

LANCASTER DRIVE PAD

GROUND LEASE OPPORTUNITY > SALEM, OR



ADDRESS

1302 Lancaster Drive NE
Salem, OR 97301

AVAILABLE SPACE

0.84 AC Pad

LEASE RATE

Please call for details

HIGHLIGHTS

- Ground lease opportunity on Lancaster Drive
- Pad adjacent to Olive Garden
- Close Proximity to Fred Meyer and Willamette Town Center
- Easy access to and from Interstate 5 at Market Street

TRAFFIC COUNTS

Lancaster Dr NE – 33,806 ADT ('22)

Market St NE – 25,768 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber 503.866.1956 | sam@cra-nw.com
Alex Martinac 503.545.8808 | amartinac@cra-nw.com

503.274.0211
www.cra-nw.com

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

SITE



Willamette
TOWN CENTER

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

LANCASTER DRIVE PAD

1302 LANCASTER DRIVE NE

SALEM, OR

Market St NE 26,764 ADT (22)

Market St NE

Market St NE

Denny's

Fred Meyer

unitus

Elmer's

WELLS FARGO

Fred Meyer

Carla's

76

Cypress St NE

Cypress St NE

agweed Ct NE

Crabgrass St NE

Anita Dr NE

Anita Dr NE

Anita Dr NE

Manor Dr NE

Manor Dr NE

Manor Dr NE

38th Ave NE

39th Ave NE

37th Ave NE

37th PINE

Weathers St NE

WILLAMETTE
CAREER ACADEMY

Starbucks

at&t

FIGARO'S PIZZA

SportClips

Dutch Bros

D St NE

Arby's

Yacume

KFC

Earle Ave NE

CHIPOTLE

Denver Ave NE

Firestone

BURGER KING

KeyBank

us bank

MATTRESS FIRM

Applebee's

The Good Feet Store

crumbl

Roth's

fresh markets

Centura St NE

CRA

101,558 ADT (22)

33,806 ADT (22)

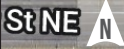
32,506 ADT (22)

21,624 ADT (20)

