

SALEM GROCERY INVESTMENT

4746 PORTLAND RD NE, SALEM, OR

FOR SALE



ADDRESS

4746 Portland Rd NE, Salem, OR 97305

PROPERTY SIZE

- 37,870 SF Roth's Grocery Store
- 6,000 SF vacant shop building
- 4.3 AC

ASKING PRICE

- \$4,350,000
- Cap Rate: 6.00%

ZONING

Zoning: Commercial Retail (CR)

TRAFFIC COUNTS

Portland Rd NE – 18,327 ADT ('25)
I-5 – 99,764 ADT ('24)

INVESTMENT HIGHLIGHTS

- North Salem location just minutes away from I-5, on the corner of Portland Rd NE (Hwy 99 E) and Hayesville Dr NE.
- Nearby tenants include McDonalds, Harbor Freight, 76, Dutch Bros, and more.
- Five years remaining with 2-5 year options with 7% rent increases
- Value add opportunity with vacant shop space



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

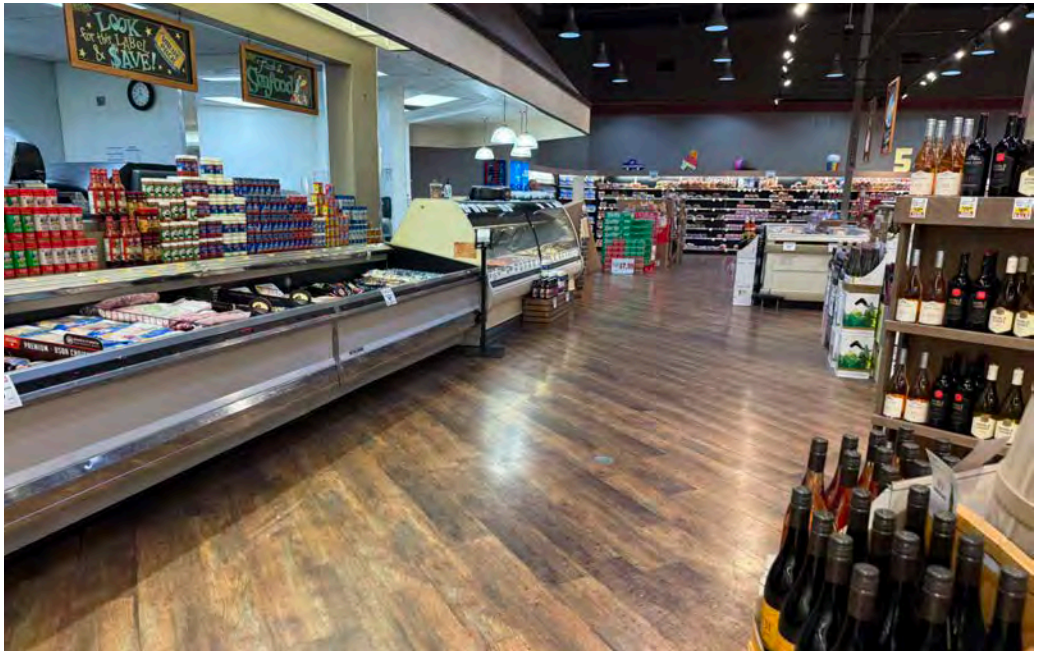
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PHOTOS

GROCERY INVESTMENT
4746 PORTLAND RD NE
SALEM, OR



GROCERY INVESTMENT
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SALEM, OR

Portland Rd NE

Oregon Department
of Human Services

**Cycle
COUNTRY**

99E
18,327 ADT (25)

SITE

McDonald's

Roth's
fresh markets

7,336 ADT (25)

