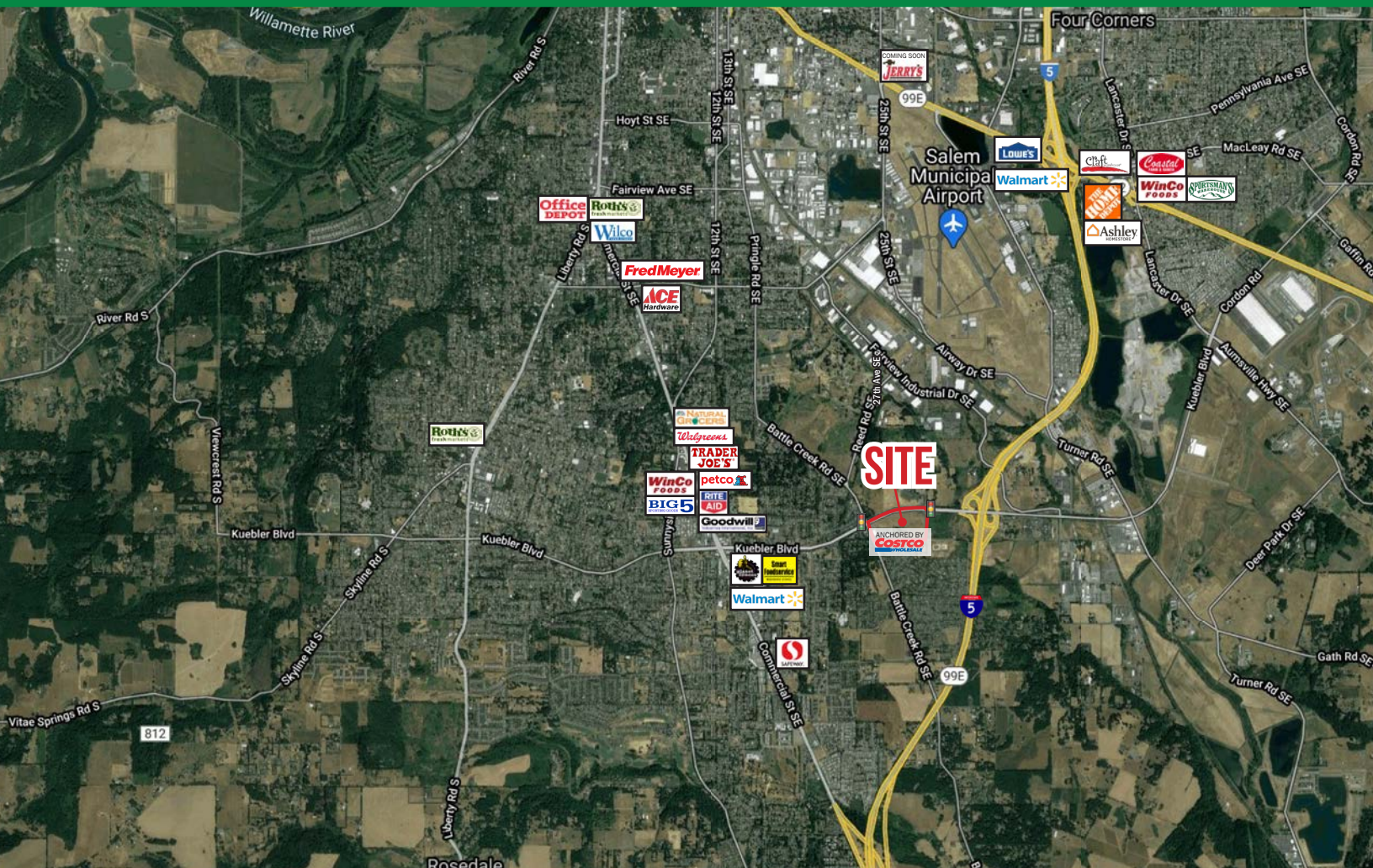


NOW LEASING

# KUEBLER CROSSROADS

ANCHORED BY **COSTCO**

SALEM, OREGON



## LOCATION

Kuebler Blvd & Battle Creek Rd, Salem, Oregon

## AVAILABLE SPACE

Retail pads and shop space

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

I-5 - 60,058 ADT ('20) | Kuebler Blvd - 36,045 ADT ('20) | Battle Creek Rd SE - 7,104 ADT ('18)

