

— FOR SALE —

US FOODS CHEF'S STORE



NNN INVESTMENT | SALEM OR

LOCATION

1355 Salem Industrial Dr NE
Salem, OR 97301

PROPERTY DETAILS

19,600 SF Building
1.82 AC Land

ASKING PRICE

\$2,450,000
Cap Rate: 6.00%

ZONING

IG (General Industrial)

HIGHLIGHTS

- 5-years remaining on lease term
- Two 5-year options remaining with 8% bumps in rent
- US Foods is a publicly traded company (NYSE: USFD) with a BB+ credit rating
- NNN lease
- Below market rent provides long term upside potential
- 1981 construction
- Major tenant renovation in 2021

TRAFFIC COUNTS

Dr MLK Jr Pkwy – 24,854 ADT ('24)
Salem Industrial Dr NE – 5,016 ADT ('25)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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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.

US FOODS CHEF'S STORE
1355 SALEM INDUSTRIAL DR NE
SALEM, OR

SITE

Salem Industrial Dr NE

KANTZ CT NE

3140

3144

1401

1575



US FOODS CHEF'S STORE

1355 SALEM INDUSTRIAL DR NE
SALEM, OR

PHOTOS



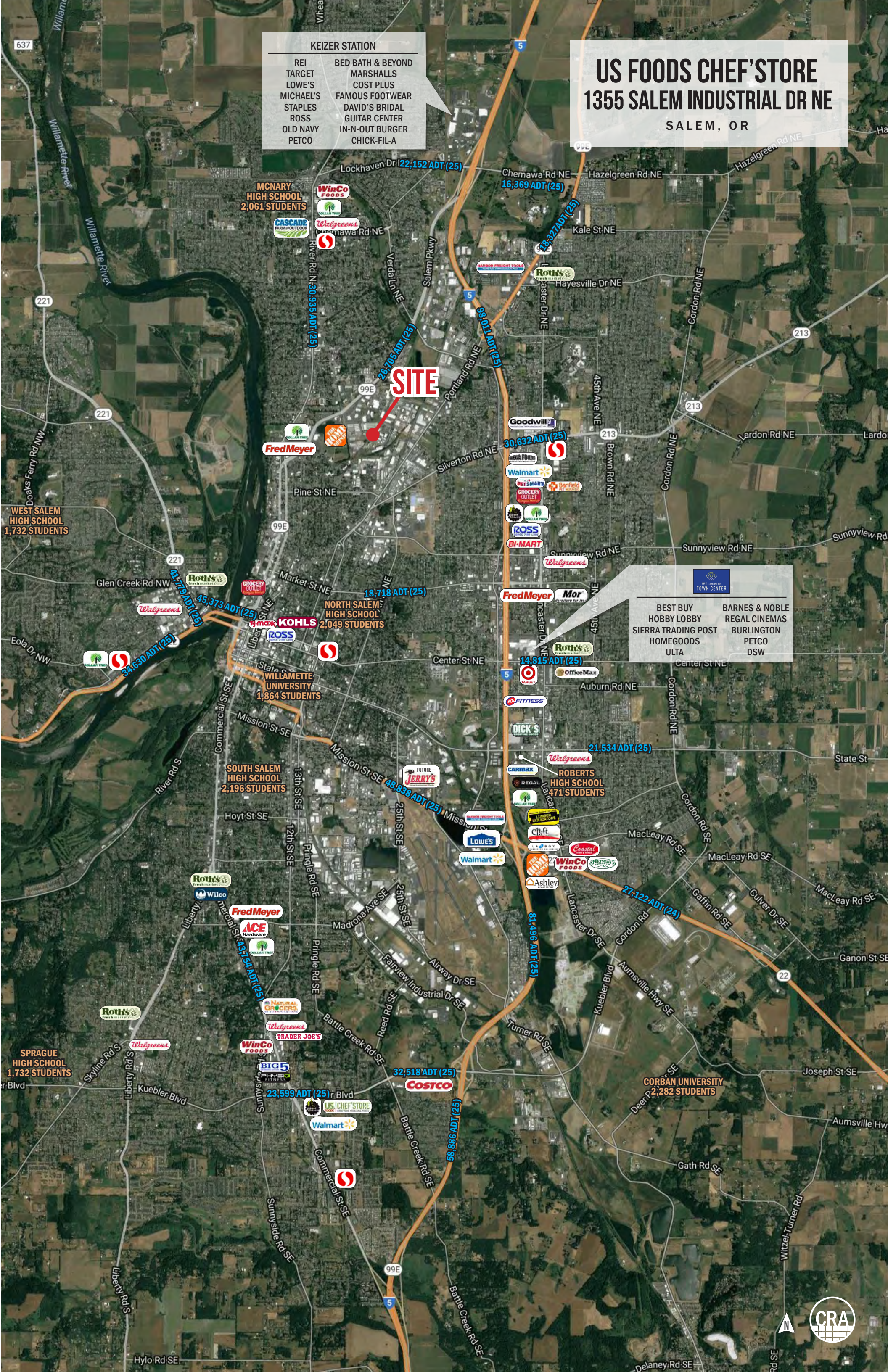
KEIZER STATION

- 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

US FOODS CHEF'S STORE

1355 SALEM INDUSTRIAL DR NE

SALEM, OR



SITE

MCNARY HIGH SCHOOL
2,061 STUDENTS

WinCo FOODS

CASCADE FARM & OUTDOOR

Walgreens

Walmart

Target

Costco

Walmart

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Walmart

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- WILLAMETTE TOWN CENTER**
- BEST BUY
 - HOBBY LOBBY
 - SIERRA TRADING POST
 - HOMEGOODS
 - ULTA
 - BARNES & NOBLE
 - REGAL CINEMAS
 - BURLINGTON
 - PETCO
 - DSW

WEST SALEM HIGH SCHOOL
1,732 STUDENTS

Walmart

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SOUTH SALEM HIGH SCHOOL
2,196 STUDENTS

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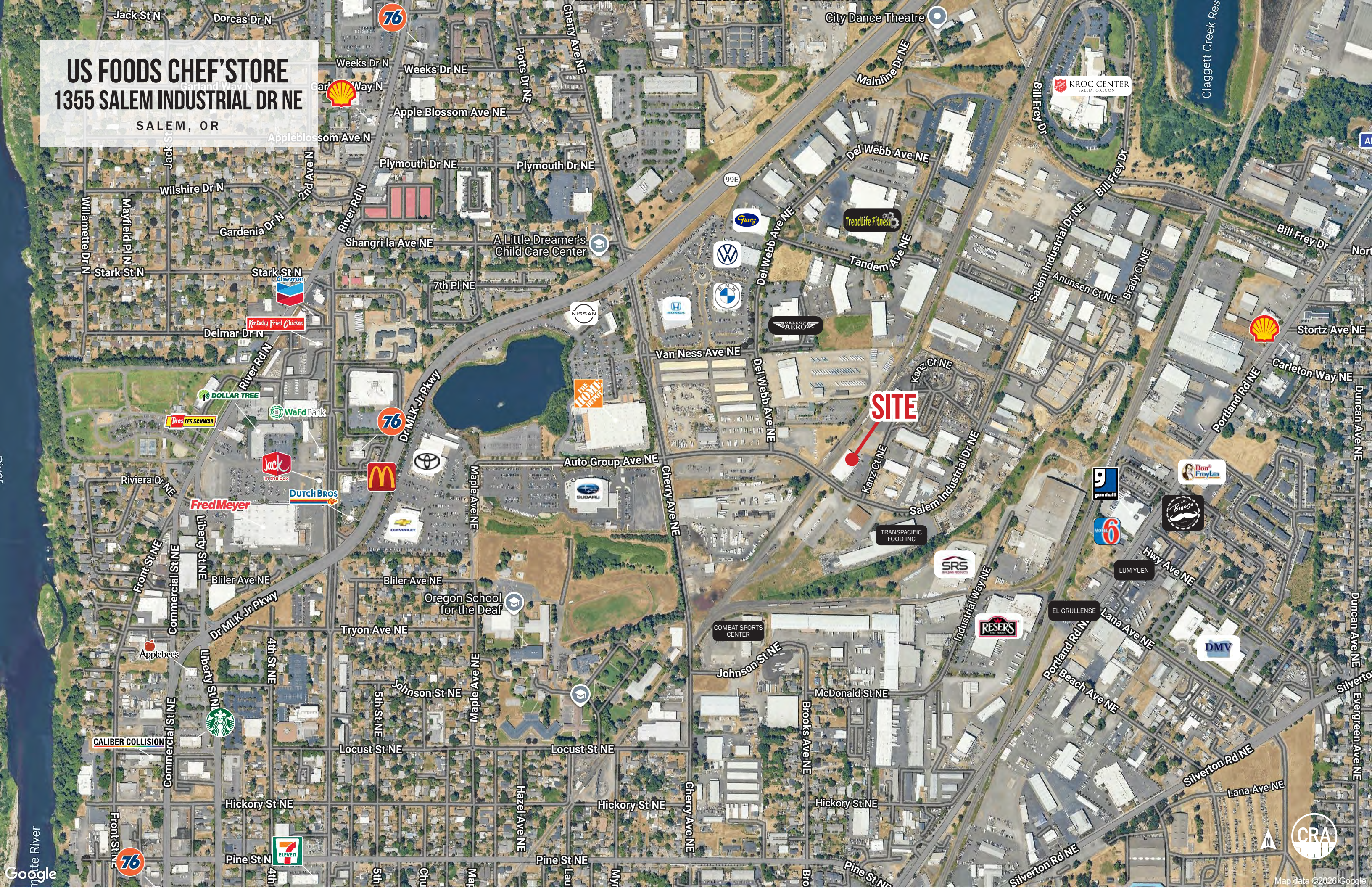
Walgreens

