

# COMMERCIAL FAIRVIEW

## SHOPPING CENTER

FOR LEASE > SALEM, OR



### ADDRESS

2930 Commercial St SE | Salem, Oregon

### AVAILABLE SPACE

- 2,150 SF

### RENTAL RATE

Please call for details

### HIGHLIGHTS

- Located on busy Commercial St SE with high traffic counts.
- Other co-tenants include AT&T, AutoZone, Accident Care Chiropractic, Oak Tree Pharmacy and Jackson Hewitt Tax Service
- Nearby retailers include Jamba Juice, Straight from New York Pizza, Five Guys, Jimmy John's, Roth's, Wilco Farm Store and many more.

### TRAFFIC COUNTS

Commercial St SE- 40,393 ADT ('25)

Liberty Road S - 19,232 ADT ('25)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Sam LeFeber** 503.866.1956 | [sam@cra-nw.com](mailto:sam@cra-nw.com)  
**Alex MacLean IV** 503.866.6425 | [alex4@cra-nw.com](mailto:alex4@cra-nw.com)  
**Joe Casey** 541.908.1708 | [joe@cra-nw.com](mailto:joe@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



# COMMERCIAL FAIRVIEW 2930 COMMERCIAL ST SE

SALEM, OR

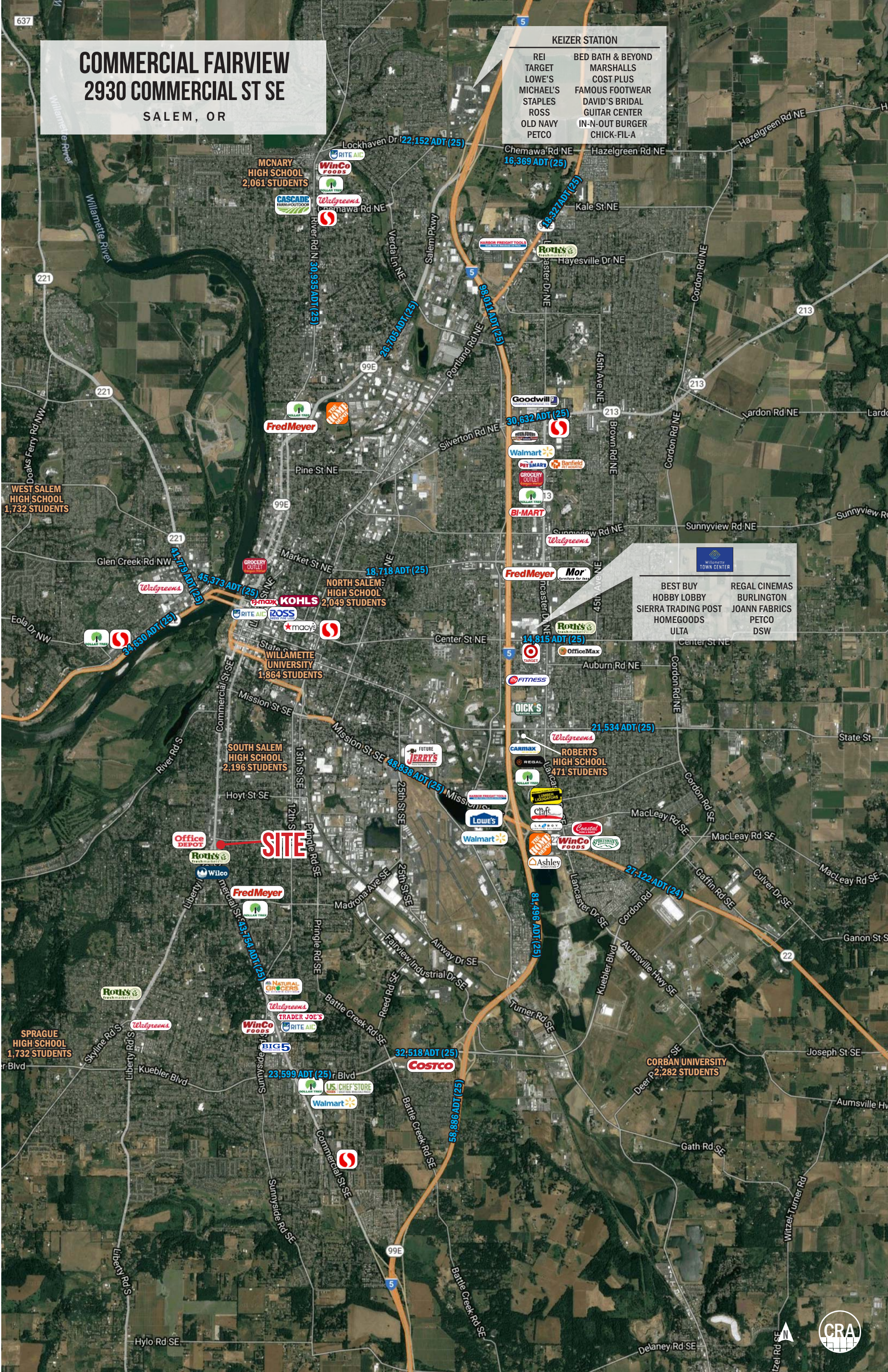
## KEIZER STATION

- |           |                   |
|-----------|-------------------|
| 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       |



- |                     |               |
|---------------------|---------------|
| BEST BUY            | REGAL CINEMAS |
| HOBBY LOBBY         | BURLINGTON    |
| SIERRA TRADING POST | JOANN FABRICS |
| HOMEGOODS           | PETCO         |
| ULTA                | DSW           |

