

VILLAGE EAST

S H O P P I N G C E N T E R

FOR LEASE > SALEM, OR



ADDRESS

2295 Lancaster Drive NE | Salem, Oregon



AVAILABLE SPACE

- Suite 2265 – 1,868 SF
- Suite 2305 – 2,538 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 – 34,814 ADT ('25)

Sunnyview Rd NE – 13,450 ADT ('25)

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. Other co-tenants include Big 5 Sporting Goods, Banfield Pet Hospital, Ross Dress for Less, La Tapatia Supermarket, 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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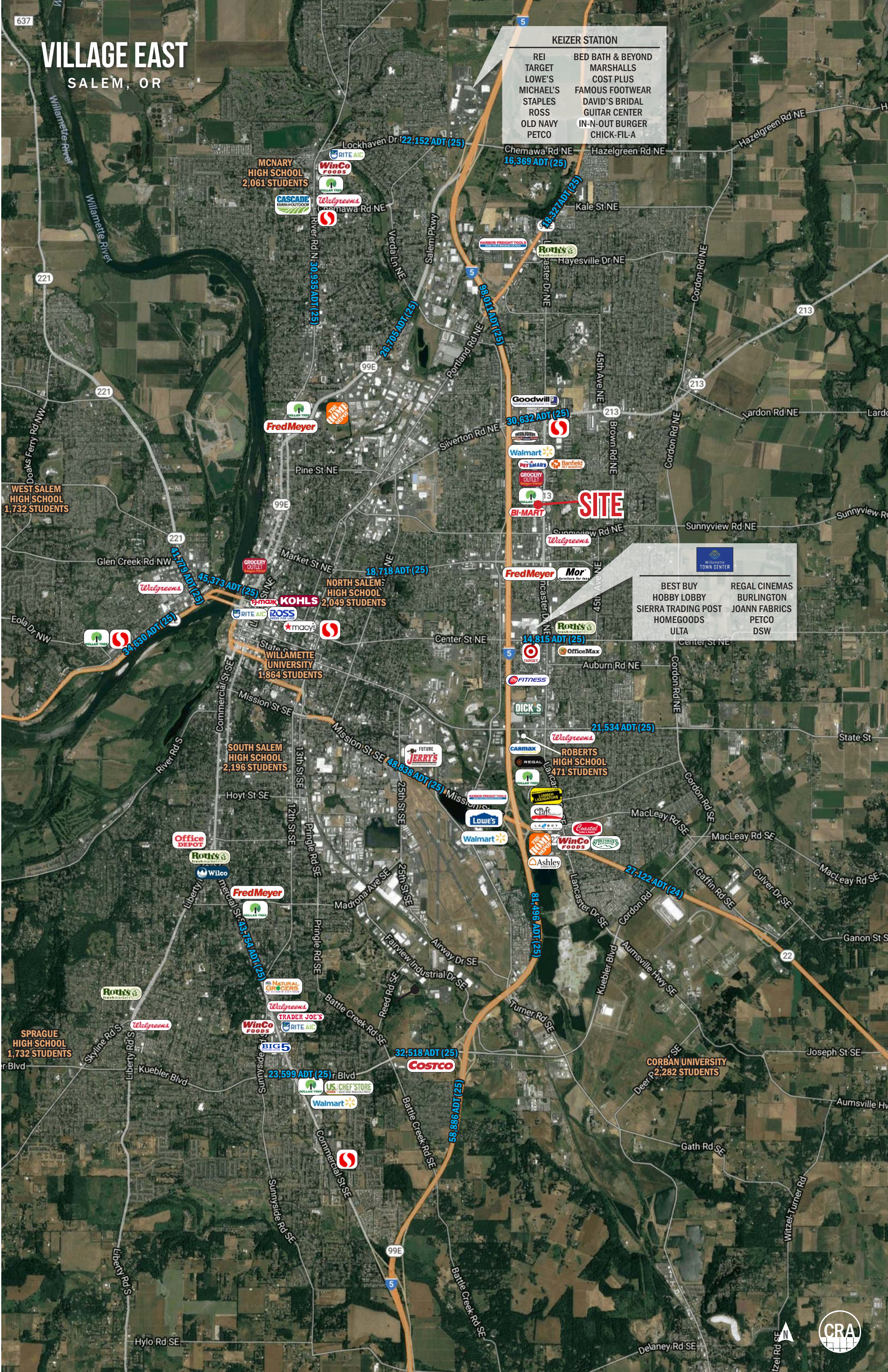
VILLAGE EAST

