

VILLAGE EAST

SHOPPING CENTER

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 - 6,120 SF
- Suite 2421 - 7,840 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 Ross Dress for Less, Big 5 Sporting Goods, La Tapatia Supermarket, Banfield Pet Hospital, Party Mart, Crunch Fitness (coming soon!) 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

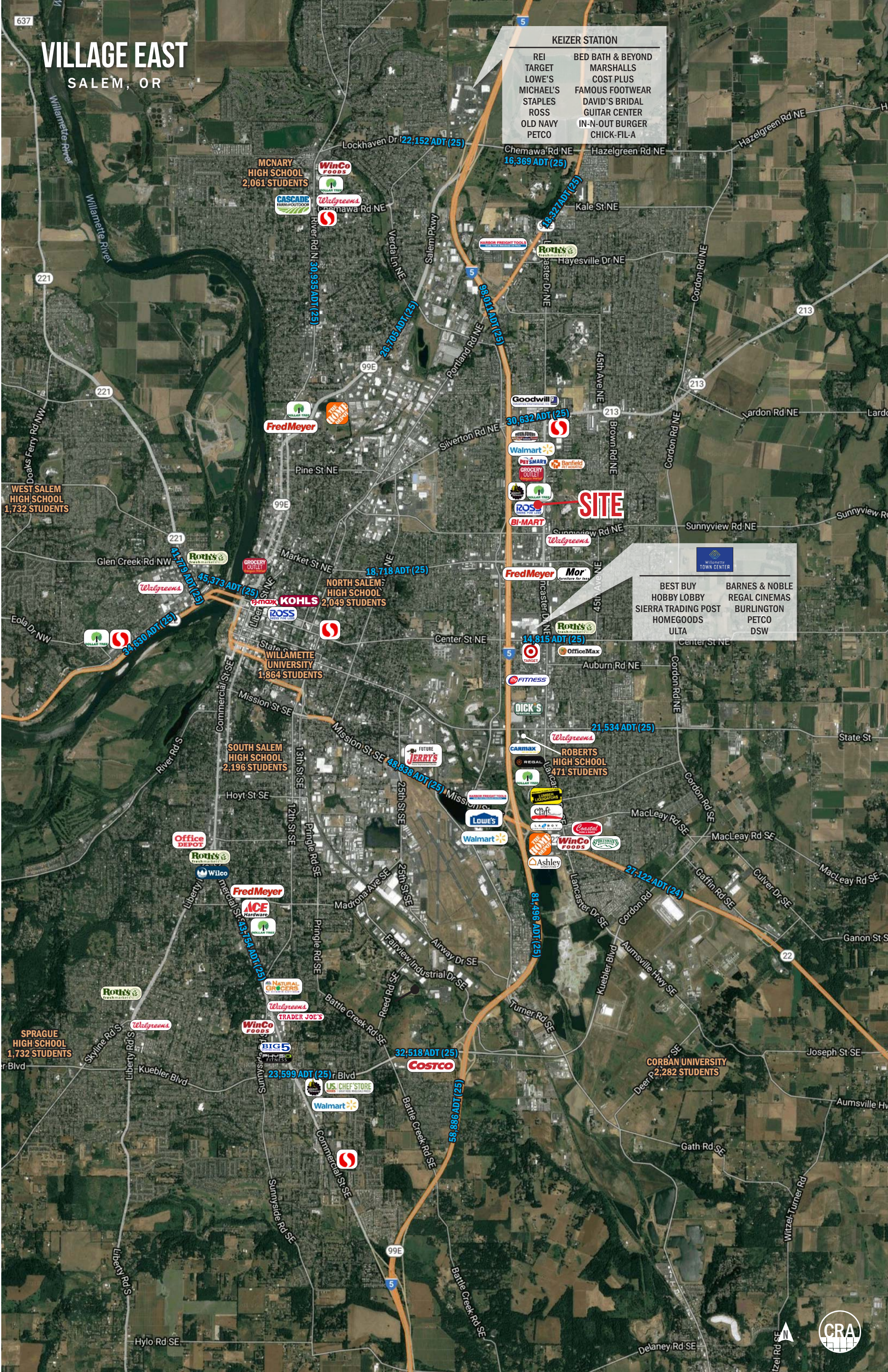
SALEM, OR

KEIZER STATION

REI	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

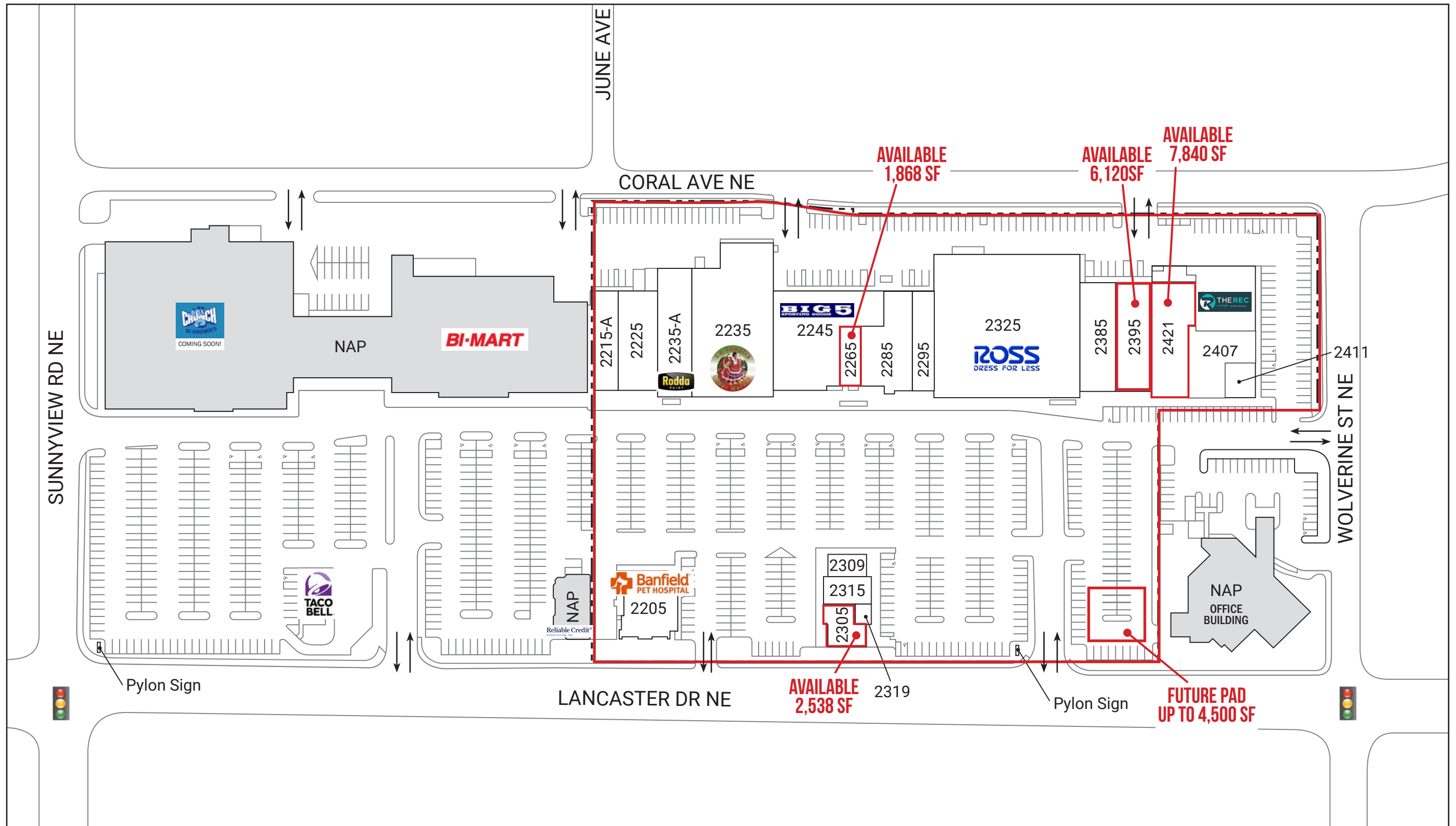
WILAMETTE TOWN CENTER

BEST BUY	BARNES & NOBLE
HOBBY LOBBY	REGAL CINEMAS
SIERRA TRADING POST	BURLINGTON
HOMEGOODS	PETCO
ULTA	DSW



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.