Hayesville Dr NE

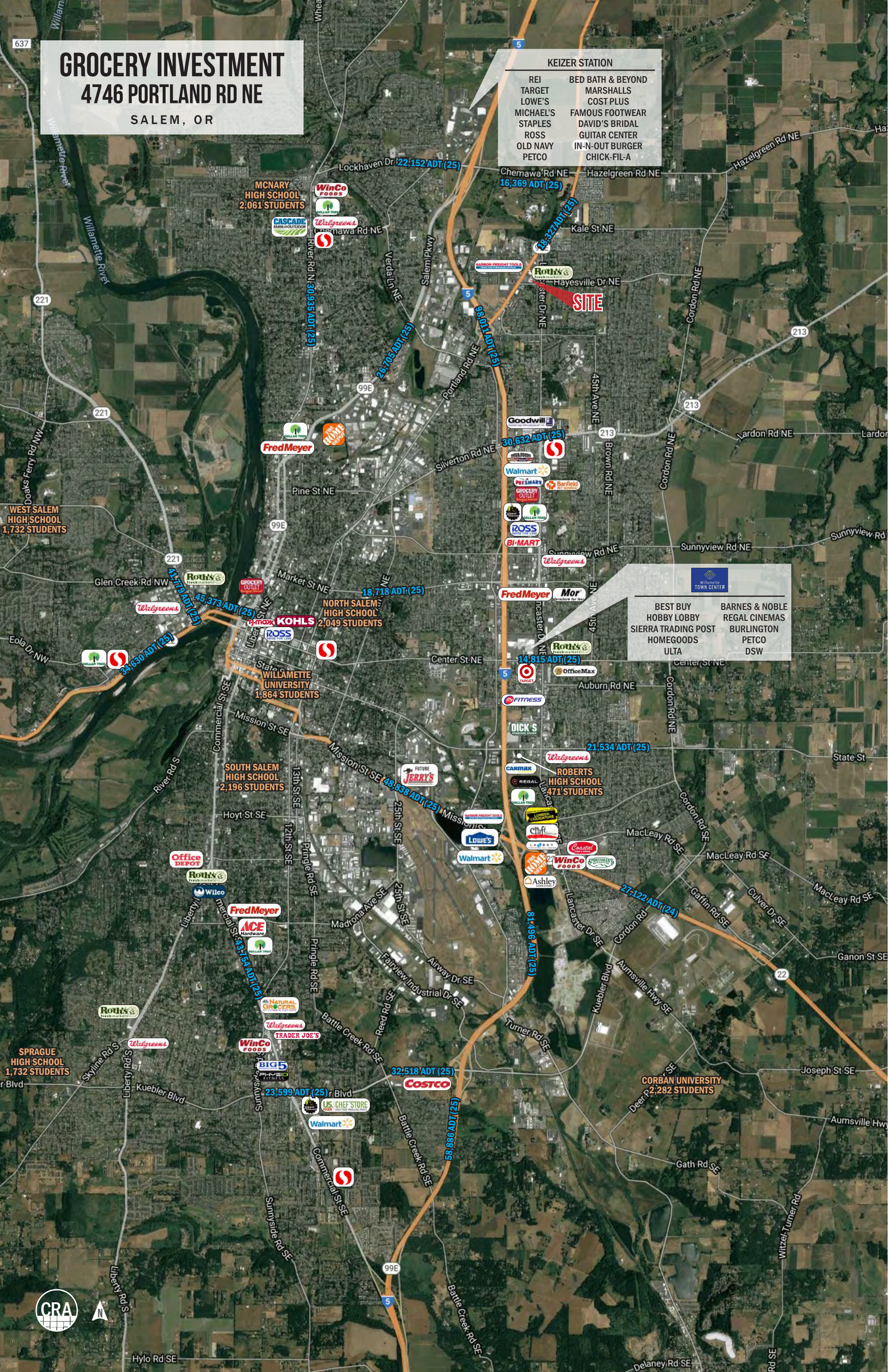
INTERSTATE
5

**SHAKA
BRAH**

Laurel Center Dr



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



NEARBY GROCERY COMPETITION



11 min
3.7 miles

11 min
3.9 miles



Chemawa Rd NE

Keizer

River Rd N

Verda Ln NE

Dr MLK Jr Pkwy

Hyacinth St NE

Chemawa Rd NE

99E

Hazelgreen Rd NE

Kale St NE

SITE

Hayesville Dr NE

Hayesville

Ward Dr NE

Hawthorne Ave NE

45th Ave NE

Brown Rd NE

Lardon R

Fred Meyer

12 min
3.5 miles

7 min
2.1 miles



6 min
1.8 miles

7 min
2.1 miles

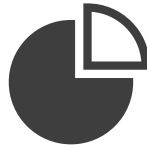


SALEM OREGON

AT A GLANCE



**OREGON STATE CAPITAL
& 2ND LARGEST CITY IN OREGON**



**DIVERSE ECONOMY FEATURING JOBS
IN GOVERNMENT, AGRICULTURE, FOOD
PROCESSING, HEALTHCARE, AND EDUCATION.**



**RAPIDLY GROWING, WITH AN ADDITIONAL
60,000 RESIDENTS EXPECTED IN THE
NEXT 10 YEARS**



**WITH A COST OF LIVING INDEX OF 102.4,
SALEM IS MUCH MORE AFFORDABLE THAN
OTHER COMMUNITIES IN OREGON**

SUMMARY

Salem, Oregon is a vibrant city that blends rich history with modern infrastructure and economic vitality. As the state capital, it benefits from excellent highway and rail connections to Portland and Eugene. Since the early 20th century, Salem has seen steady urban growth, highlighted by a 1920s housing boom and the development of diverse shopping centers.