SALEM, OR

KEIZER STATION

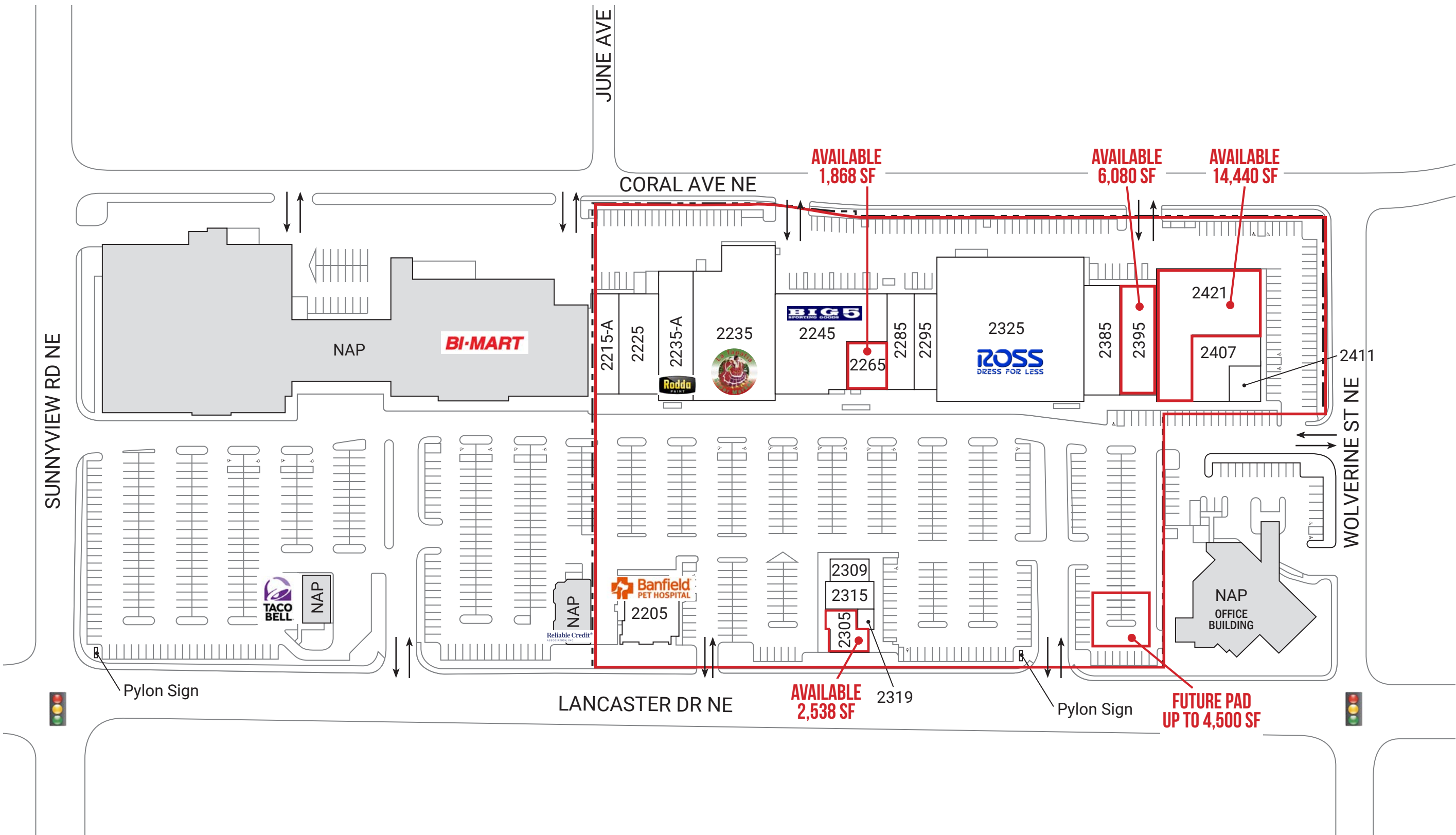
REI
TARGET
LOWE'S
MICHAEL'S
STAPLES
ROSS
OLD NAVY
PETCO

BED BATH & BEYOND
MARSHALLS
COST PLUS