## HIGHLIGHTS

- New south Salem development at Kuebler Blvd & Battle Creek Rd anchored by Costco
- Drive-thru retail pads and shop space available
- The site offers direct access from Interstate 5 and features some of Salem's strongest demographics
- Additional retailers in the trade area include Trader Joe's, Winco Foods, Walmart, Petco, Walgreens and more

**PACTRUST**  
Pacific Realty Advisors, L.P.



**COMMERCIAL  
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NORTHWEST LLC**

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**503.274.0211**

**www.cra-nw.com**

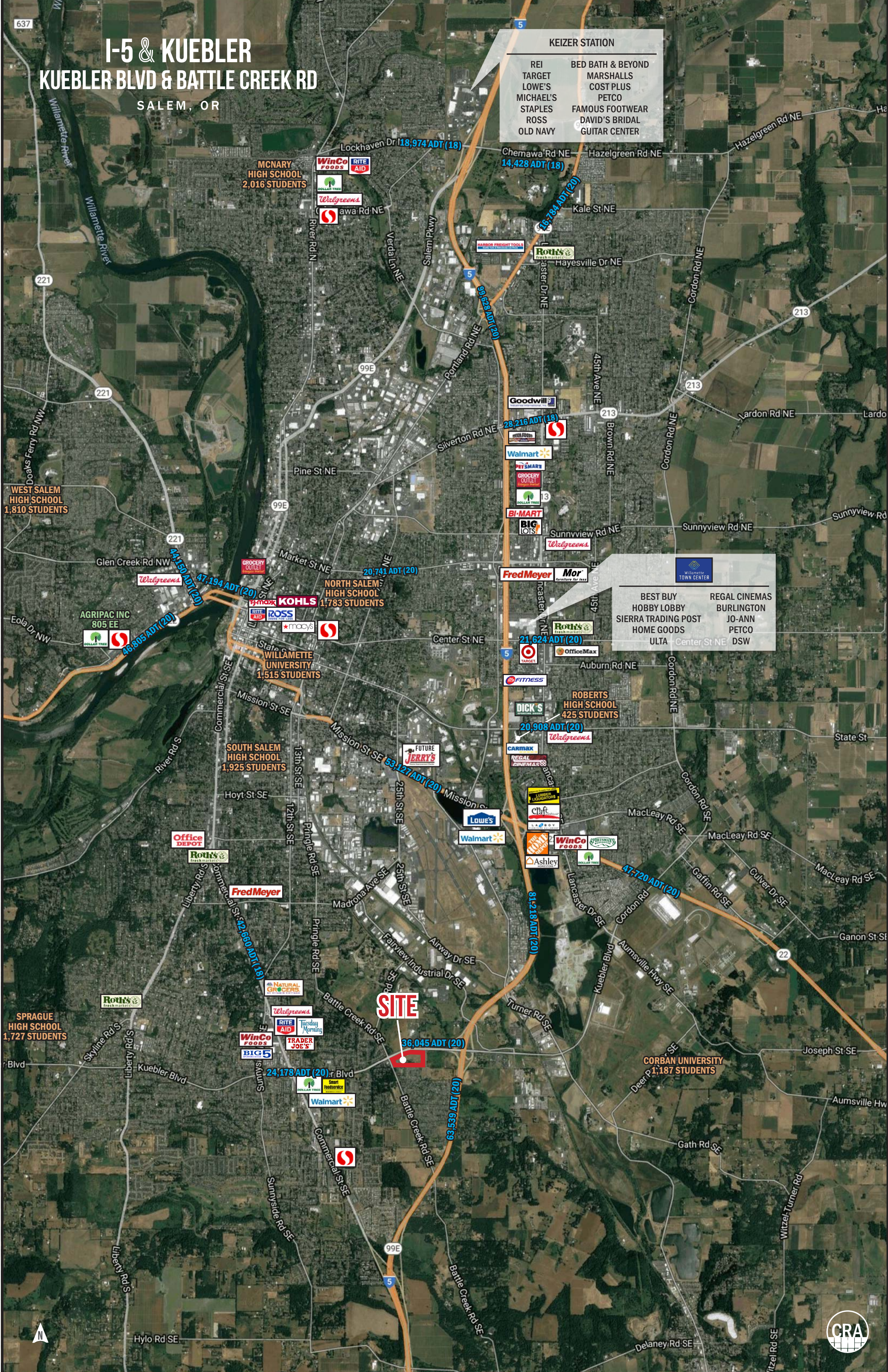
# I-5 & KUEBLER KUEBLER BLVD & BATTLE CREEK RD SALEM, OR