Key employers—including state agencies, Willamette University, and Salem Health—anchor the local economy, ensuring job stability and growth. Salem also offers numerous attractions, from scenic parks like Bush's Pasture Park to cultural landmarks such as the Oregon State Capitol and the historic Grand Opera House.

Ongoing infrastructure projects reflect Salem's focus on enhancing public spaces, transportation, and sustainability. With a growing population and strong community spirit, Salem remains a dynamic place to live, work, and explore.



ABOUT ROTH'S

- Founded in 1962
- 9 Locations in the Mid-Willamette Valley area
- Purchased in 2021 by Pattison Food Group, a Canadian company which operates multiple brands



ABOUT PATTISON GROUP

\$12.7

JIM PATTISON GROUP HAS ANNUAL SALES OF \$12.7 BILLION (CAD)

300

OVER 300 RETAIL LOCATIONS

PATTISON FOOD GROUP

save on foods

PRICESMART
佳廉超市 FOODS

URBAN FARE
MARKET EATERY

NESTERS  **MARKET**

CHOICES  **MARKET**

 **Nature's Fare**
Markets

 **BUY LOW FOODS**

Quality FOODS

MEINHARDT

EVERYTHING WINE

GROCERY INVESTMENT

4746 PORTLAND RD NE

SALEM, OR

DEMOGRAPHIC SUMMARY

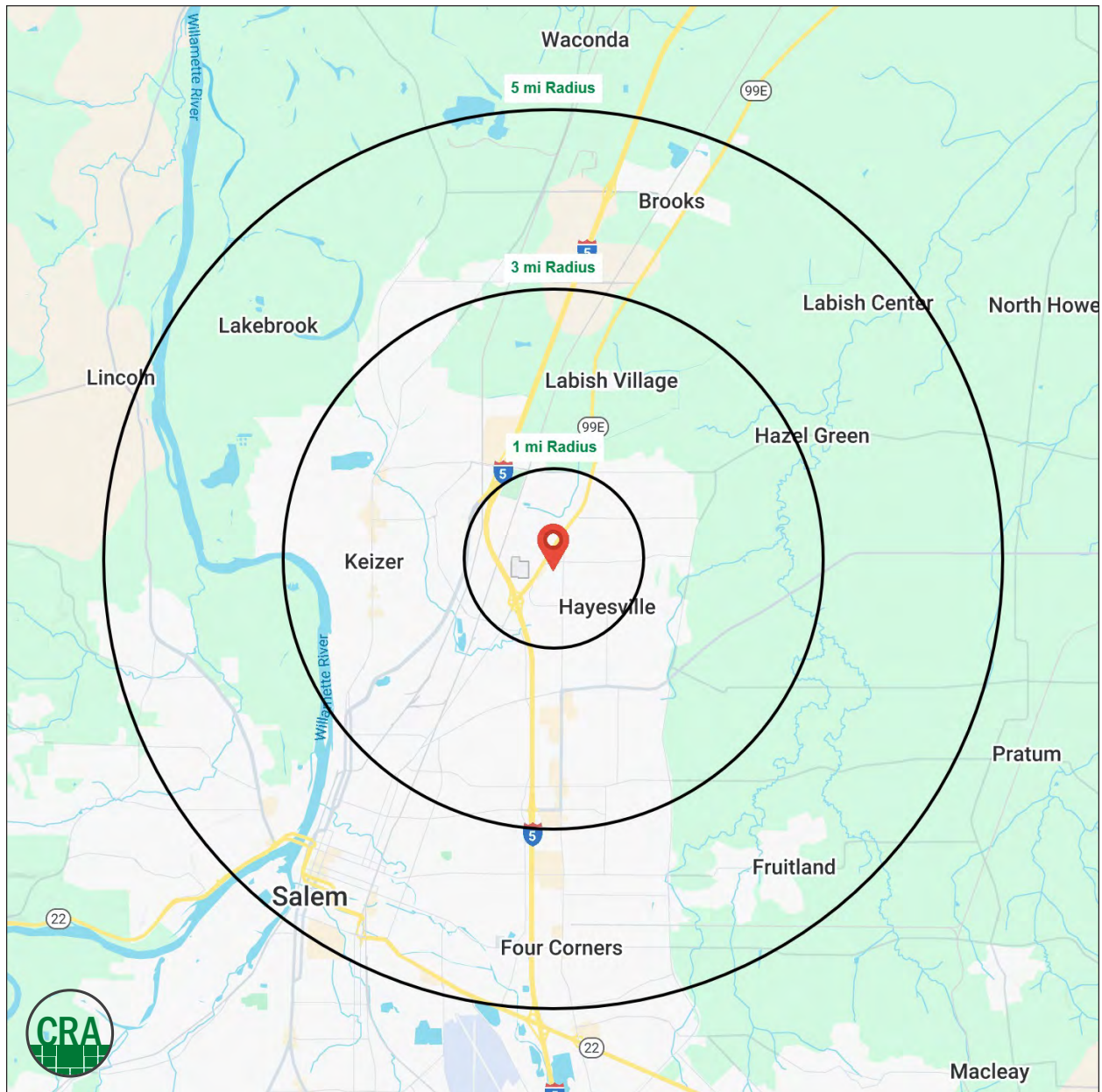
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	13,321	94,761	172,775
Estimated Households	4,650	34,083	62,042
Average HH Income	\$78,343	\$85,900	\$91,975
Median Home Value	\$347,539	\$372,281	\$393,676
Daytime Demographics 16+	6,349	56,230	143,803
Some College or Higher	52.2%	56.5%	59.1%