FAMOUS FOOTWEAR
DAVID'S BRIDAL
GUITAR CENTER
IN-N-OUT BURGER
CHICK-FIL-A



ENTIRE SITE PLAN

VILLAGE EAST
2295 LANCASTER DR NE
SALEM, OR

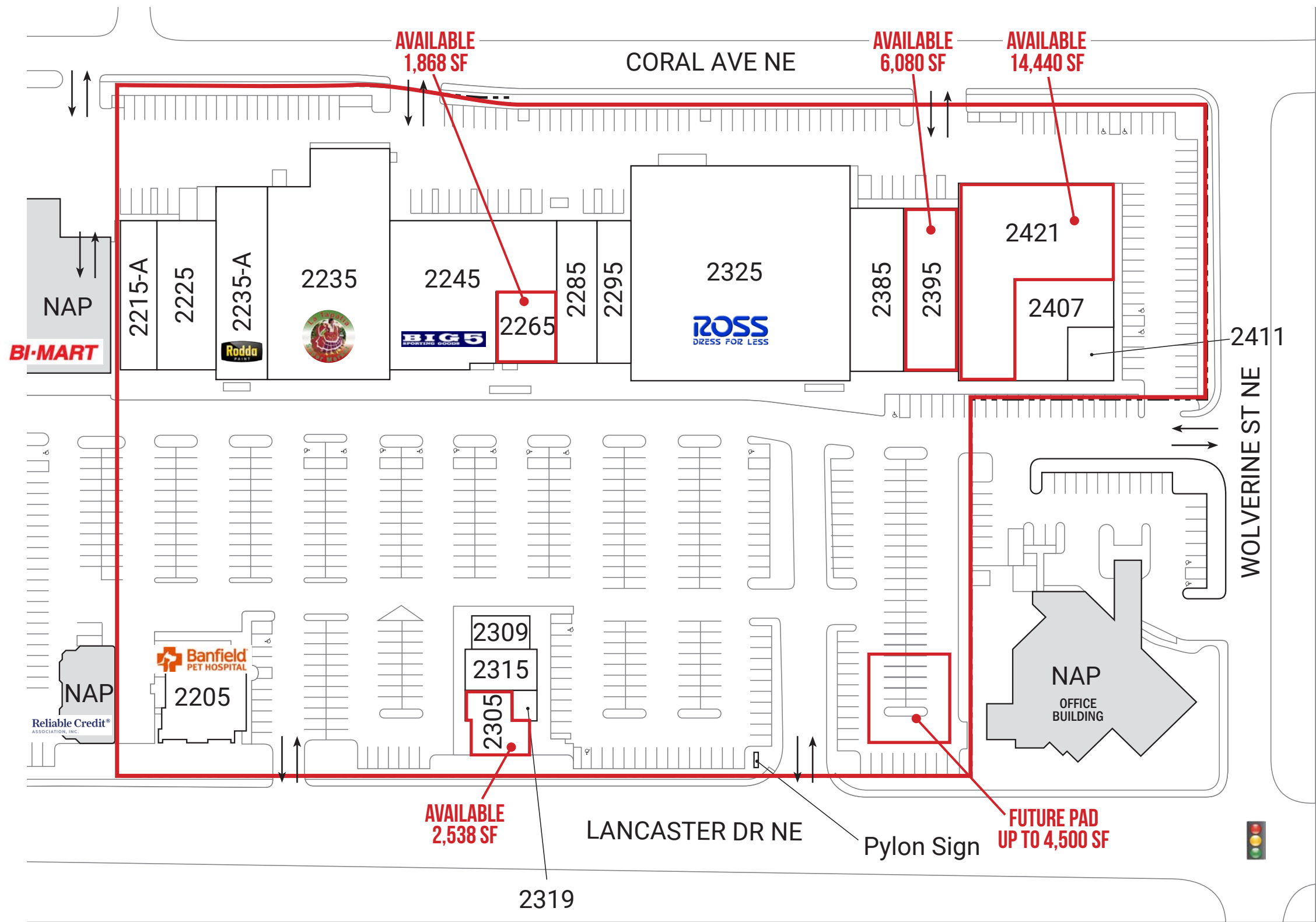