Center St NE

Center St NE

St NE



LANCASTER DRIVE PAD

1302 LANCASTER DRIVE NE

DEMOGRAPHIC SUMMARY

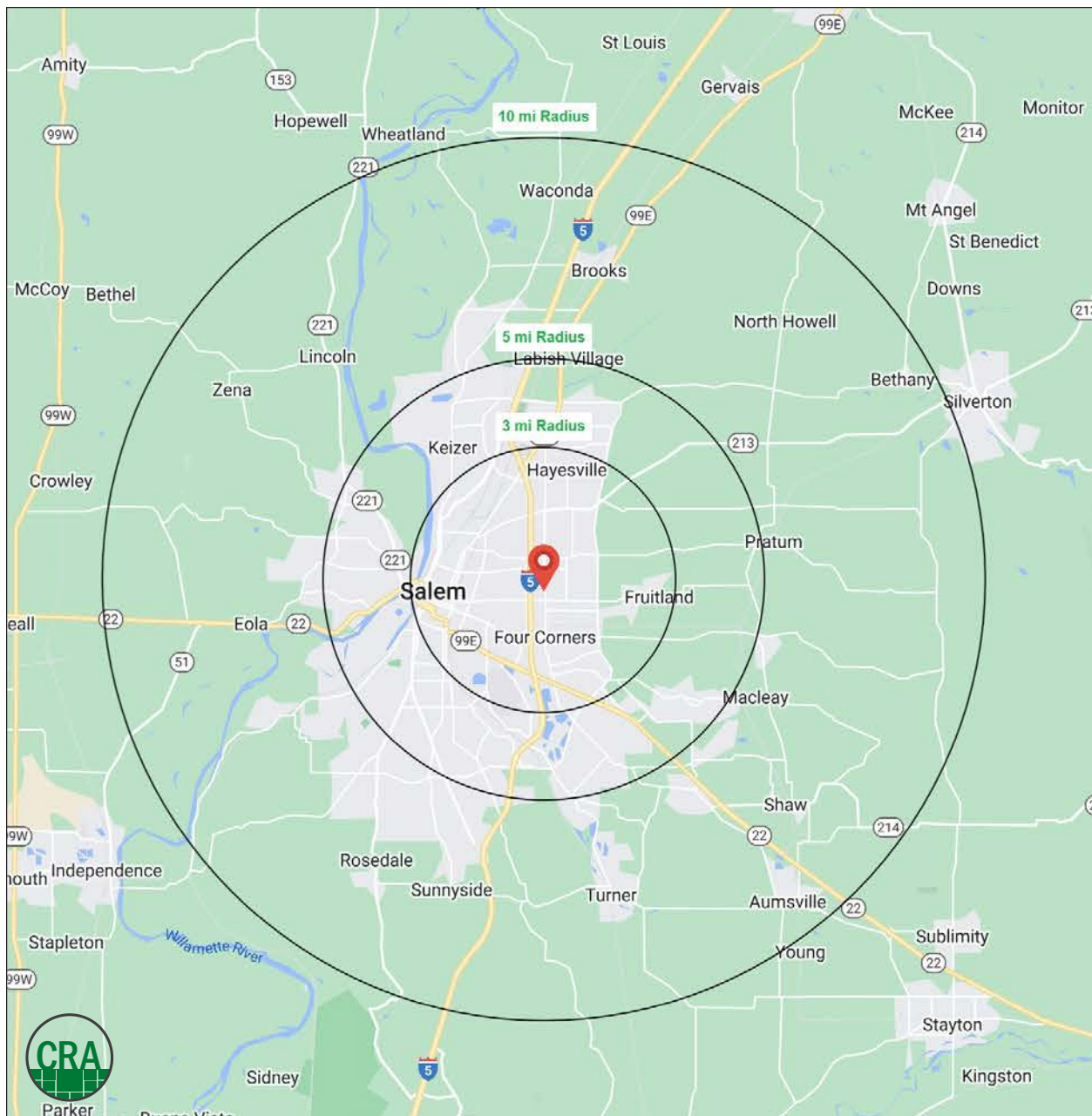
SALEM, OR

Source: Regis - SitesUSA (2023)	3 MILE	5 MILE	10 MILE
Estimated Population 2023	113,384	207,355	293,118
Projected Population 2028	118,879	216,435	306,725
Average HH Income	\$77,769	\$89,790	\$101,234
Median Age	32.7	34.8	36.4
Total Employees	75,596	107,073	123,105

113,384

Estimated Population 2023

3 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9461/-122.9831

1302 Lancaster Dr NE Salem, OR 97301	3 mi radius	5 mi radius	10 mi radius
Population			
2023 Estimated Population	113,384	207,355	293,118
2028 Projected Population	118,879	216,435	306,725
2020 Census Population	111,807	204,677	288,865
2010 Census Population	103,237	186,822	259,137
Projected Annual Growth 2023 to 2028	1.0%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	0.8%	0.8%	1.0%
2023 Median Age	32.7	34.8	36.4
Households			
2023 Estimated Households	38,858	74,984	107,480
2028 Projected Households	42,206	81,085	116,421
2020 Census Households	37,803	72,991	104,502
2010 Census Households	35,336	67,325	95,029
Projected Annual Growth 2023 to 2028	1.7%	1.6%	1.7%
Historical Annual Growth 2010 to 2023	0.8%	0.9%	1.0%
Race and Ethnicity			
2023 Estimated White	60.0%	65.6%	69.0%
2023 Estimated Black or African American	4.6%	4.0%	3.3%
2023 Estimated Asian or Pacific Islander	5.8%	5.1%	4.9%
2023 Estimated American Indian or Native Alaskan	1.6%	1.5%	1.4%
2023 Estimated Other Races	28.1%	23.8%	21.4%
2023 Estimated Hispanic	35.3%	29.2%	25.9%
Income			
2023 Estimated Average Household Income	\$77,769	\$89,790	\$101,234
2023 Estimated Median Household Income	\$57,957	\$67,135	\$76,864
2023 Estimated Per Capita Income	\$27,418	\$33,139	\$37,634
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	10.0%	7.1%	5.7%
2023 Estimated Some High School (Grade Level 9 to 11)	9.0%	7.1%	6.1%
2023 Estimated High School Graduate	27.1%	25.4%	23.9%
2023 Estimated Some College	27.1%	26.6%	26.0%
2023 Estimated Associates Degree Only	9.7%	9.8%	9.6%
2023 Estimated Bachelors Degree Only	11.6%	15.4%	18.2%
2023 Estimated Graduate Degree	5.4%	8.6%	10.5%
Business			
2023 Estimated Total Businesses	5,480	9,612	12,253
2023 Estimated Total Employees	75,596	107,073	123,105
2023 Estimated Employee Population per Business	13.8	11.1	10.0
2023 Estimated Residential Population per Business	20.7	21.6	23.9

For more information, please contact:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com

ALEX MARTINAC 503.545.8808 | amartinac@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

📍 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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.