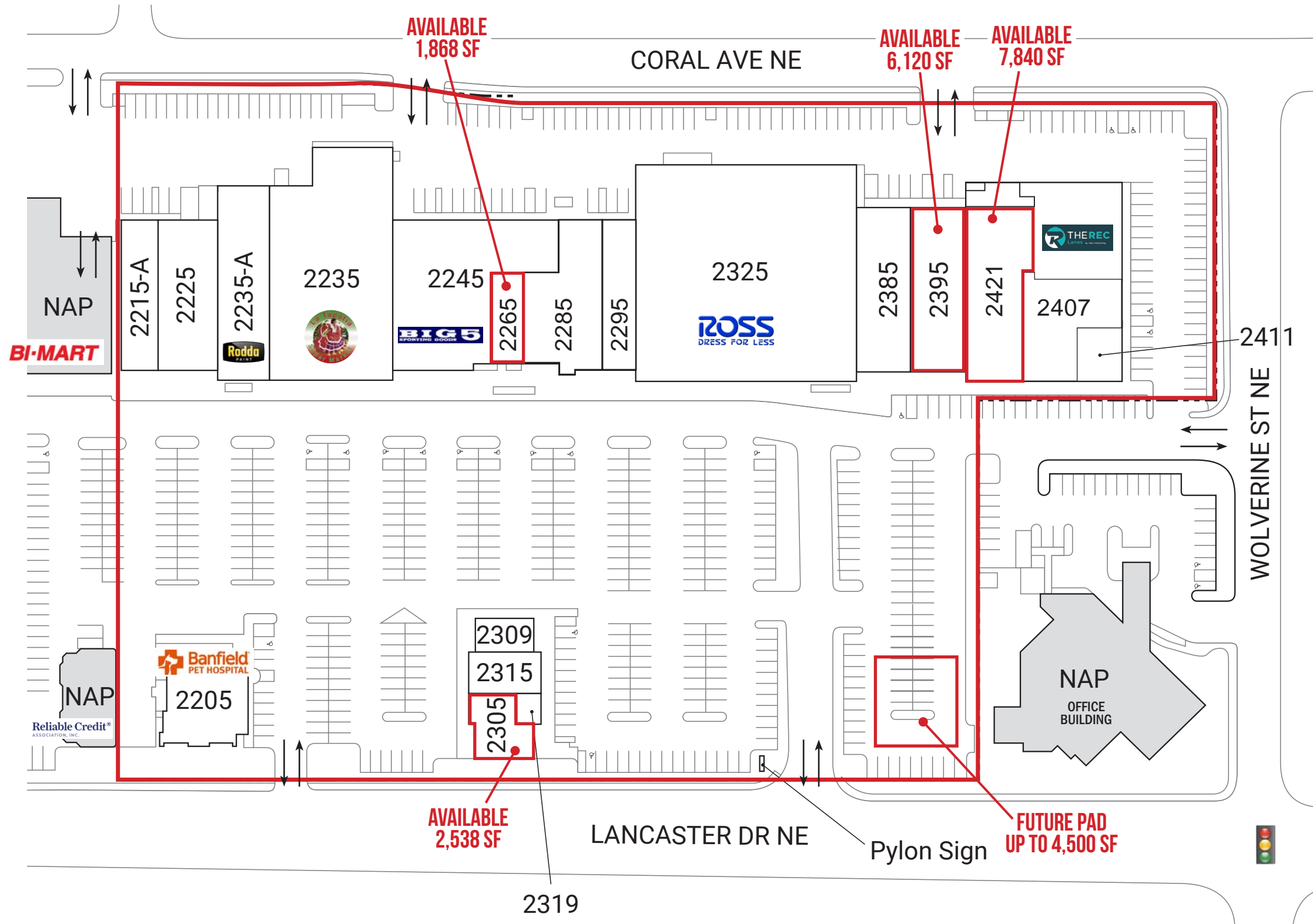


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2295 LANCASTER DR NE

SALEM, OR

SITE PLAN



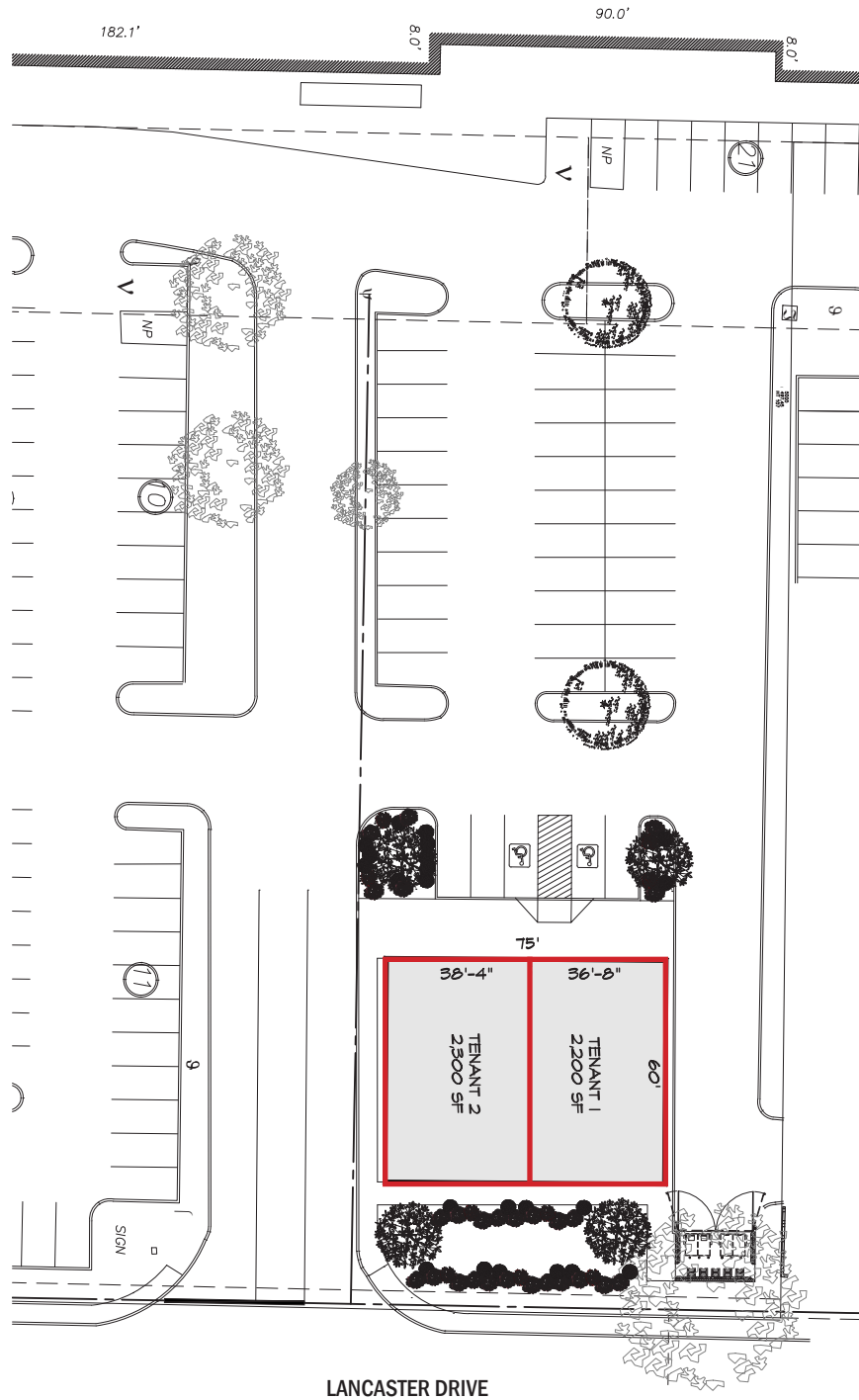
SUITE	TENANT	SF
2205	Banfield Pet Hospital	4,865 SF
2215-A	La Consentida	3,500 SF
2225/2215-B	Access Technologies	6,252 SF
2235	La Tapatia Super Market	17,880 SF