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



SITE PLAN

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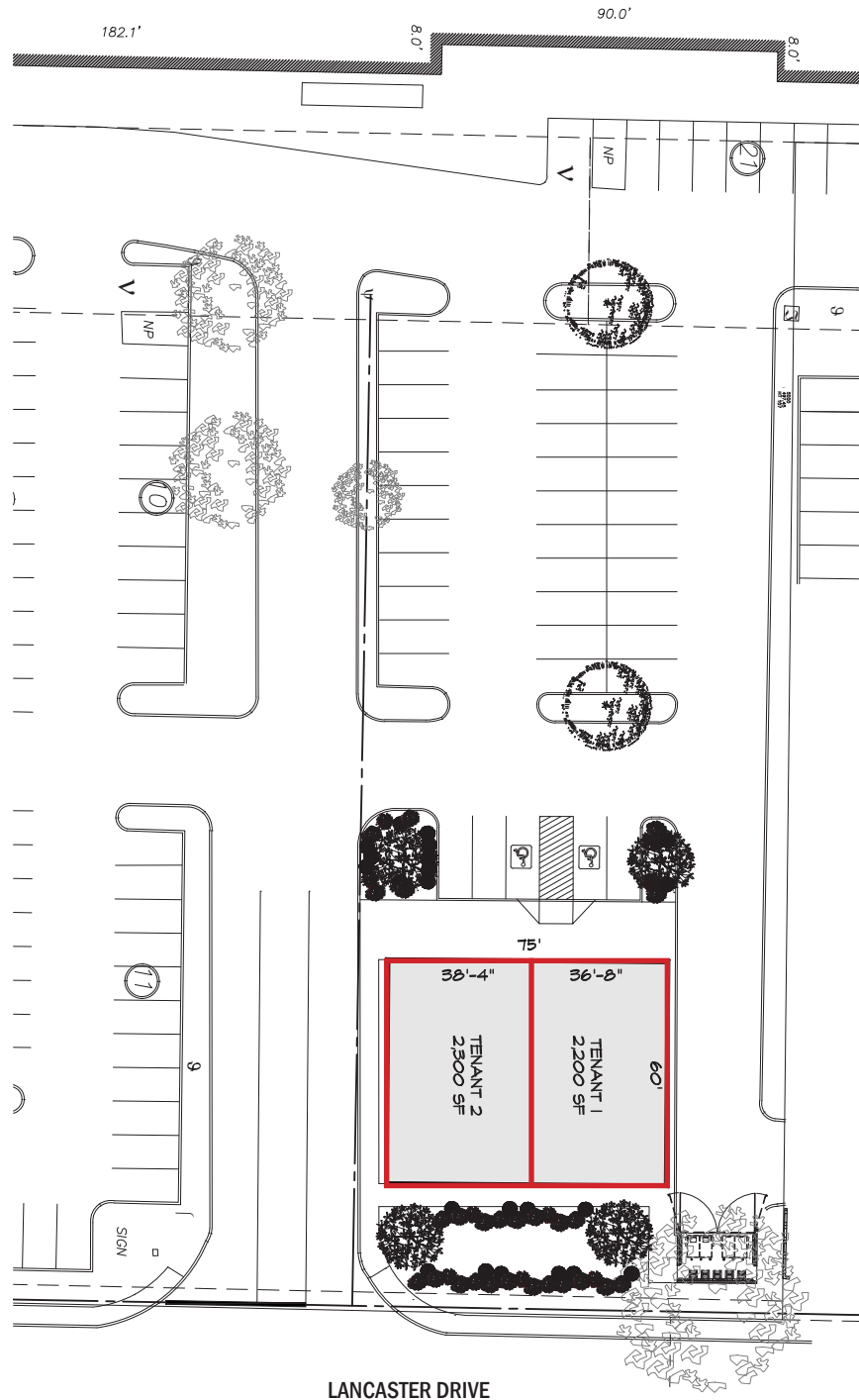


