

TRIANGLE CENTER

SALEM, OR



FOR LEASE > 8,250 SF

ADDRESS

3990 Rickey Street SE, Salem, OR

AVAILABLE SPACE

8,250 SF (divisible)

RENTAL RATE

\$22.00/SF/YR, NNN

TRAFFIC COUNTS

Lancaster Dr – 30,821 ADT ('18)

Hwy 22 (Santiam Hwy) – 42,056 ADT ('18)

HIGHLIGHTS

- Located off Lancaster Dr and Hwy 22 (N Santiam Hwy)
- Visibility and easy access to Hwy 22 and I-5
- Area tenants include Costco, Lowe's, Walmart, Home Depot, WinCo, Sportsman's Warehouse, Ashley HomeStore, Dollar Tree, La-Z-Boy, Craft Warehouse and Lumber Liquidators.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Nick Stanton | nick@cra-nw.com

503.274.0211
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TRIANGLE CENTER

3990 RICKEY STREET SE

SALEM, OR

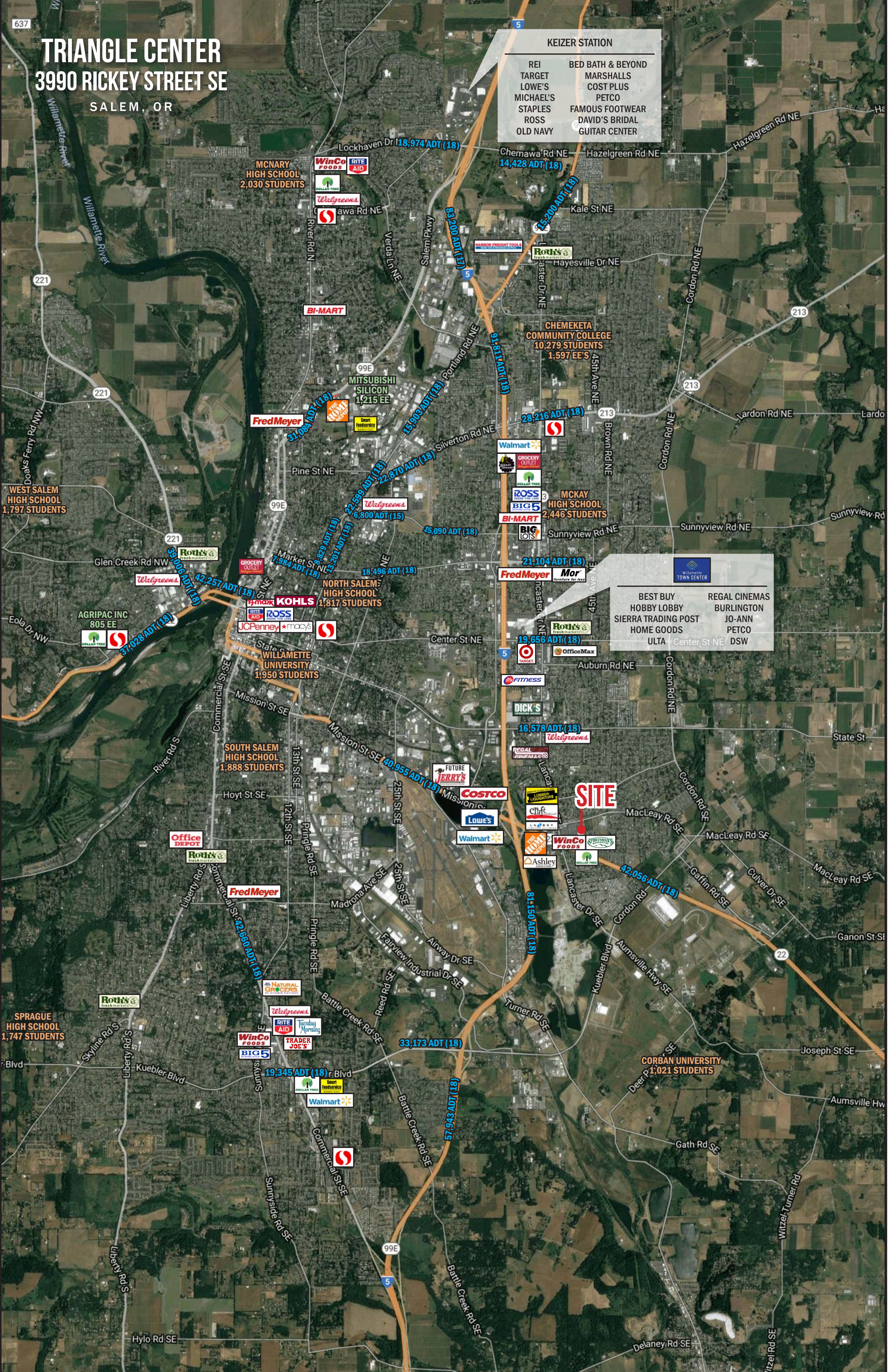
KEIZER STATION

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

WILLAMETTE TOWN CENTER

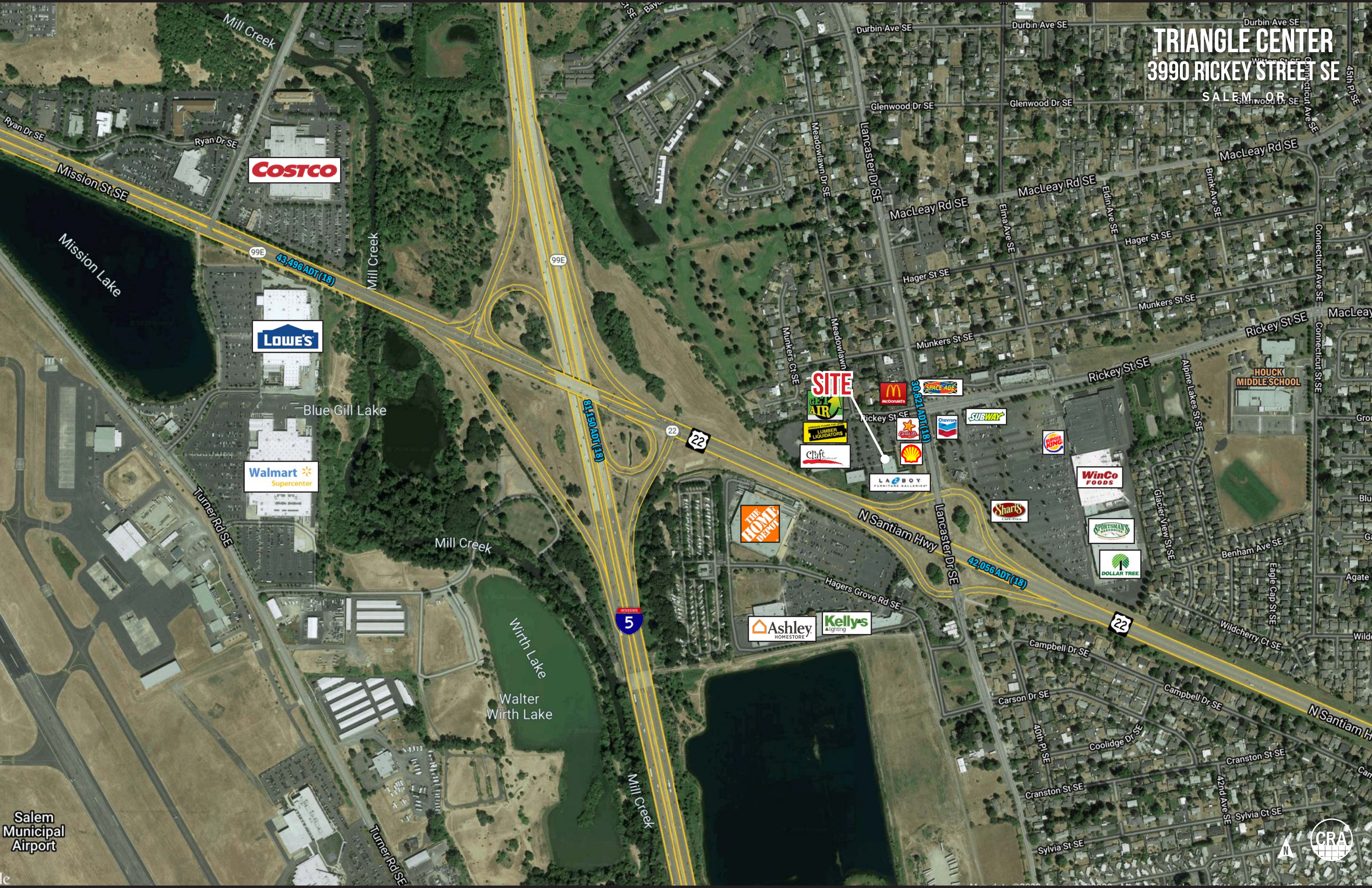
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|---------------------|------------------|
| BEST BUY | REGAL CINEMAS |
| HOBBY LOBBY | BURLINGTON |
| SIERRA TRADING POST | JO-ANN |
| HOME GOODS | PETCO |
| ULTA | Center St NE DSW |