2235-A	Rodda Paint	6,466 SF
2245	Big 5 Sporting Goods	11,960 SF
2265	AVAILABLE	1,868 SF
2285	Mariscos	6,500 SF
2295	Ragazza Fashion	4,092 SF
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	6,120 SF
2421	AVAILABLE	7,840 SF
2421B	The Rec	6,600 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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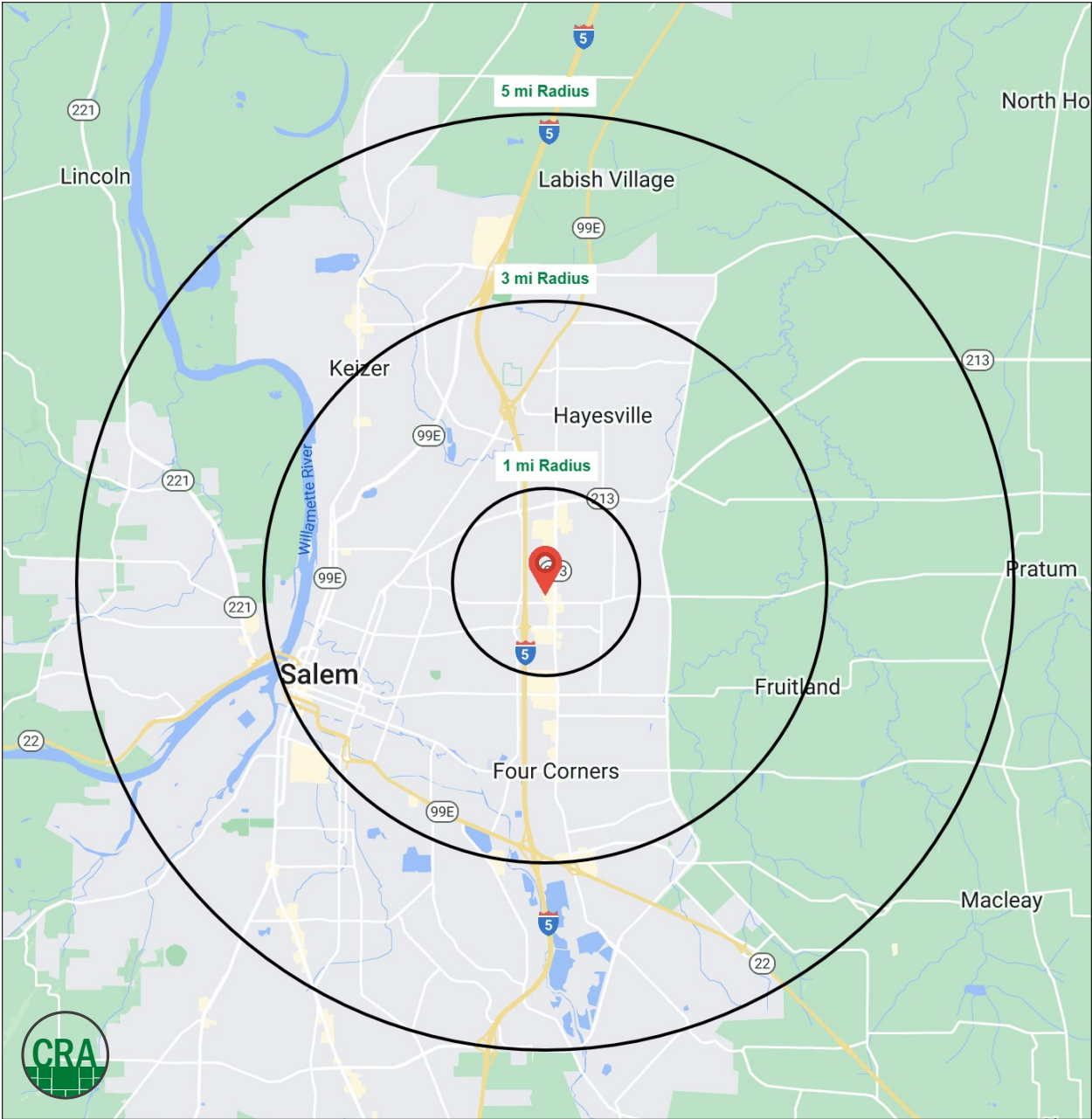
SALEM, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	21,800	120,207	207,514
Estimated Households 2025	7,390	41,830	75,836
Average HH Income	\$71,898	\$80,572	\$94,670
Median Home Value	\$341,537	\$372,724	\$397,063
Daytime Demographics 16+	13,877	110,918	173,789