SUITE	TENANT	SF
2205	Banfield Pet Hospital	4,865 SF
2215-A	La Consentida	3,500 SF
2225/2215-B	Access Technologies	6,252 SF
2235	La Tapatia Super Market	17,880 SF
2235-A	Rodda Paint	6,466 SF
2245	Big 5 Sporting Goods	11,960 SF
2265	AVAILABLE	1,868 SF
2285	Mariscos	6,500 SF
2295	Ragazza Fashion	4,092 SF
2305	AVAILABLE	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
2395	AVAILABLE	6,080 SF
2421	AVAILABLE	14,440 SF
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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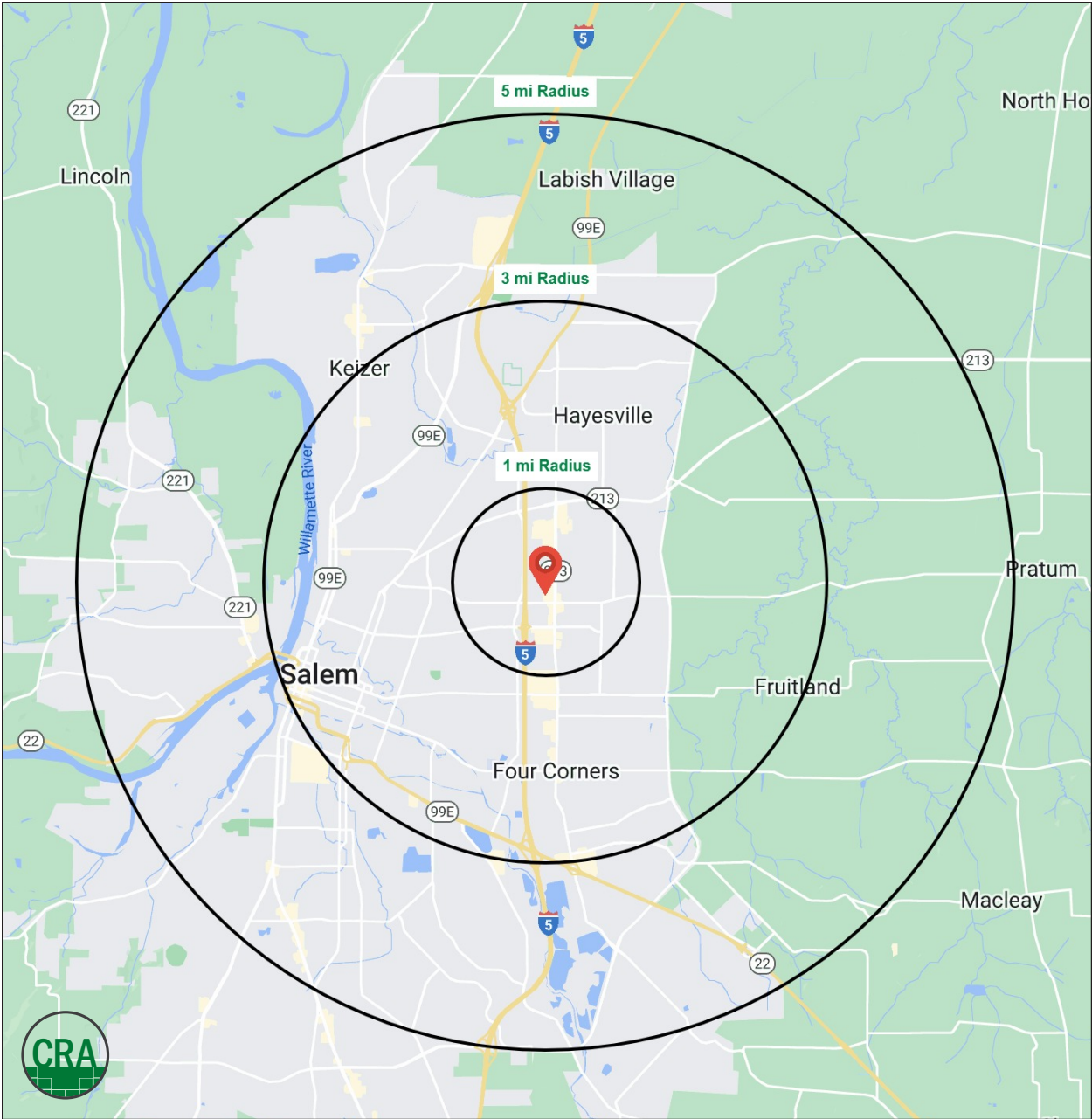
DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	21,453	117,654	204,174
Estimated Households 2024	7,337	41,458	75,421
Average HH Income	\$68,319	\$79,714	\$94,622
Median Home Value	\$302,596	\$348,238	\$370,120
Daytime Demographics 16+	13,504	109,797	172,034