SITE



TRIANGLE CENTER 3990 RICKEY STREET SE

SALEM, OR



COSTCO

LOWE'S

Walmart
Supercenter

THE HOME
DEPOT

Ashley
HOMESTORE

Kelly's
lighting

SITE

McDonald's

SPACE-AGE

30,821 ADT (18)

Subway

Shell

LABOY
FURNITURE GALLERIES

WinCo
FOODS

SPORTSMAN'S
WAREHOUSE

DOLLAR TREE

Sharps
CAPE-PIRE

HOUCK
MIDDLE SCHOOL

Salem
Municipal
Airport



SITE PLAN

TRIANGLE CENTER
3990 RICKEY STREET SE
SALEM, OR



TRIANGLE CENTER 3990 RICKEY STREET SE

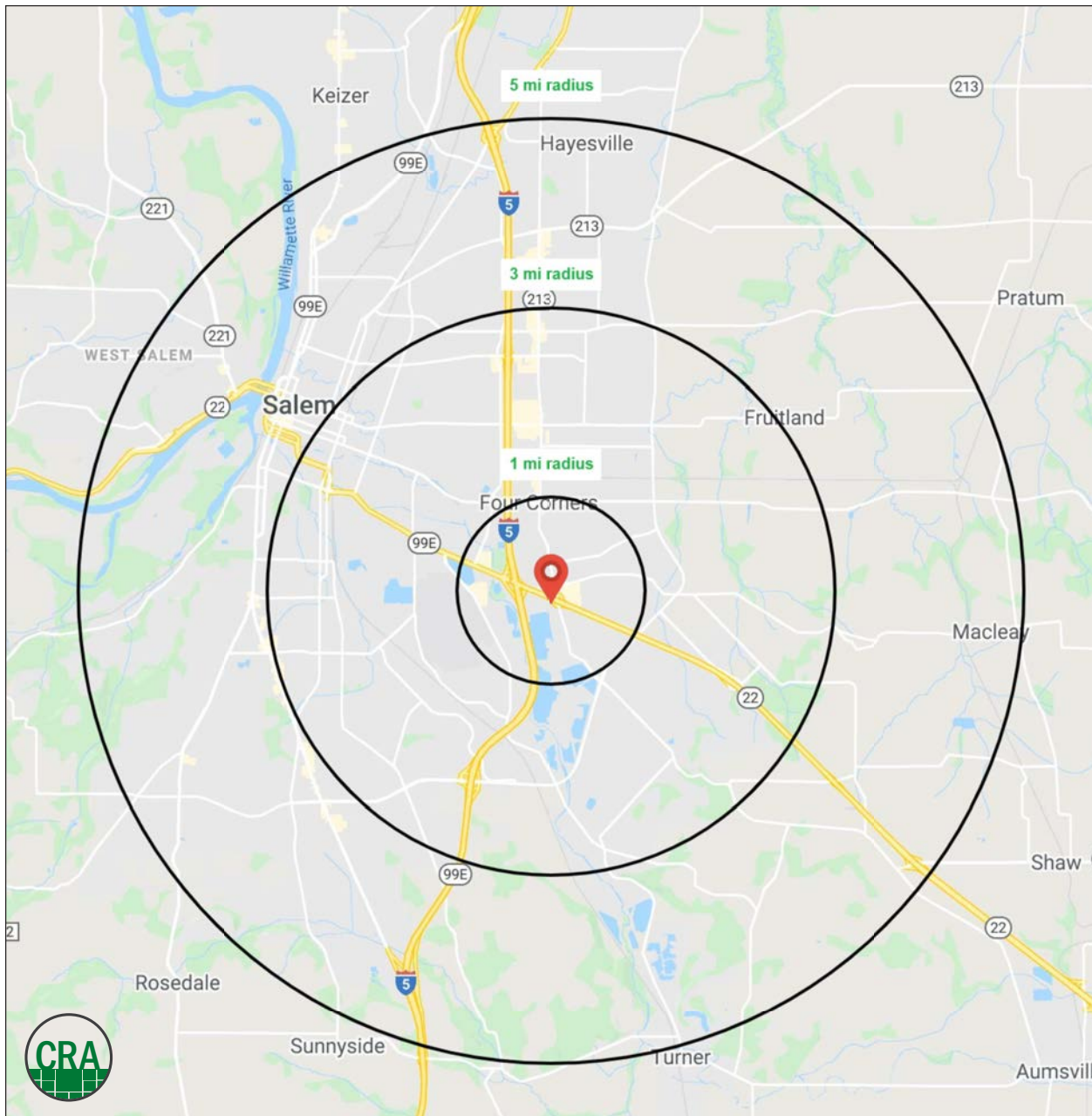
SALEM, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	13,263	79,716	197,769
Projected Population 2025	14,356	86,187	214,282
Average HH Income	\$59,802	\$64,462	\$73,268
Median Home Value	\$182,660	\$241,240	\$264,874
Daytime Demographics 16+	8,083	72,541	163,052

34.0

Median Age
1 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.914/-122.9809

RF-1

Triangle Center

Salem, OR 97317

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	13,263	79,716	197,769
	2025 Projected Population	14,356	86,187	214,282
	2010 Census Population	11,469	71,867	175,644
	2000 Census Population	9,324	65,468	159,431
	Projected Annual Growth 2020 to 2025	1.6%	1.6%	1.7%
	Historical Annual Growth 2000 to 2020	2.1%	1.1%	1.2%
HOUSEHOLDS	2020 Estimated Households	4,635	27,110	71,830
	2025 Projected Households	4,798	28,223	74,628
	2010 Census Households	4,077	24,531	64,115
	2000 Census Households	3,583	22,995	58,641
	Projected Annual Growth 2020 to 2025	0.7%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	1.5%	0.9%	1.1%