**SITE**





# COMMERCIAL FAIRVIEW 2930 COMMERCIAL ST SE

SALEM, OR

FRIDA'S MEXICAN  
KITCHEN & BAR

Fairview Ave SE

Fairview Ave SE

Liberty Rd S

Commercial St SE

Liberty Rd S

Vista Ave SE

SUBWAY

Jamba Juice

STATION NEW YORK  
PIZZA

BESTMED URGENT CARE

AT&T

AVAILABLE  
2,150 SF

ACCIDENT CARE  
Chiropractic

OAK TREE  
PHARMACY

Auto  
Zone

FIVE GUYS  
BURGERS and FRIES

JJ

Roth's  
fresh markets





# COMMERCIAL FAIRVIEW

## 2930 COMMERCIAL ST SE

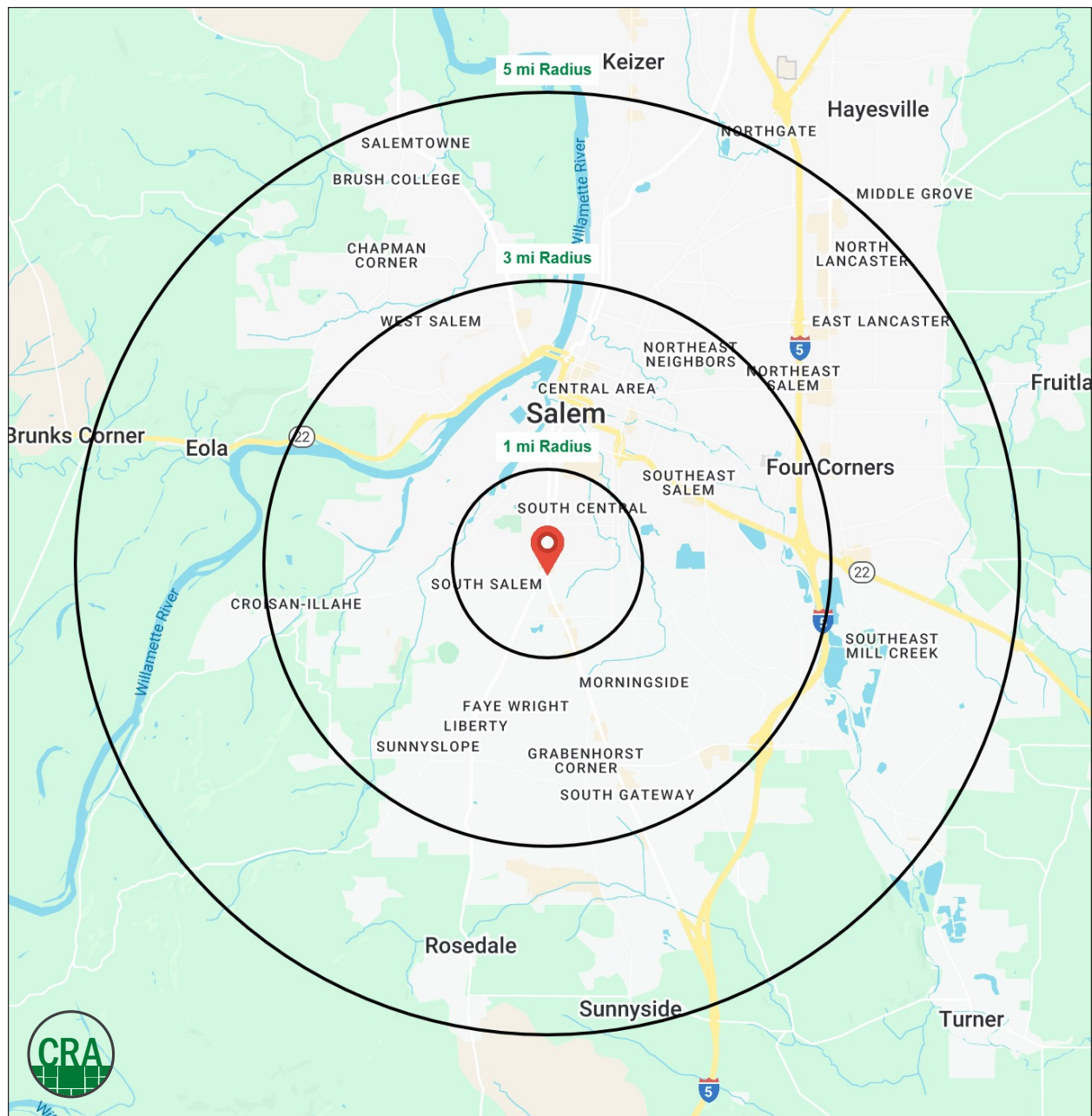
SALEM, OR

### DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	14,938	89,001	198,670
Estimated Households 2024	6,672	34,975	74,513
Average HH Income	\$114,971	\$107,659	\$103,065
Median Home Value	\$418,148	\$402,876	\$399,873
Daytime Demographics 16+	10,404	105,209	169,789

**38.7**

Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 44.913/-123.0441

2930 Commercial St SE Salem, OR 97302	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	14,938	89,001	198,670
2029 Projected Population	14,746	88,645	197,540
2020 Census Population	14,585	86,703	197,665
2010 Census Population	13,922	79,092	176,235
Projected Annual Growth 2024 to 2029	-0.3%	-	-0.1%
Historical Annual Growth 2010 to 2024	0.5%	0.9%	0.9%
2024 Median Age	38.7	37.3	36.3
<b>Households</b>			
2024 Estimated Households	6,672	34,975	74,513
2029 Projected Households	6,617	35,270	75,053
2020 Census Households	6,522	33,505	72,082
2010 Census Households	6,345	31,062	65,089
Projected Annual Growth 2024 to 2029	-0.2%	0.2%	0.1%