\$85,900

Average Household Income
3 MILE RADIUS

34.8

Median Age
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 44.9903/-122.9854

4746 Portland Rd NE Salem, OR 97305	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	13,321	94,761	172,775
2030 Projected Population	13,031	93,323	172,413
2020 Census Population	12,990	94,417	168,503
2010 Census Population	11,765	86,546	154,296
Projected Annual Growth 2025 to 2030	-0.4%	-0.3%	-
Historical Annual Growth 2010 to 2025	0.9%	0.6%	0.8%
2025 Median Age	33.3	34.8	35.2
Households			
2025 Estimated Households	4,650	34,083	62,042
2030 Projected Households	4,626	34,032	62,845
2020 Census Households	4,515	33,060	59,209
2010 Census Households	4,161	30,735	54,799
Projected Annual Growth 2025 to 2030	-0.1%	-	0.3%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	0.9%
Race and Ethnicity			
2025 Estimated White	59.0%	64.2%	66.8%
2025 Estimated Black or African American	2.3%	1.9%	2.2%
2025 Estimated Asian or Pacific Islander	5.6%	4.8%	4.3%
2025 Estimated American Indian or Native Alaskan	1.7%	1.6%	1.6%
2025 Estimated Other Races	31.3%	27.6%	25.1%
2025 Estimated Hispanic	37.5%	33.7%	30.4%
Income			
2025 Estimated Average Household Income	\$78,343	\$85,900	\$91,975
2025 Estimated Median Household Income	\$64,551	\$71,379	\$74,269
2025 Estimated Per Capita Income	\$27,420	\$31,030	\$33,332
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	11.9%	9.7%	7.5%
2025 Estimated Some High School (Grade Level 9 to 11)	10.3%	8.8%	8.4%
2025 Estimated High School Graduate	25.6%	25.0%	25.0%
2025 Estimated Some College	21.8%	25.5%	25.4%
2025 Estimated Associates Degree Only	12.0%	10.2%	10.2%
2025 Estimated Bachelors Degree Only	12.4%	14.9%	15.8%
2025 Estimated Graduate Degree	6.0%	5.9%	7.6%
Business			
2025 Estimated Total Businesses	308	3,408	7,510
2025 Estimated Total Employees	2,536	27,278	87,190
2025 Estimated Employee Population per Business	8.2	8.0	11.6
2025 Estimated Residential Population per Business	43.3	27.8	23.0

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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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