

# VILLAGE EAST

SHOPPING CENTER

FOR LEASE > SALEM, OR



## ADDRESS

2295 Lancaster Drive NE | Salem, Oregon



## AVAILABLE SPACE

- Suite 2265 - 1,868 SF
- Suite 2395 - 6,080 SF
- Suite 2421 - 14,440 SF
- Future Pad up to 4,500 SF



## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Lancaster Drive NE - 32,284 ADT ('22)

Sunnyview Rd NE - 13,624 ADT ('22)

## HIGHLIGHTS

- Located on busy Lancaster Dr NE with high traffic counts. Just north of Willamette Town Center and across the street from Kaiser Permanente Medical Office.
- Shadow anchored by Bi-Mart and Big Lots. Other co-tenants include Big 5 Sporting Goods, Banfield Pet Hospital, Ross Dress for Less, La Tapatia Supermarket, Five Guys Burgers and Fries, Party Mart and many more.
- Other nearby retailers include Walmart Supercenter, PetSmart, Fred Meyer, Grocery Outlet, Dollar Tree, Safeway, Les Schwab Tire Center and Planet Fitness.



COMMERCIAL  
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NORTHWEST LLC

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# VILLAGE EAST

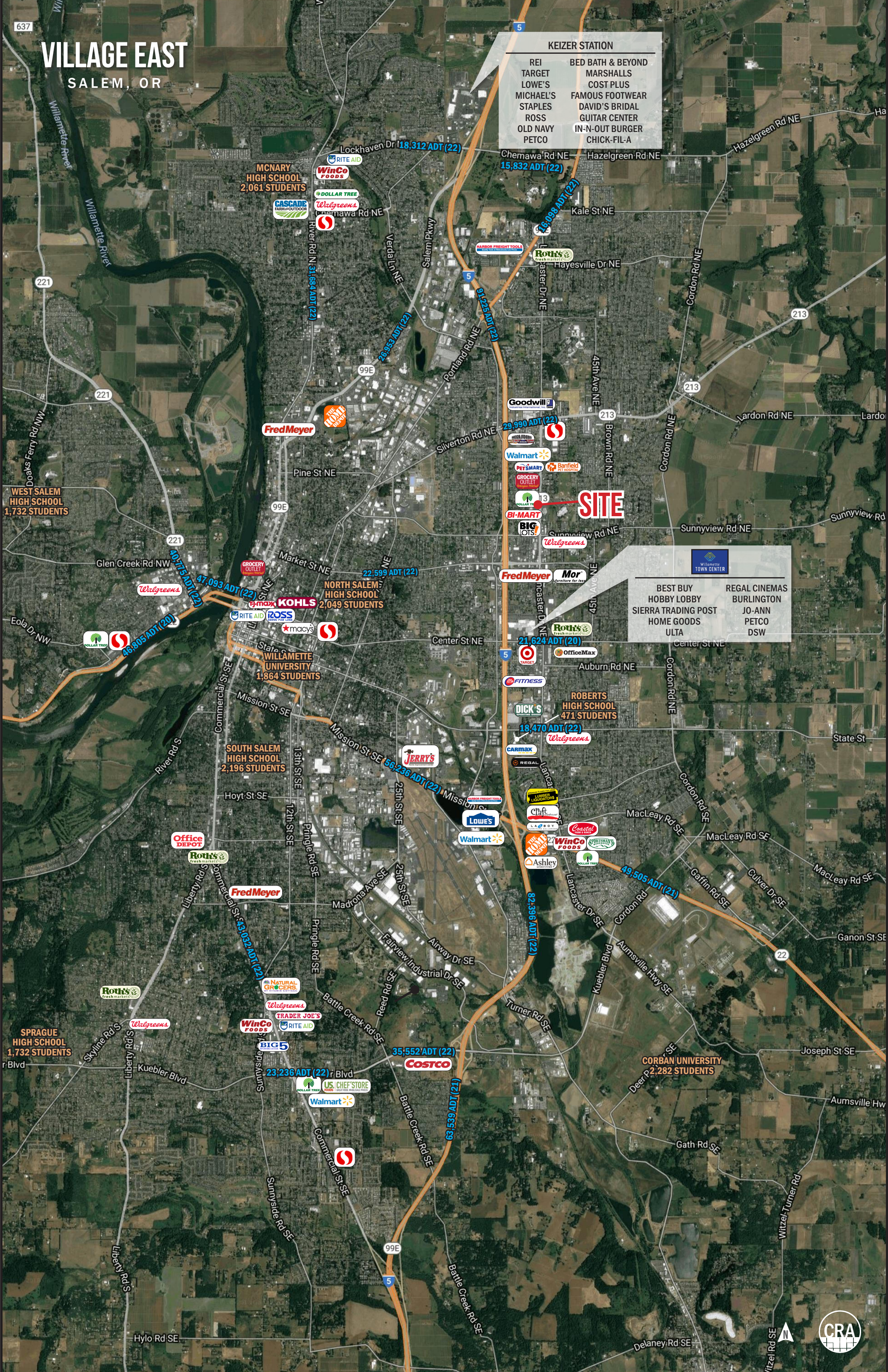
SALEM, OR

## KEIZER STATION

- REI
- TARGET
- LOWE'S
- MICHAEL'S
- STAPLES
- ROSS
- OLD NAVY
- PETCO
- BED BATH & BEYOND
- MARSHALLS
- COST PLUS
- FAMOUS FOOTWEAR
- DAVID'S BRIDAL
- GUITAR CENTER
- IN-N-OUT BURGER
- CHICK-FIL-A