AGE	2020 Est. Population Under 10 Years	14.7%	12.9%	13.6%
	2020 Est. Population 10 to 19 Years	14.4%	13.7%	13.4%
	2020 Est. Population 20 to 29 Years	15.4%	16.4%	15.6%
	2020 Est. Population 30 to 44 Years	19.3%	20.5%	20.1%
	2020 Est. Population 45 to 59 Years	15.4%	16.8%	17.1%
	2020 Est. Population 60 to 74 Years	14.1%	13.5%	14.0%
	2020 Est. Population 75 Years or Over	6.7%	6.3%	6.1%
	2020 Est. Median Age	34.0	34.3	34.8
MARITAL STATUS & GENDER	2020 Est. Male Population	48.2%	51.5%	50.0%
	2020 Est. Female Population	51.8%	48.5%	50.0%
	2020 Est. Never Married	33.9%	36.9%	34.7%
	2020 Est. Now Married	40.0%	34.1%	38.5%
	2020 Est. Separated or Divorced	20.2%	23.6%	21.4%
	2020 Est. Widowed	5.9%	5.5%	5.4%
INCOME	2020 Est. HH Income \$200,000 or More	0.6%	1.8%	3.3%
	2020 Est. HH Income \$150,000 to \$199,999	3.1%	4.2%	4.8%
	2020 Est. HH Income \$100,000 to \$149,999	10.3%	12.9%	13.5%
	2020 Est. HH Income \$75,000 to \$99,999	16.0%	12.7%	13.1%
	2020 Est. HH Income \$50,000 to \$74,999	24.2%	19.9%	20.0%
	2020 Est. HH Income \$35,000 to \$49,999	16.3%	16.4%	15.8%
	2020 Est. HH Income \$25,000 to \$34,999	10.5%	10.2%	9.7%
	2020 Est. HH Income \$15,000 to \$24,999	11.6%	12.1%	10.7%
	2020 Est. HH Income Under \$15,000	7.4%	9.8%	9.0%
	2020 Est. Average Household Income	\$59,802	\$64,462	\$73,268
	2020 Est. Median Household Income	\$53,667	\$53,311	\$58,705
	2020 Est. Per Capita Income	\$21,107	\$23,249	\$27,244
	2020 Est. Total Businesses	297	3,598	8,884
2020 Est. Total Employees	4,273	44,568	99,319	