**KEIZER STATION**

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

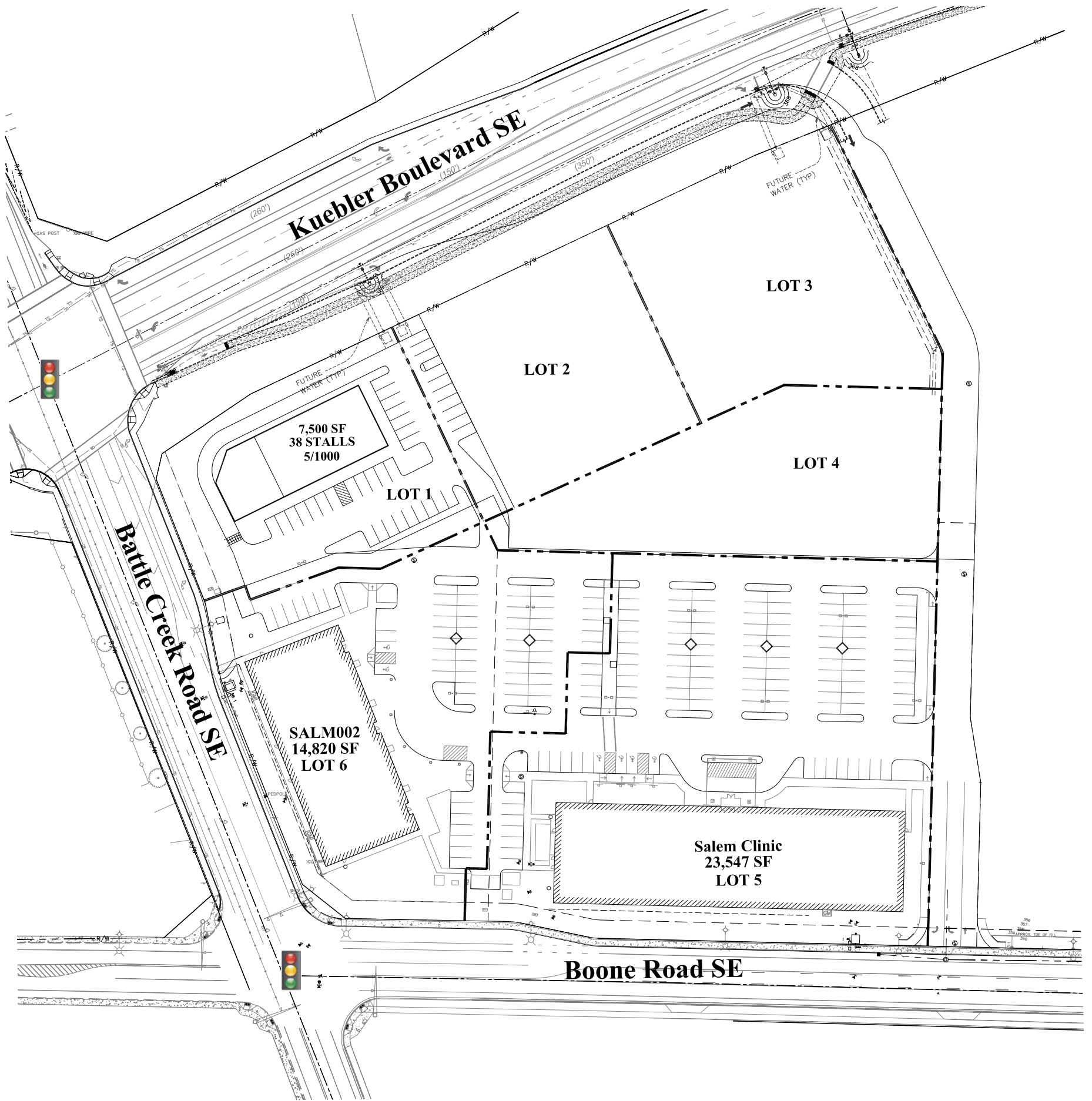
**WILAMETTE TOWN CENTER**

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



**SITE**

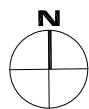




**Kuebler Retail Center**  
**Salem, OR**

DATE: 05/20/2014

**A FACTRUST PROPERTY**



**Retail Shop Building**  
**Concept Sketch**  
**SALM-003**



RENDERINGS

I-5 & KUEBLER  
KUEBLER BLVD & BATTLE CREEK RD  
SALEM, OR



LOOKING NORTH



LOOKING WEST



LOOKING SOUTH



LOOKING EAST





MG2 PROJECT #17-0413-01 SALEM, OR ENTRY PERSPECTIVE Costco WHOLESALE



