

LANCASTER DRIVE PAD

FOR SALE > SALEM, OR



ADDRESS

1302 Lancaster Drive NE
Salem, OR 97301

SITE SIZE

0.84 AC Pad / 36,590 SF

PRICE

\$895,000

HIGHLIGHTS

- For sale 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 – 34,511 ADT ('25)

Market St NE – 25,856 ADT ('25)



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

LANCASTER DRIVE PAD 1302 LANCASTER DRIVE NE

SALEM, OR

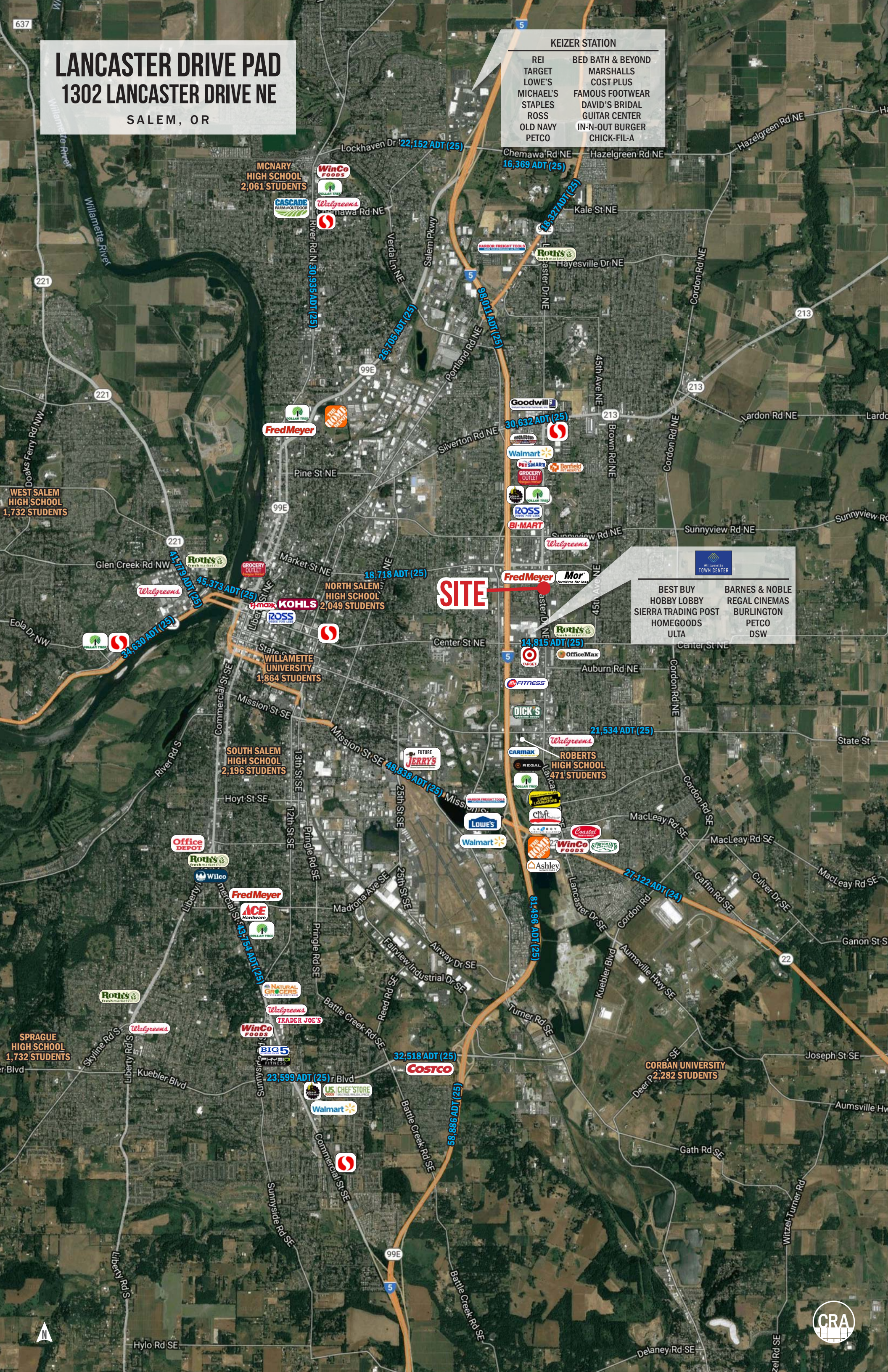
KEIZER STATION

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

SITE



- | | |
|---------------------|----------------|
| BEST BUY | BARNES & NOBLE |
| HOBBY LOBBY | REGAL CINEMAS |
| SIERRA TRADING POST | BURLINGTON |
| HOMEGOODS | 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

ragweed 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

Lancaster Dr NE

Weathers St NE

WILLAMETTE
CAREER ACADEMY

at&t

FIGARO'S PIZZA

SportClips
HAIRCUTS

Dutch Bros

D St NE

Arby's

Yacume

KFC

Earle Ave NE

CHIPOTLE

Denver Ave NE

Firestone

BURGER KING

KeyBank

NORTH SALEM DMV

BANANA FRESH

REGAL

Bright Now!