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

**SITE**



WEST SALEM HIGH SCHOOL  
1,732 STUDENTS

MCNARY HIGH SCHOOL  
2,061 STUDENTS

WILLAMETTE UNIVERSITY  
1,864 STUDENTS

NORTH SALEM HIGH SCHOOL  
2,049 STUDENTS

SOUTH SALEM HIGH SCHOOL  
2,196 STUDENTS

ROBERTS HIGH SCHOOL  
471 STUDENTS

SPRAGUE HIGH SCHOOL  
1,732 STUDENTS

CORBAN UNIVERSITY  
2,282 STUDENTS

ADT (20) 46,805

ADT (22) 47,093

ADT (22) 43,032

ADT (22) 23,236

ADT (22) 35,552

ADT (21) 63,539

ADT (22) 82,396

ADT (21) 49,505

ADT (22) 18,470

ADT (20) 21,624

ADT (22) 29,990

ADT (22) 15,832

ADT (22) 18,312

ADT (22) 26,953

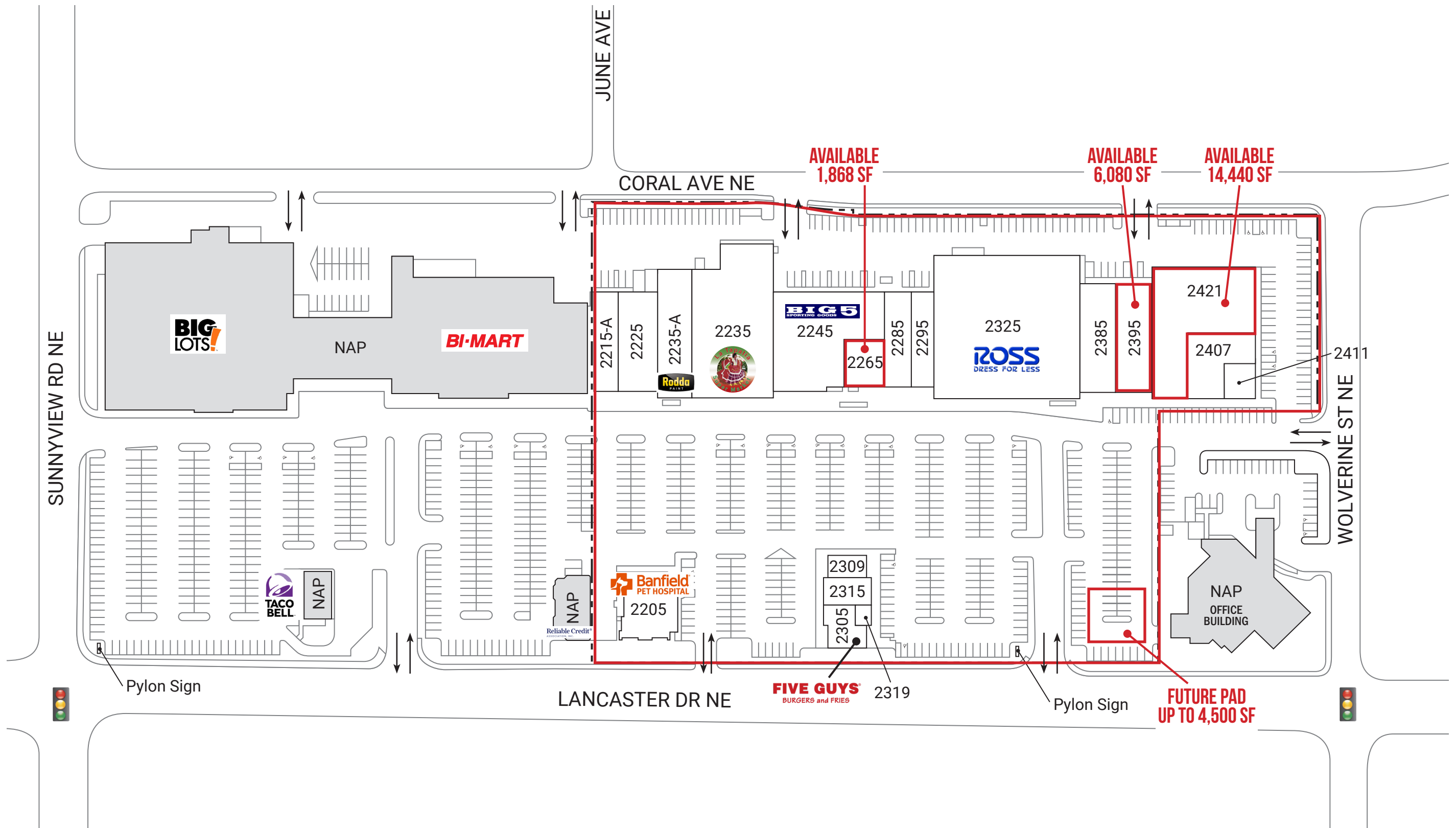
ADT (22) 91,235





ENTIRE SITE PLAN

VILLAGE EAST  
2295 LANCASTER DR NE  
SALEM, OR



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.