Walmart

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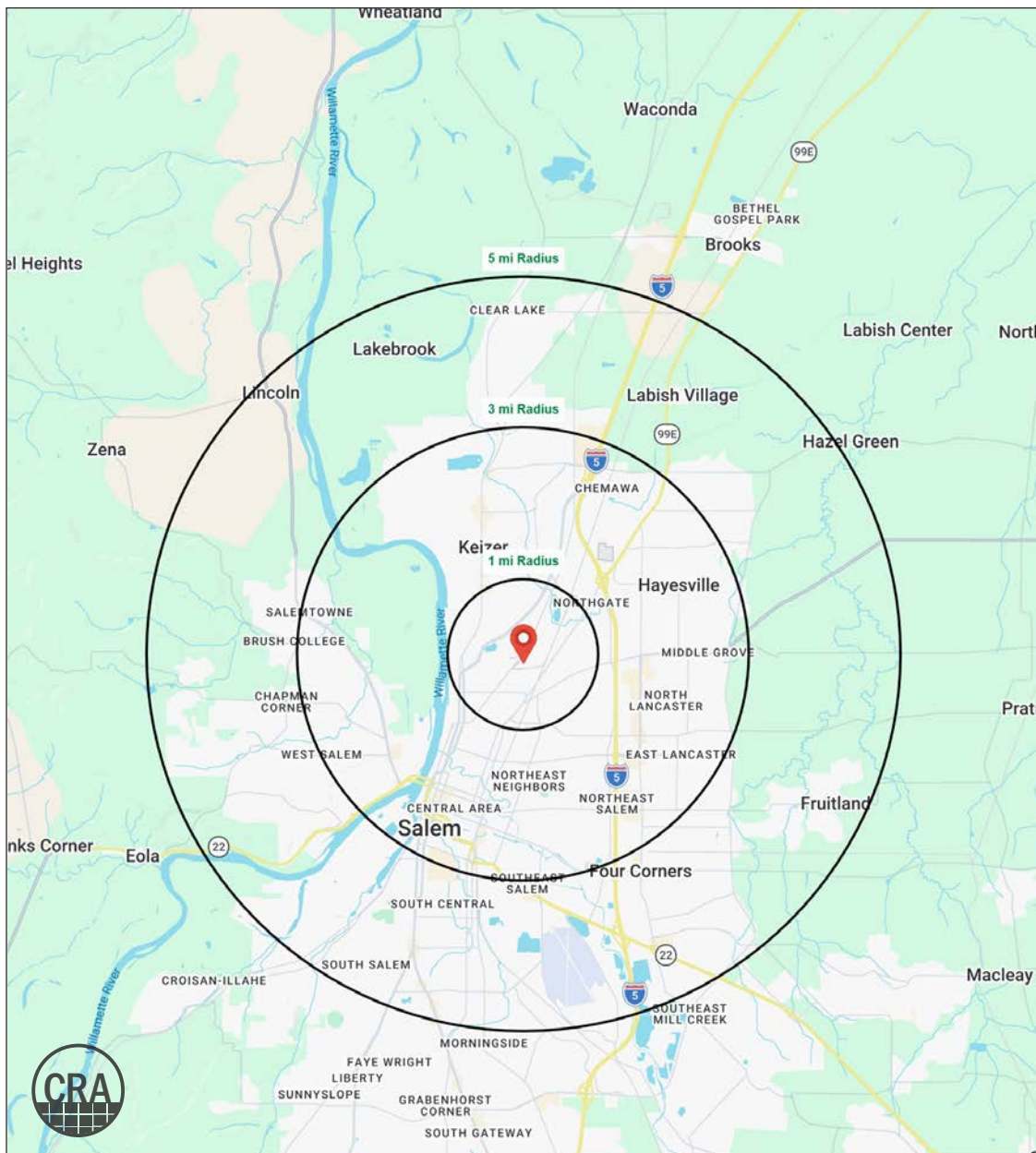
DEMOGRAPHIC SUMMARY

