

THE POINTE AT GLEN CREEK

**Additional
\$5,000 Bonus
for Tenant's Broker
for Leases Signed
in June & July!**



ADDRESS

645 9th Street NW, Salem, OR

AVAILABLE SPACE

- 1,605 SF
- 1,658 SF

RENTAL RATE

Please call for details

HIGHLIGHTS

- Located on the highly trafficked corner of Wallace Road and Glen Creek Road in West Salem!
- Contemporary construction designed by Salem architects CB Two
- Shadow anchored by Roth's Fresh Markets
- Tenants in the center include OnPoint Community Credit Union, Gentle Dental, Mud Bay, Gilgamesh Brewing, and DaVita Dialysis
- Generous Tenant move-in package available now!

TRAFFIC COUNTS

Wallace Road – 45,401 ('20)

Glen Creek Road – 9,181 ADT ('20)



THE POINTE AT GLEN CREEK

645 9TH STREET NW

SALEM, OR

SITE

THE POINTE AT GLEN CREEK

MUDBAY OnPoint
Davita dental
GILGAMESH

WALKER MIDDLE SCHOOL

9,181 ADT (20) Glen Creek Rd NW

15,400 ADT (20)

47,194 ADT (20)

47,589 ADT (20)

46,905 ADT (20)

- SALEM CENTER
- MACY'S
- KOHL'S
- ROSS DRESS FOR LESS
- VICTORIA'S SECRET
- MAURICES
- GAMESTOP
- FAMOUS FOOTWEAR
- CLAIRE'S
- BATH & BODY WORKS & MORE



THE POINTE AT GLEN CREEK 645 9TH STREET NW

SALEM, OR

AERIAL | CLOSE-IN



THE POINTE AT GLEN CREEK
645 9TH STREET NW
 SALEM, OR

SITE PLAN | AVAILABLE SIGNAGE

THE POINTE AT GLEN CREEK

GLEN CREEK RD. NW

WALLACE RD. NW

9TH ST. NW

Pylon Sign

Pylon Sign

Monument Sign

BLDG. B
GILGAMESH
 BREWING

BLDG. C
MUDBAY

gentle dental
AVAILABLE 1,658 SF
BLDG. A
Davita.
AVAILABLE 1,605 SF
OnPoint
 COMMUNITY CREDIT UNION

PARKING SUMMARY			
USE	SR	PARKING REG	STALLS
Retail	9,600	1/250 SF	38
Medical Clinic	6,890	1/350 SF	20
Retail/Restaurant	4,500	1/250 SF	18
Retail/Restaurant	5,840	1/250 SF	23
	26,830	PARKING REQUIRED:	99
		TOTAL ON-SITE PARKING SHOWN:	143
		TOTAL STREET PARKING:	24
		TOTAL PARKING:	167
		ON-SITE PARKING STALLS PER 1,000 SF:	5.33