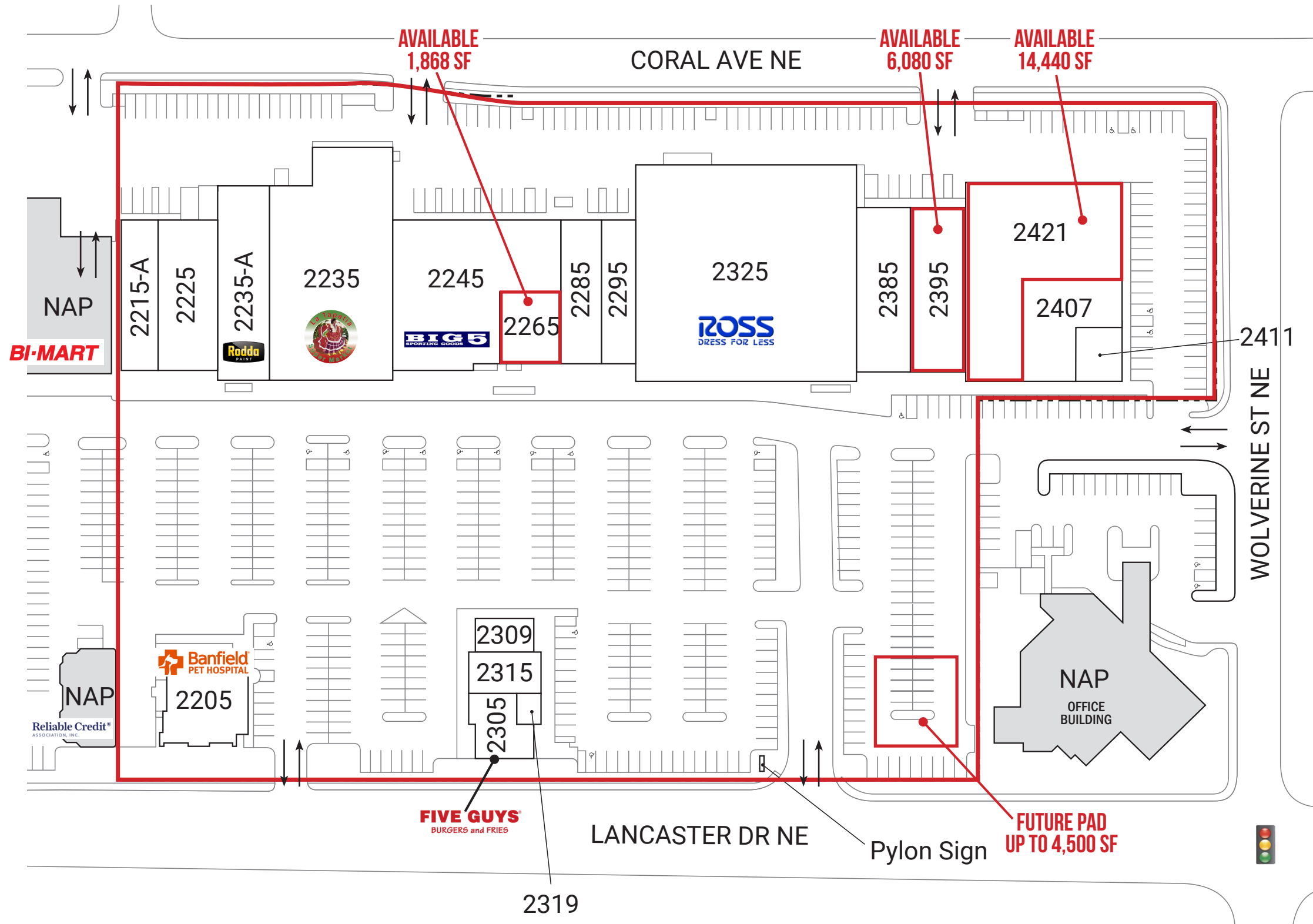


# VILLAGE EAST

## 2295 LANCASTER DR NE

SALEM, OR

### SITE PLAN



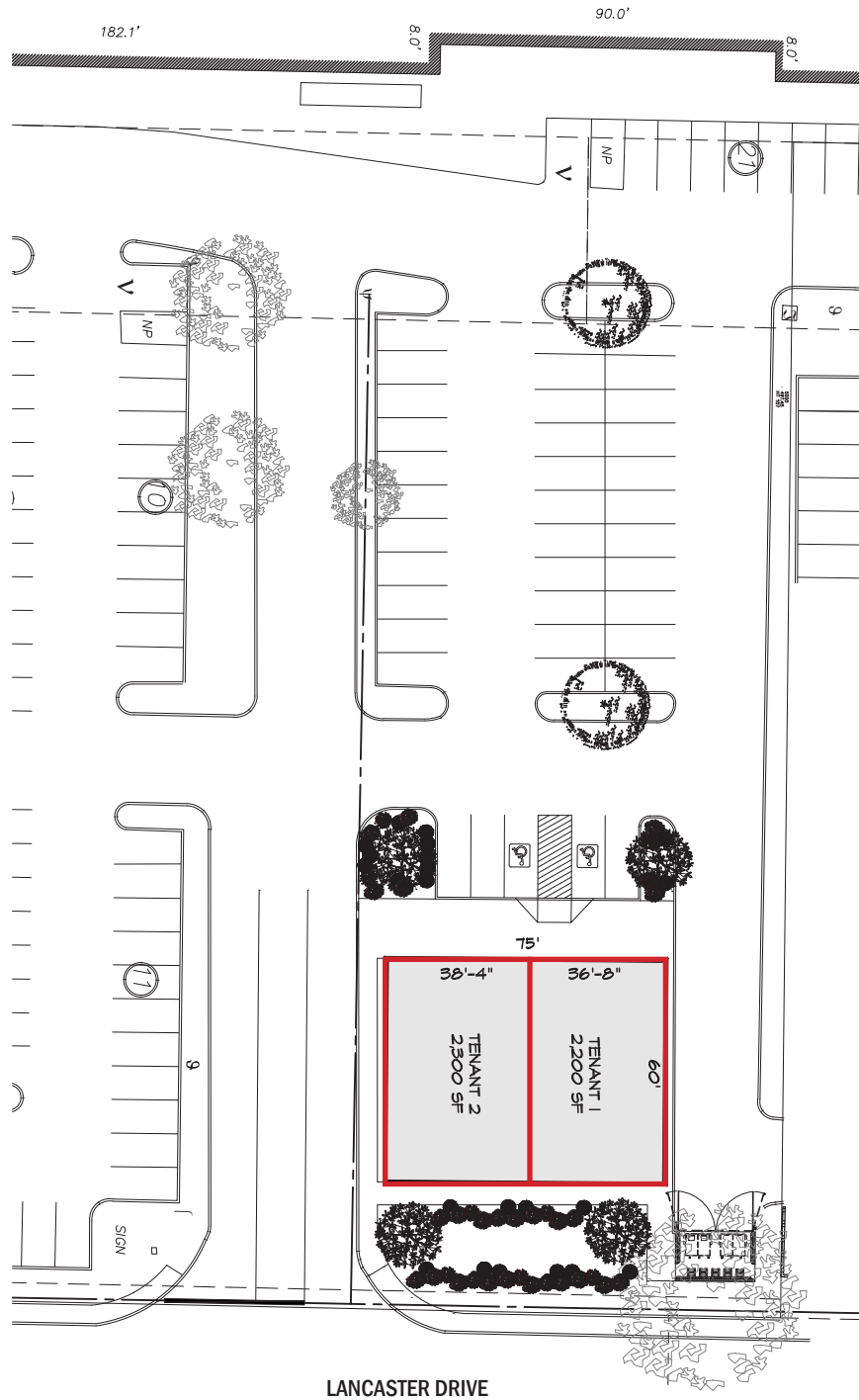
SUITE	TENANT	SF
2205	Banfield Pet Hospital	4,865 SF
2215-A	La Consentida	3,500 SF
2225/2215-B	Access Technologies	6,252 SF
2235	La Tapatia Super Market	17,880 SF
2235-A	Rodda Paint	6,466 SF
2245	Big 5 Sporting Goods	11,960 SF
<b>2265</b>	<b>AVAILABLE</b>	<b>1,868 SF</b>
2285	Mariscos	6,500 SF
2295	Ragazza Fashion	4,092 SF
2305	Five Guys	2,538 SF
2309	Cigarette Outlet	1,368 SF
2315	Santiam Subs	1,800 SF
2319	Nails Now	610 SF
2325	Ross Dress for Less	32,396 SF
2385	Once Upon a Child	6,085 SF
<b>2395</b>	<b>AVAILABLE</b>	<b>6,080 SF</b>
<b>2421</b>	<b>AVAILABLE</b>	<b>14,440 SF</b>
2407	China Buffet	5,631 SF
2411	Valley Pub	1,228 SF