33.4

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
Population			
2024 Estimated Population	21,453	117,654	204,174
2029 Projected Population	20,708	117,371	203,259
2020 Census Population	22,225	117,462	202,669
2010 Census Population	20,811	109,493	184,615
Projected Annual Growth 2024 to 2029	-0.7%	-	-
Historical Annual Growth 2010 to 2024	0.2%	0.5%	0.8%
2024 Median Age	33.0	33.4	35.6
Households			
2024 Estimated Households	7,337	41,458	75,421
2029 Projected Households	7,152	41,946	76,084
2020 Census Households	7,372	39,711	72,646
2010 Census Households	7,019	37,436	66,923
Projected Annual Growth 2024 to 2029	-0.5%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.8%	0.9%
Race and Ethnicity			
2024 Estimated White	58.7%	63.3%	67.9%
2024 Estimated Black or African American	2.3%	2.6%	2.3%
2024 Estimated Asian or Pacific Islander	6.0%	4.6%	4.3%
2024 Estimated American Indian or Native Alaskan	1.6%	1.7%	1.5%
2024 Estimated Other Races	31.3%	27.8%	24.0%
2024 Estimated Hispanic	38.6%	33.8%	29.1%
Income			
2024 Estimated Average Household Income	\$68,319	\$79,714	\$94,622
2024 Estimated Median Household Income	\$56,248	\$64,419	\$73,004
2024 Estimated Per Capita Income	\$23,552	\$28,411	\$35,221
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	12.8%	9.3%	6.9%
2024 Estimated Some High School (Grade Level 9 to 11)	11.1%	9.3%	7.5%
2024 Estimated High School Graduate	25.2%	26.9%	25.3%
2024 Estimated Some College	26.2%	25.4%	24.8%
2024 Estimated Associates Degree Only	10.6%	10.7%	10.4%
2024 Estimated Bachelors Degree Only	10.0%	12.8%	16.4%
2024 Estimated Graduate Degree	4.1%	5.5%	8.6%
Business			
2024 Estimated Total Businesses	796	5,405	9,291
2024 Estimated Total Employees	6,852	71,190	104,485
2024 Estimated Employee Population per Business	8.6	13.2	11.2
2024 Estimated Residential Population per Business	26.9	21.8	22.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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