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



THE POINTE AT GLEN CREEK

GLEN CREEK RD NW



9TH STREET NW

THE POINTE AT GLEN CREEK 645 9TH STREET NW

SALEM, OR

DEMOGRAPHIC SUMMARY

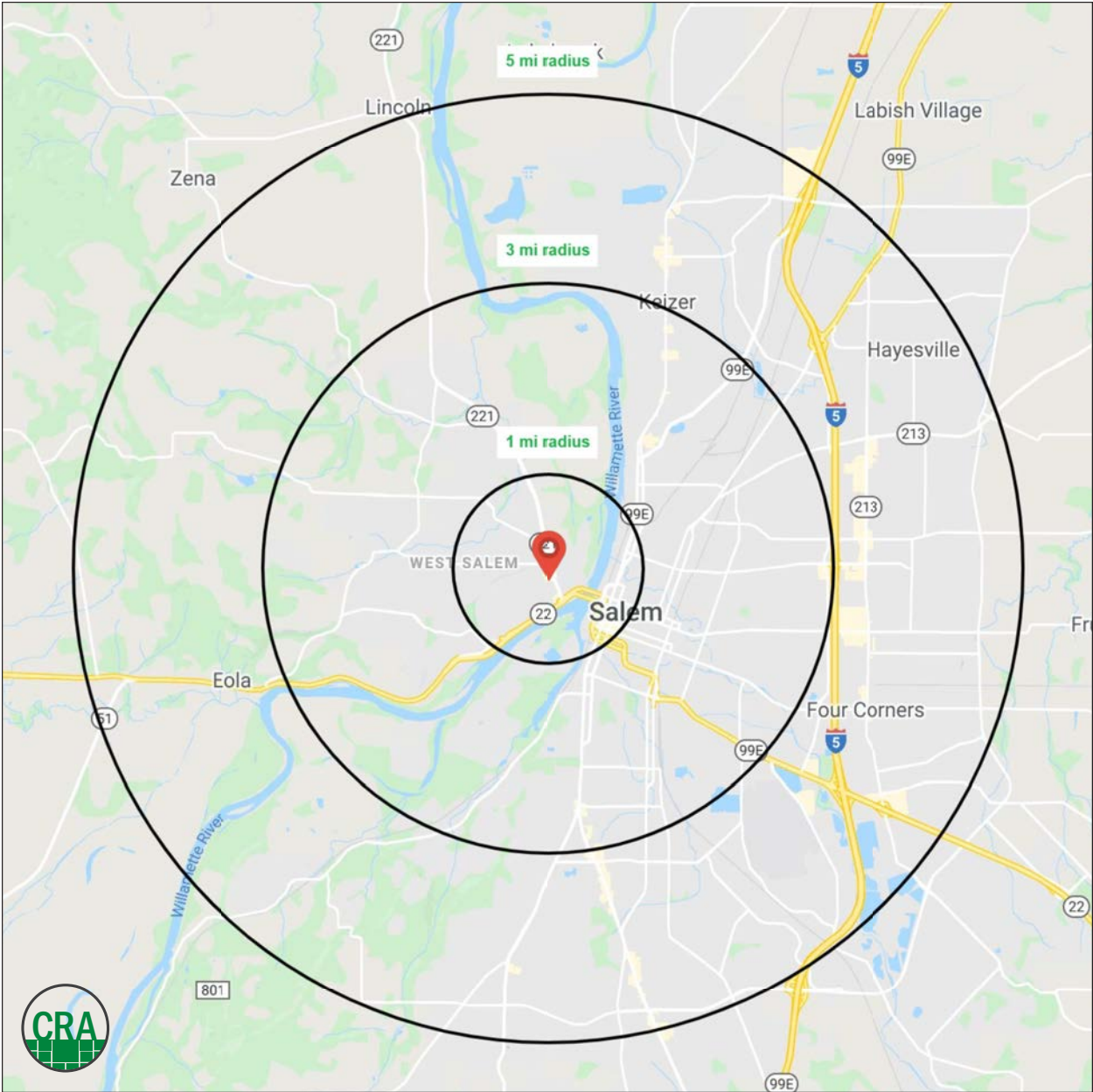
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	9,188	90,792	219,335
Projected Population 2025	9,852	95,650	228,642
Average HH Income	\$65,507	\$76,422	\$75,885
Median Home Value	\$225,744	\$268,613	\$262,971
Daytime Demographics 16+	13,366	94,774	178,240
Some College or Higher	65.9%	64.4%	60.2%

219,335

Estimated Population
5 MILE RADIUS

33.6

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: 44.9494/-123.0518

RS1

The Pointe at Glen Creek Salem, OR 97304		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	9,188	90,792	219,335
	2025 Projected Population	9,852	95,650	228,642
	2010 Census Population	8,206	81,963	197,525
	2000 Census Population	6,866	75,534	179,029
	Projected Annual Growth 2020 to 2025	1.4%	1.1%	0.8%
	Historical Annual Growth 2000 to 2020	1.7%	1.0%	1.1%
HOUSEHOLDS	2020 Median Age	33.6	35.7	35.4
	2020 Estimated Households	3,859	34,132	80,383
	2025 Projected Households	4,087	36,036	84,326
	2010 Census Households	3,443	30,905	72,972
	2000 Census Households	2,870	28,216	66,781
	Projected Annual Growth 2020 to 2025	1.2%	1.1%	1.0%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	1.7%	1.0%	1.0%
	2020 Estimated White	78.8%	77.1%	73.3%
	2020 Estimated Black or African American	1.6%	2.3%	2.1%
	2020 Estimated Asian or Pacific Islander	3.7%	3.2%	4.0%
	2020 Estimated American Indian or Native Alaskan	1.7%	1.6%	1.5%
	2020 Estimated Other Races	14.2%	15.8%	19.1%
INCOME	2020 Estimated Hispanic	19.5%	22.0%	27.1%
	2020 Estimated Average Household Income	\$65,507	\$76,422	\$75,885
	2020 Estimated Median Household Income	\$58,905	\$64,361	\$64,256
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$27,732	\$29,463	\$28,182
	2020 Estimated Elementary (Grade Level 0 to 8)	6.9%	5.1%	6.5%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.6%	6.7%
	2020 Estimated High School Graduate	21.8%	24.9%	26.7%
	2020 Estimated Some College	27.5%	25.8%	25.4%
	2020 Estimated Associates Degree Only	9.6%	8.6%	8.6%
BUSINESS	2020 Estimated Bachelors Degree Only	16.4%	17.7%	16.1%
	2020 Estimated Graduate Degree	12.5%	12.3%	9.9%
	2020 Estimated Total Businesses	1,194	5,601	9,621
	2020 Estimated Total Employees	10,384	63,010	103,729
	2020 Estimated Employee Population per Business	8.7	11.3	10.8
	2020 Estimated Residential Population per Business	7.7	16.2	22.8

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:

MARK BANTA 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



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.