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Triangle Center		1 mi radius	3 mi radius	5 mi radius
Salem, OR 97317				
RACE	2020 Est. White	64.3%	70.5%	73.1%
	2020 Est. Black	2.9%	2.9%	2.3%
	2020 Est. Asian or Pacific Islander	4.6%	4.2%	4.2%
	2020 Est. American Indian or Alaska Native	1.6%	1.6%	1.6%
	2020 Est. Other Races	26.5%	20.8%	18.9%
HISPANIC	2020 Est. Hispanic Population	4,721	23,220	53,589
	2020 Est. Hispanic Population	35.6%	29.1%	27.1%
	2025 Proj. Hispanic Population	37.2%	30.5%	28.4%
	2010 Hispanic Population	32.4%	26.5%	24.2%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	8,409	52,072	129,672
	2020 Est. Elementary (Grade Level 0 to 8)	9.9%	7.7%	7.1%
	2020 Est. Some High School (Grade Level 9 to 11)	9.0%	8.9%	7.7%
	2020 Est. High School Graduate	30.2%	29.4%	26.0%
	2020 Est. Some College	29.0%	26.9%	26.0%
	2020 Est. Associate Degree Only	8.8%	8.6%	8.8%
	2020 Est. Bachelor Degree Only	9.7%	12.7%	15.5%
	2020 Est. Graduate Degree	3.5%	5.8%	8.9%
HOUSING	2020 Est. Total Housing Units	4,751	27,843	73,596
	2020 Est. Owner-Occupied	51.1%	50.6%	51.4%
	2020 Est. Renter-Occupied	46.5%	46.8%	46.2%
	2020 Est. Vacant Housing	2.4%	2.6%	2.4%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	5.4%	3.8%	5.4%
	2020 Homes Built 2000 to 2009	9.3%	6.8%	8.9%
	2020 Homes Built 1990 to 1999	19.1%	14.8%	15.5%
	2020 Homes Built 1980 to 1989	10.2%	10.0%	11.2%
	2020 Homes Built 1970 to 1979	35.8%	27.1%	25.9%
	2020 Homes Built 1960 to 1969	8.4%	7.9%	8.2%
	2020 Homes Built 1950 to 1959	5.6%	12.3%	10.4%
	2020 Homes Built Before 1949	3.8%	14.6%	12.0%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.1%	0.2%	0.2%
	2020 Home Value \$500,000 to \$999,999	8.0%	8.2%	9.9%
	2020 Home Value \$400,000 to \$499,999	5.7%	8.1%	10.1%
	2020 Home Value \$300,000 to \$399,999	11.1%	18.5%	21.6%
	2020 Home Value \$200,000 to \$299,999	38.9%	40.0%	41.0%
	2020 Home Value \$150,000 to \$199,999	16.2%	12.9%	11.5%
	2020 Home Value \$100,000 to \$149,999	6.3%	7.5%	6.1%
	2020 Home Value \$50,000 to \$99,999	5.5%	4.0%	3.3%
	2020 Home Value \$25,000 to \$49,999	3.8%	3.2%	2.7%
	2020 Home Value Under \$25,000	13.9%	6.1%	4.1%
	2020 Median Home Value	\$182,660	\$241,240	\$264,874
	2020 Median Rent	\$941	\$886	\$882

