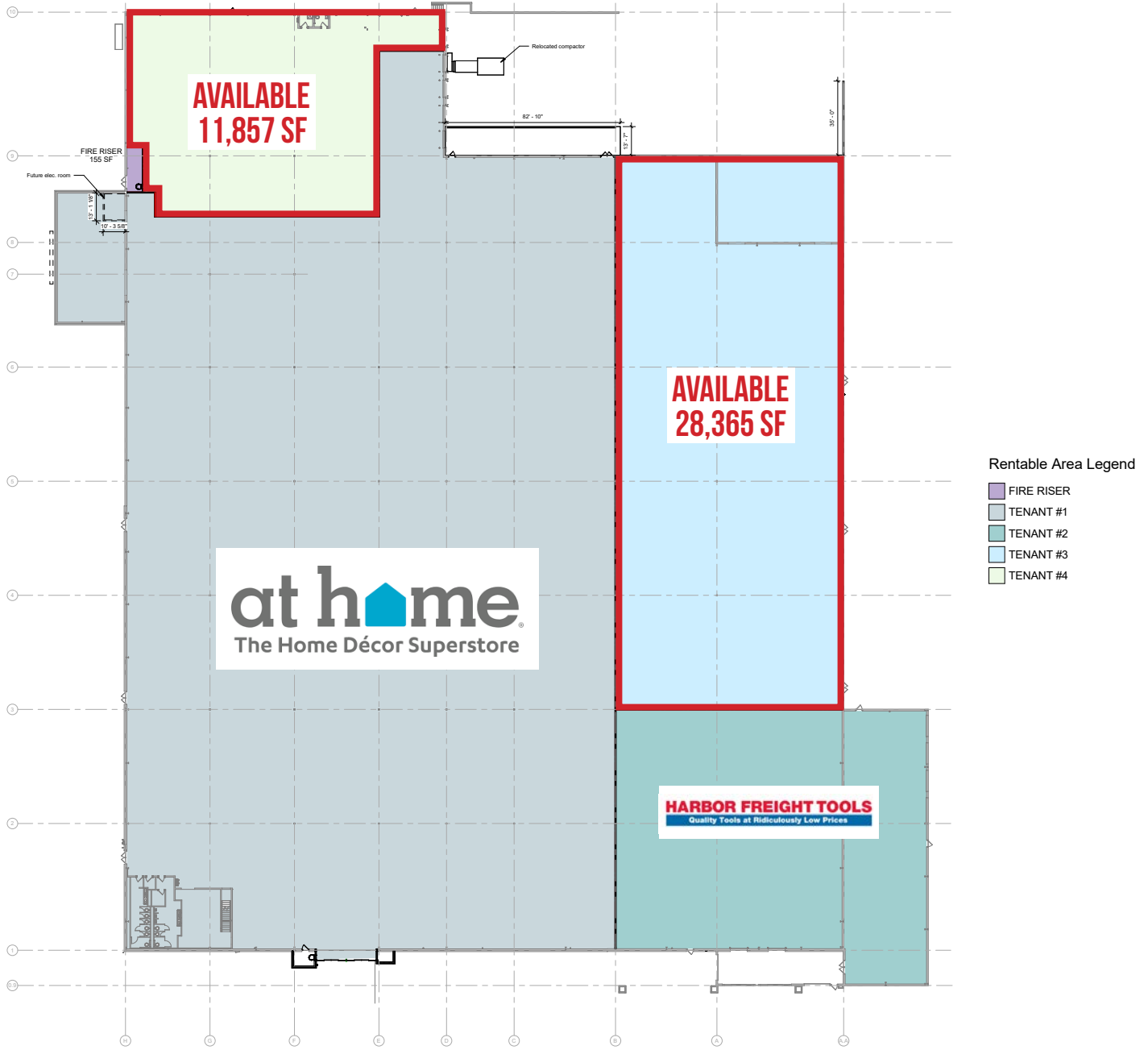


SITE PLAN

FORMER *COSTCO*
1010 HAWTHORNE AVE SE