33.4

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: 44.9569/-122.9854

Village East Salem, OR 97305	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	21,800	120,207	207,514
2030 Projected Population	21,046	119,630	205,652
2020 Census Population	22,225	117,462	202,669
2010 Census Population	20,811	109,493	184,615
Projected Annual Growth 2025 to 2030	-0.7%	-	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.7%	0.8%
2025 Median Age	32.9	33.4	35.6
Households			
2025 Estimated Households	7,390	41,830	75,836
2030 Projected Households	7,269	42,481	76,491
2020 Census Households	7,372	39,711	72,646
2010 Census Households	7,019	37,436	66,923
Projected Annual Growth 2025 to 2030	-0.3%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.8%	0.9%
Race and Ethnicity			
2025 Estimated White	57.7%	62.4%	66.9%
2025 Estimated Black or African American	2.5%	2.8%	2.5%
2025 Estimated Asian or Pacific Islander	6.4%	4.9%	4.5%
2025 Estimated American Indian or Native Alaskan	1.6%	1.7%	1.6%
2025 Estimated Other Races	31.7%	28.2%	24.5%
2025 Estimated Hispanic	39.2%	34.3%	29.8%
Income			
2025 Estimated Average Household Income	\$71,898	\$80,572	\$94,670
2025 Estimated Median Household Income	\$60,959	\$66,982	\$75,441
2025 Estimated Per Capita Income	\$24,559	\$28,385	\$34,883
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	12.7%	9.0%	6.7%
2025 Estimated Some High School (Grade Level 9 to 11)	12.4%	9.6%	7.7%
2025 Estimated High School Graduate	26.2%	26.2%	24.9%
2025 Estimated Some College	26.8%	26.0%	25.3%
2025 Estimated Associates Degree Only	8.1%	10.4%	10.2%
2025 Estimated Bachelors Degree Only	9.8%	13.1%	16.6%
2025 Estimated Graduate Degree	3.9%	5.7%	8.7%
Business			
2025 Estimated Total Businesses	819	5,493	9,442
2025 Estimated Total Employees	7,233	71,673	105,289
2025 Estimated Employee Population per Business	8.8	13.0	11.2
2025 Estimated Residential Population per Business	26.6	21.9	22.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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