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**FUTURE PAD  
PROPOSED SITE PLAN**

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# VILLAGE EAST

## 2295 LANCASTER DR NE

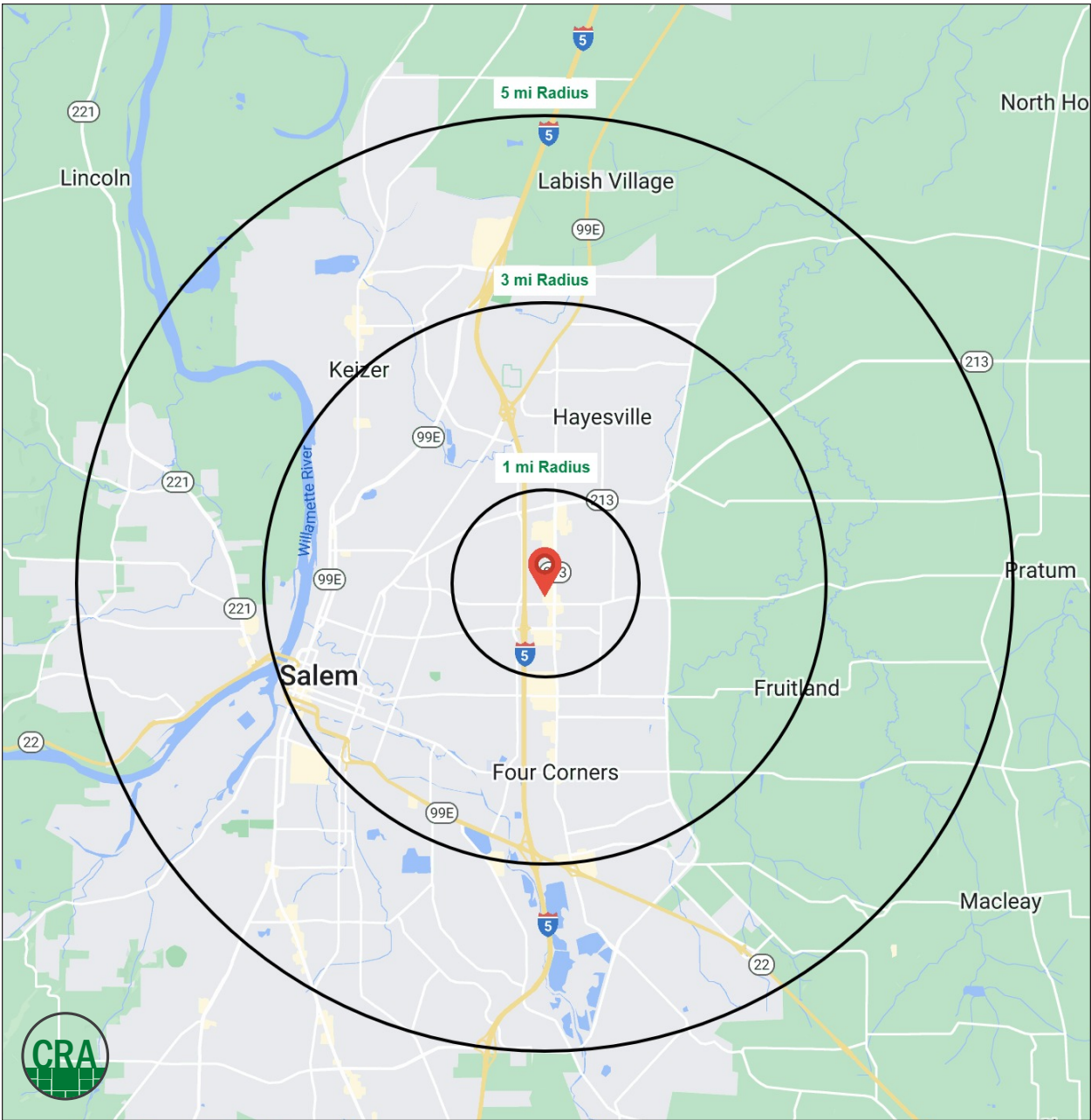
SALEM, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	21,597	117,501	203,685
Projected Population 2029	20,946	117,300	202,612
Average HH Income	\$67,108	\$78,090	\$92,820
Median Home Value	\$302,375	\$347,724	\$371,523
Daytime Demographics 16+	13,932	111,916	175,446