 SALEM, OR

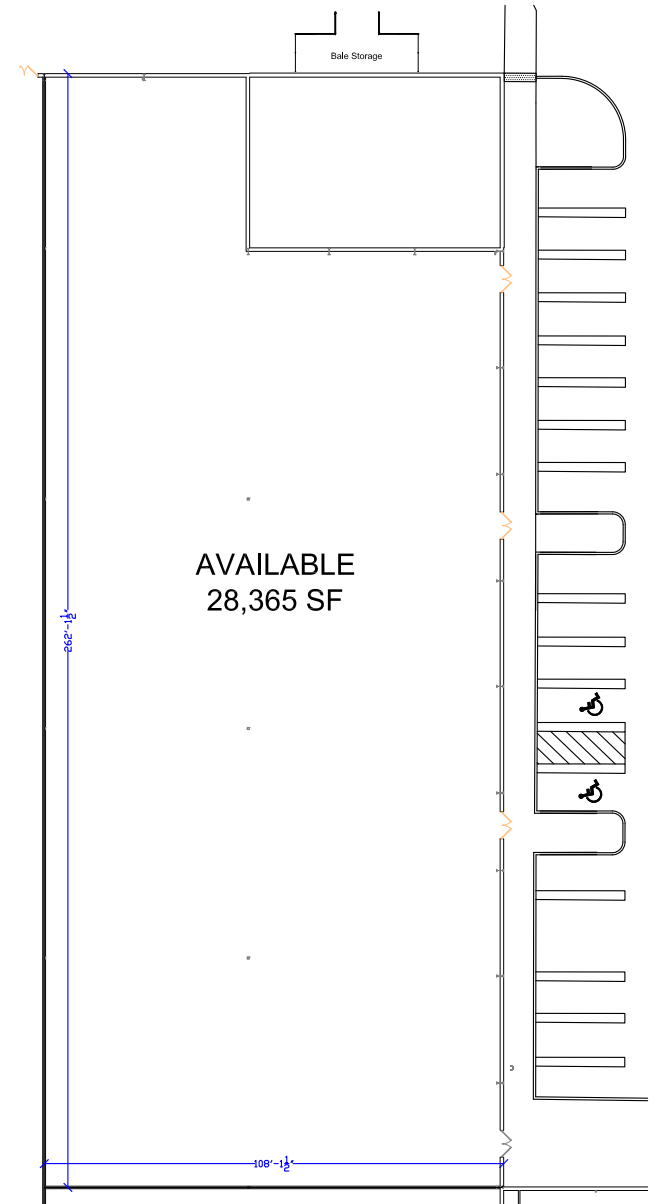
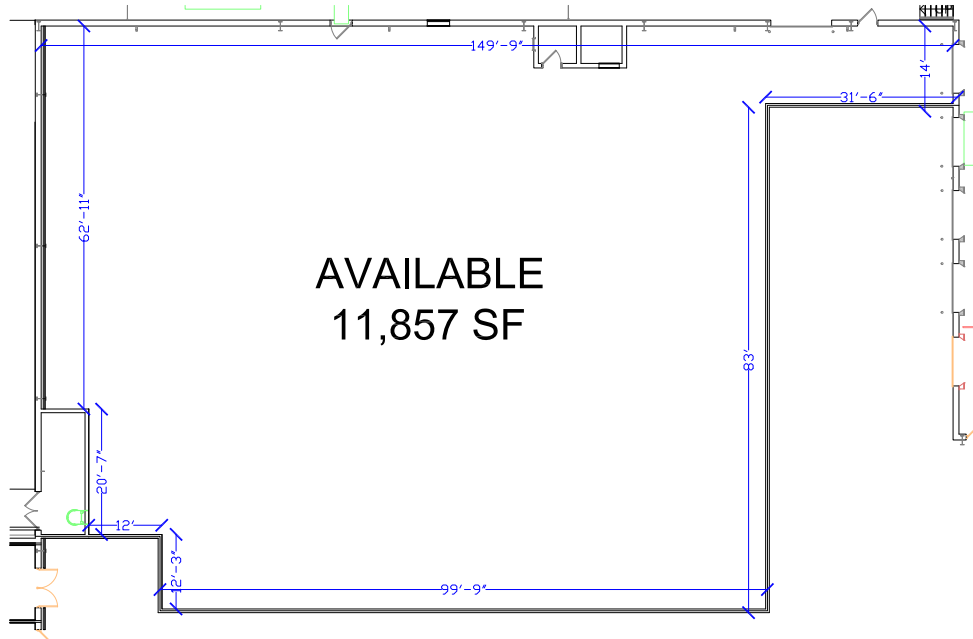