MG2 PROJECT #17-0413-01 SALEM, OR RECEIVING PERSPECTIVE Costco WHOLESALE



MG2 PROJECT #17-0413-01 SALEM, OR TIRE CENTER PERSPECTIVE Costco WHOLESALE



MG2 PROJECT #17-0413-01 SALEM, OR CONCEPT ELEVATIONS Costco WHOLESALE



# I-5 & KUEBLER KUEBLER BLVD & BATTLE CREEK RD

SALEM, OR

## DEMOGRAPHIC SUMMARY

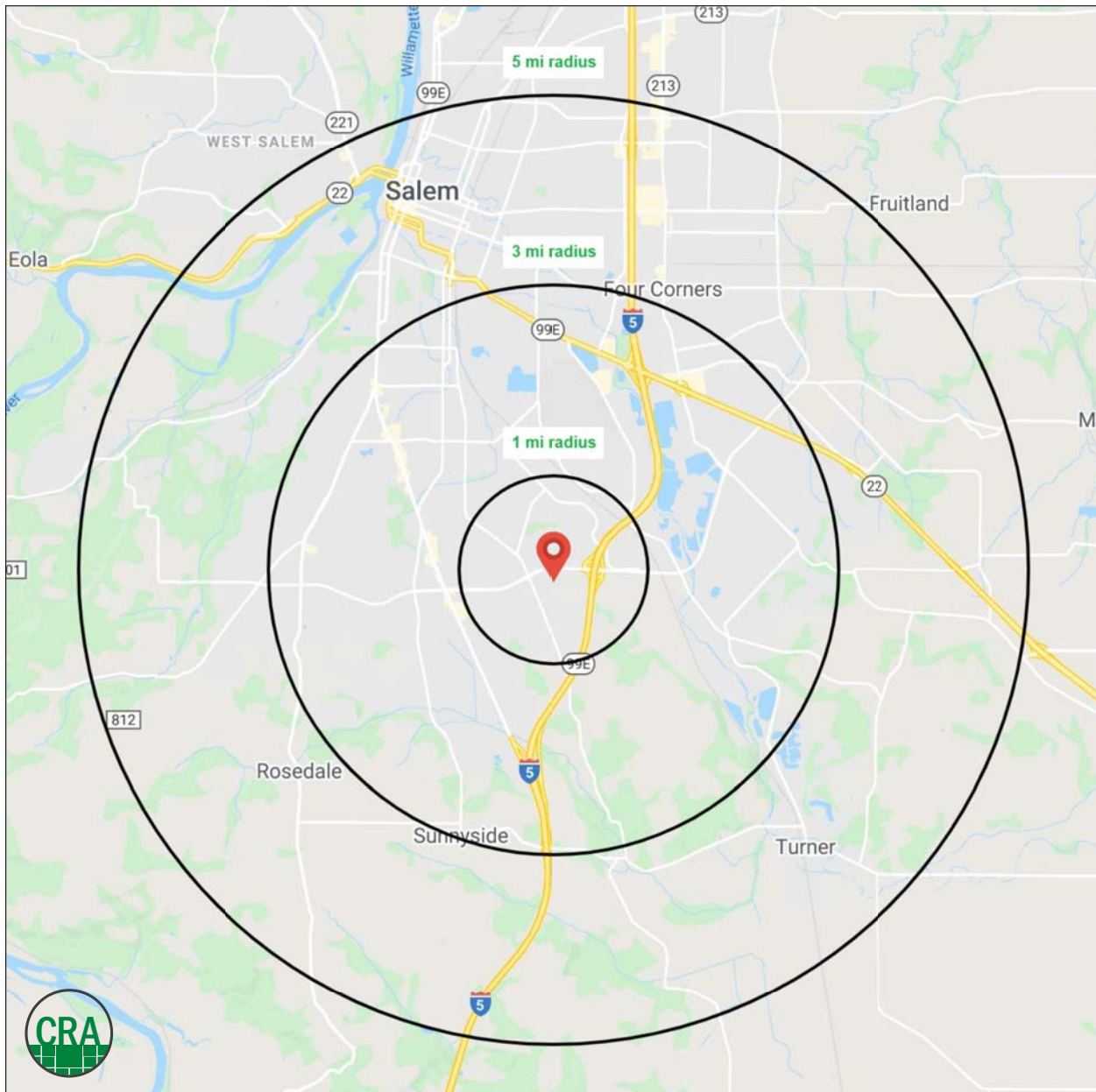
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	5,348	67,809	150,141
Projected Population 2025	5,805	73,345	162,529
Average HH Income	\$91,066	\$83,597	\$79,414
Median Home Value	\$289,575	\$275,075	\$276,546
Daytime Demographics 16+	4,295	52,671	132,020
Some College or Higher	73.6%	67.6%	63.3%