Historical Annual Growth 2010 to 2024	0.4%	0.9%	1.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	76.5%	74.1%	70.7%
2024 Estimated Black or African American	1.8%	2.5%	2.4%
2024 Estimated Asian or Pacific Islander	3.5%	4.2%	4.5%
2024 Estimated American Indian or Native Alaskan	1.1%	1.3%	1.4%
2024 Estimated Other Races	17.0%	17.9%	21.1%
2024 Estimated Hispanic	21.8%	22.1%	25.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$114,971	\$107,659	\$103,065
2024 Estimated Median Household Income	\$83,078	\$78,883	\$78,666
2024 Estimated Per Capita Income	\$51,452	\$42,751	\$38,931
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.5%	4.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.4%	4.9%	6.3%
2024 Estimated High School Graduate	20.8%	23.3%	23.0%
2024 Estimated Some College	21.1%	23.5%	24.4%
2024 Estimated Associates Degree Only	9.7%	9.2%	9.6%
2024 Estimated Bachelors Degree Only	26.1%	22.4%	19.7%
2024 Estimated Graduate Degree	18.5%	14.3%	12.2%
<b>Business</b>			
2024 Estimated Total Businesses	900	5,619	9,079
2024 Estimated Total Employees	6,031	75,052	103,693
2024 Estimated Employee Population per Business	6.7	13.4	11.4
2024 Estimated Residential Population per Business	16.6	15.8	21.9

*For more information, please contact:*

**SAM LEFEBER** 503.866.1956 | sam@cra-nw.com

**ALEX MACLEAN IV** 503.866.6425 | alex4@cra-nw.com

**JOE CASEY** 541.908.1708 | joe@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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.