BR

Burlington

HOBBY LOBBY

SIERRA TRADING POST

ULTA

rue21

Bath & Body Works

HomeGoods

DSW

xfinity

verizon

RED ROBIN

TJ-maxx

FAMOUS footwear

JOANN

DOLLAR TREE

petco

BEST BUY

Bank of America

McCRATH'S

us bank

The Good Feet Store

crumbl

Applebee's

MATTRESS FIRM

KeyBank

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

verizon

Fisher Rd NE

38th PINE

213

99E

256

99E

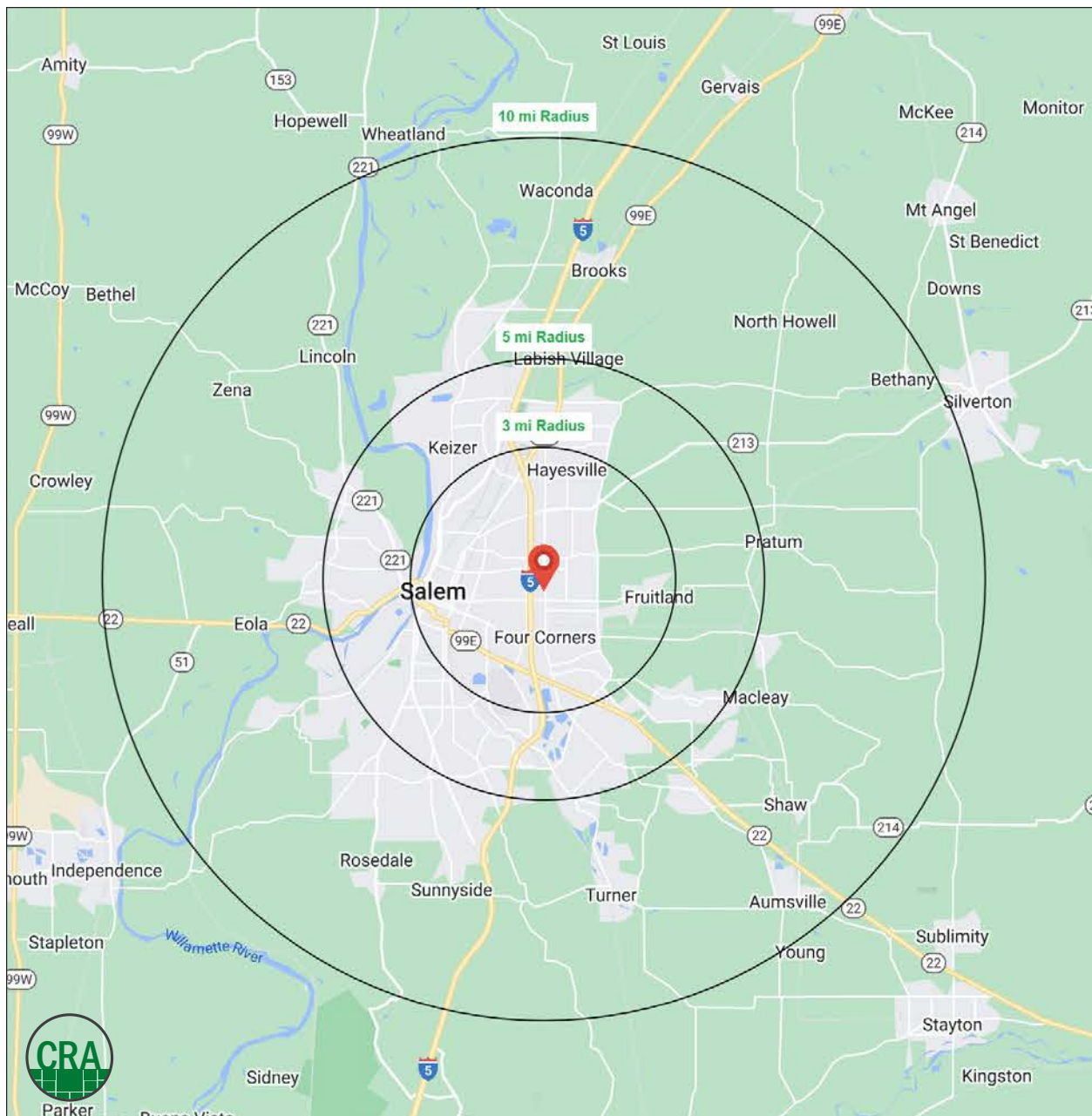
36th

NE

NE

SALEM, OR

113,766
Estimated Population 2025
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9461/-122.9832

1302 Lancaster Dr NE Salem, OR 97301	3 mi radius	5 mi radius	10 mi radius
Population			
2025 Estimated Population	113,766	209,087	294,352
2030 Projected Population	113,066	207,619	291,816
2020 Census Population	111,807	204,677	288,865
2010 Census Population	103,237	186,822	259,137
Projected Annual Growth 2025 to 2030	-0.1%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	0.7%	0.8%	0.9%
2025 Median Age	33.2	35.5	36.9
Households			
2025 Estimated Households	39,743	76,155	108,262
2030 Projected Households	40,137	76,766	108,864
2020 Census Households	37,803	72,991	104,502
2010 Census Households	35,336	67,325	95,029
Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.1%