FLOOR PLAN



FLOOR PLANS

FORMER *COSTCO*
1010 HAWTHORNE AVE SE
SALEM, OR

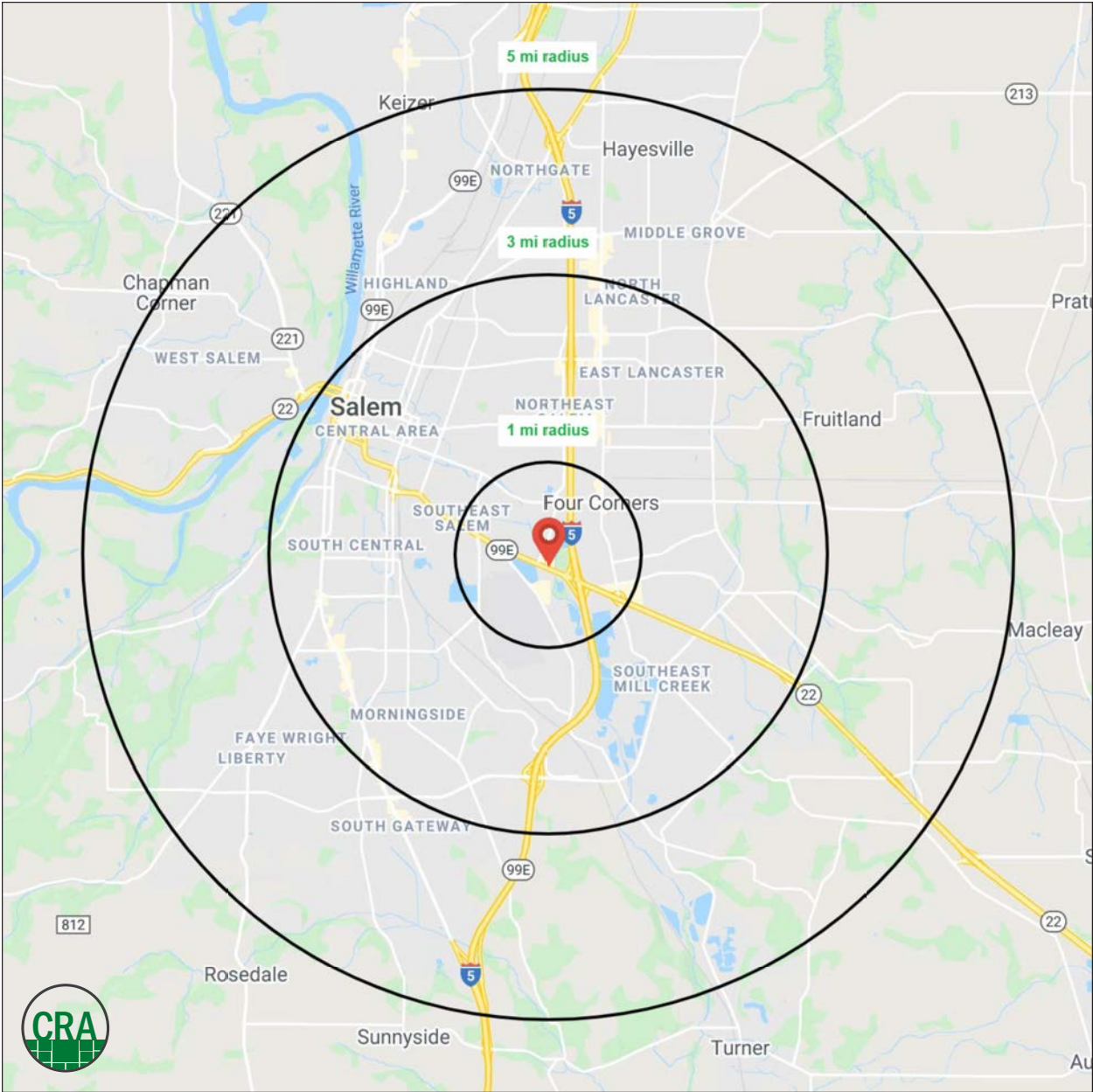


DEMOGRAPHIC SUMMARY

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

1010 Hawthorne Ave SE	1 mi	3 mi	5 mi
Salem, OR 97301	radius	radius	radius
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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



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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.