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	10,168	63,439	155,618
	2020 Est. Civilian Employed	62.5%	55.9%	59.0%
	2020 Est. Civilian Unemployed	3.0%	2.9%	2.9%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	34.5%	41.2%	38.1%
	2020 Labor Force Males	47.8%	51.6%	49.6%
	2020 Labor Force Females	52.2%	48.4%	50.4%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	6,358	35,459	91,807
	2020 Mgmt, Business, & Financial Operations	7.9%	8.9%	11.4%
	2020 Professional, Related	19.5%	19.4%	20.6%
	2020 Service	21.4%	22.4%	22.0%
	2020 Sales, Office	19.0%	20.5%	19.7%
	2020 Farming, Fishing, Forestry	2.1%	4.4%	3.8%
	2020 Construction, Extraction, Maintenance	15.2%	9.9%	9.6%
	2020 Production, Transport, Material Moving	14.8%	14.5%	13.0%
	2020 White Collar Workers	46.4%	48.8%	51.6%
	2020 Blue Collar Workers	53.6%	51.2%	48.4%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	77.2%	72.1%
2020 Drive to Work in Carpool		15.3%	13.5%	11.6%
2020 Travel to Work by Public Transportation		1.2%	2.3%	2.5%
2020 Drive to Work on Motorcycle		-	-	0.1%
2020 Walk or Bicycle to Work		2.9%	4.9%	4.0%
2020 Other Means		1.6%	2.2%	2.0%
2020 Work at Home		1.8%	5.0%	4.8%
TRAVEL TIME		2020 Travel to Work in 14 Minutes or Less	27.2%	31.5%
	2020 Travel to Work in 15 to 29 Minutes	47.0%	40.4%	44.5%
	2020 Travel to Work in 30 to 59 Minutes	23.1%	15.9%	17.2%
	2020 Travel to Work in 60 Minutes or More	7.7%	8.1%	8.3%
	2020 Average Travel Time to Work	20.0	17.8	18.5
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$228.43 M	\$1.41 B	\$4.05 B
	2020 Est. Apparel	\$7.94 M	\$49.04 M	\$141.87 M
	2020 Est. Contributions, Gifts	\$12.01 M	\$75.54 M	\$222.36 M
	2020 Est. Education, Reading	\$6.39 M	\$41.25 M	\$122.3 M
	2020 Est. Entertainment	\$12.55 M	\$77.59 M	\$225.47 M
	2020 Est. Food, Beverages, Tobacco	\$35.86 M	\$219.48 M	\$629.05 M
	2020 Est. Furnishings, Equipment	\$7.8 M	\$48.27 M	\$140.22 M
	2020 Est. Health Care, Insurance	\$21.33 M	\$130.42 M	\$374.3 M
	2020 Est. Household Operations, Shelter, Utilities	\$75.12 M	\$461.41 M	\$1.32 B
	2020 Est. Miscellaneous Expenses	\$4.27 M	\$26.37 M	\$76.18 M
	2020 Est. Personal Care	\$3.05 M	\$18.83 M	\$54.31 M
	2020 Est. Transportation	\$42.11 M	\$257.04 M	\$741.01 M

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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