Historical Annual Growth 2010 to 2025	0.8%	0.9%	0.9%
Race and Ethnicity			
2025 Estimated White	63.5%	68.0%	70.5%
2025 Estimated Black or African American	2.7%	2.3%	2.1%
2025 Estimated Asian or Pacific Islander	4.4%	4.3%	4.3%
2025 Estimated American Indian or Native Alaskan	1.7%	1.5%	1.4%
2025 Estimated Other Races	27.7%	23.9%	21.7%
2025 Estimated Hispanic	33.7%	29.0%	26.5%
Income			
2025 Estimated Average Household Income	\$79,052	\$93,737	\$104,532
2025 Estimated Median Household Income	\$65,231	\$74,909	\$83,277
2025 Estimated Per Capita Income	\$27,975	\$34,429	\$38,682
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	8.8%	6.6%	5.3%
2025 Estimated Some High School (Grade Level 9 to 11)	9.8%	7.6%	6.6%
2025 Estimated High School Graduate	26.6%	24.8%	23.7%
2025 Estimated Some College	26.1%	25.1%	24.7%
2025 Estimated Associates Degree Only	10.1%	10.1%	10.0%
2025 Estimated Bachelors Degree Only	12.8%	16.9%	19.2%
2025 Estimated Graduate Degree	5.7%	8.9%	10.5%
Business			
2025 Estimated Total Businesses	5,555	9,765	12,426
2025 Estimated Total Employees	75,835	107,913	123,886
2025 Estimated Employee Population per Business	13.7	11.1	10.0
2025 Estimated Residential Population per Business	20.5	21.4	23.7

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.