SALEM, OR

Source: Regis - SitesUSA (2026)	1 Mile	3 Mile	5 Mile
Estimated Population 2026	13,166	132,747	213,193
Estimated Households	4,933	48,058	79,052
Average HH Income	\$75,289	\$89,578	\$100,428
Median Home Value	\$370,068	\$401,211	\$429,959
Daytime Demographics 16+	13,193	123,624	179,926
Median Age	32.6	34.3	35.6

\$89,578
Average Household Income
3 MILE RADIUS

32.6
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9694/-123.0154

1355 Salem Industrial Dr NE Salem, OR 97301	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	13,166	132,747	213,193
2031 Projected Population	13,199	132,154	212,030
2020 Census Population	13,822	130,568	209,517
2010 Census Population	12,867	119,489	190,391
Projected Annual Growth 2026 to 2031	-	-	-0.1%
Historical Annual Growth 2010 to 2026	0.1%	0.7%	0.7%
2026 Median Age	32.6	34.3	35.6
Households			
2026 Estimated Households	4,933	48,058	79,052
2031 Projected Households	4,973	48,116	79,048
2020 Census Households	4,731	45,709	75,394
2010 Census Households	4,425	42,304	69,492
Projected Annual Growth 2026 to 2031	0.2%	-	-
Historical Annual Growth 2010 to 2026	0.7%	0.9%	0.9%
Race and Ethnicity			
2026 Estimated White	63.4%	65.0%	67.3%
2026 Estimated Black or African American	2.4%	2.7%	2.4%
2026 Estimated Asian or Pacific Islander	3.3%	4.7%	4.6%
2026 Estimated American Indian or Native Alaskan	1.8%	1.6%	1.5%
2026 Estimated Other Races	29.0%	26.0%	24.2%
2026 Estimated Hispanic	36.1%	31.6%	29.4%
Income			
2026 Estimated Average Household Income	\$75,289	\$89,578	\$100,428
2026 Estimated Median Household Income	\$68,604	\$72,560	\$79,854
2026 Estimated Per Capita Income	\$28,333	\$32,841	\$37,530
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	6.3%	7.1%	6.2%
2026 Estimated Some High School (Grade Level 9 to 11)	10.7%	8.5%	7.3%
2026 Estimated High School Graduate	22.6%	25.9%	25.6%
2026 Estimated Some College	30.7%	26.0%	25.3%
2026 Estimated Associates Degree Only	11.9%	10.1%	9.9%
2026 Estimated Bachelors Degree Only	11.7%	14.7%	16.2%
2026 Estimated Graduate Degree	6.0%	7.8%	9.5%
Business			
2026 Estimated Total Businesses	763	6,132	9,466
2026 Estimated Total Employees	8,853	79,328	110,441
2026 Estimated Employee Population per Business	11.6	12.9	11.7
2026 Estimated Residential Population per Business	17.2	21.6	22.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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