**33.5**

Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9569/-122.9854

2295 Lancaster Dr NE Salem, OR 97305	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	21,597	117,501	203,685
2029 Projected Population	20,946	117,300	202,612
2020 Census Population	22,225	117,462	202,669
2010 Census Population	20,811	109,493	184,615
Projected Annual Growth 2024 to 2029	-0.6%	-	-0.1%
Historical Annual Growth 2010 to 2024	0.3%	0.5%	0.7%
2024 Median Age	33.0	33.5	35.6
<b>Households</b>			
2024 Estimated Households	7,403	41,400	75,244
2029 Projected Households	7,266	41,937	75,966
2020 Census Households	7,372	39,711	72,646
2010 Census Households	7,019	37,436	66,923
Projected Annual Growth 2024 to 2029	-0.4%	0.3%	0.2%
Historical Annual Growth 2010 to 2024	0.4%	0.8%	0.9%
<b>Race and Ethnicity</b>			
2024 Estimated White	59.4%	63.9%	68.5%
2024 Estimated Black or African American	2.2%	2.5%	2.2%
2024 Estimated Asian or Pacific Islander	5.9%	4.5%	4.2%
2024 Estimated American Indian or Native Alaskan	1.6%	1.7%	1.5%
2024 Estimated Other Races	30.9%	27.6%	23.7%
2024 Estimated Hispanic	38.1%	33.4%	28.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$67,108	\$78,090	\$92,820
2024 Estimated Median Household Income	\$55,517	\$62,835	\$70,999
2024 Estimated Per Capita Income	\$23,186	\$27,834	\$34,558
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	14.0%	10.0%	7.4%
2024 Estimated Some High School (Grade Level 9 to 11)	11.1%	9.3%	7.6%
2024 Estimated High School Graduate	25.9%	28.0%	26.4%
2024 Estimated Some College	26.1%	25.5%	25.0%
2024 Estimated Associates Degree Only	9.9%	10.0%	9.8%
2024 Estimated Bachelors Degree Only	9.1%	11.8%	15.4%
2024 Estimated Graduate Degree	3.9%	5.4%	8.4%
<b>Business</b>			
2024 Estimated Total Businesses	796	5,407	9,293
2024 Estimated Total Employees	6,852	71,218	104,513
2024 Estimated Employee Population per Business	8.6	13.2	11.2
2024 Estimated Residential Population per Business	27.1	21.7	21.9

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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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