**\$91,066**

Average Household Income  
1 MILE RADIUS

**35.8**

Median Age  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.885/-123.007

RS1

I-5 & Kuebler		1 mi radius	3 mi radius	5 mi radius
Salem, OR 97306				
POPULATION	2020 Estimated Population	5,348	67,809	150,141
	2025 Projected Population	5,805	73,345	162,529
	2010 Census Population	4,986	59,218	132,078
	2000 Census Population	3,416	53,278	120,777
	Projected Annual Growth 2020 to 2025	1.7%	1.6%	1.7%
	Historical Annual Growth 2000 to 2020	2.8%	1.4%	1.2%
	2020 Median Age	35.8	37.6	36.5
HOUSEHOLDS	2020 Estimated Households	1,903	26,124	55,573
	2025 Projected Households	1,978	27,096	57,726
	2010 Census Households	1,763	22,926	49,069
	2000 Census Households	1,283	20,420	44,868
	Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.8%
	Historical Annual Growth 2000 to 2020	2.4%	1.4%	1.2%
RACE AND ETHNICITY	2020 Estimated White	83.0%	81.0%	77.2%
	2020 Estimated Black or African American	1.8%	2.4%	2.3%
	2020 Estimated Asian or Pacific Islander	5.4%	4.1%	3.9%
	2020 Estimated American Indian or Native Alaskan	0.6%	1.3%	1.4%
	2020 Estimated Other Races	9.2%	11.3%	15.2%
	2020 Estimated Hispanic	11.4%	14.7%	20.8%
INCOME	2020 Estimated Average Household Income	\$91,066	\$83,597	\$79,414
	2020 Estimated Median Household Income	\$73,794	\$66,499	\$63,079
	2020 Estimated Per Capita Income	\$32,823	\$32,981	\$30,191
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.1%	5.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.2%	5.5%	6.5%
	2020 Estimated High School Graduate	19.7%	23.7%	25.0%
	2020 Estimated Some College	26.7%	27.0%	26.6%
	2020 Estimated Associates Degree Only	8.7%	8.9%	9.0%
	2020 Estimated Bachelors Degree Only	24.7%	20.4%	17.3%
	2020 Estimated Graduate Degree	13.5%	11.3%	10.4%
BUSINESS	2020 Estimated Total Businesses	163	2,739	7,352
	2020 Estimated Total Employees	2,594	30,599	82,984
	2020 Estimated Employee Population per Business	15.9	11.2	11.3
	2020 Estimated Residential Population per Business	32.8	24.8	20.4

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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 **503.274.0211**

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