



LANCASTER MARKETPLACE PAD

1120-1130 Lancaster Dr SE | Salem, OR 97317

Asking Price: \$3,210,000 | Cap Rate: 6.70%

[CLICK TO VIEW OFFERING MEMORANDUM](#)



INVESTMENT HIGHLIGHTS

- ◇ Shadow anchored by a high-performing WinCo, which ranks in the top five in Oregon for annual visits (2.2M) and does \$100M+ in annual sales, per Placer.ai.
- ◇ Located on a signalized corner of Lancaster Dr, a primary retail corridor, with daily vehicle counts above 30,000. Adjacent to the N Santiam Hwy/I-5 interchange, which sees over 180,000 vehicles per day.
- ◇ Two of the four in-place tenants have occupied the Property for over 20 years.
- ◇ Offered at \$326/SF, significantly below replacement cost of \$550/SF+.



Northmarq
4949 Meadows Rd, Suite 490
Lake Oswego, OR 97035
northmarq.com



Sean Tufts
Managing Director
seantufts@northmarq.com
206.693.3352

Kevin Adatto
Managing Director
kadatto@northmarq.com
503.675.7726
OR Lic. #200003168

Joe Dugoni
Associate
jdugoni@northmarq.com
206.693.3329

Michael Federico
Senior Associate
mfederico@northmarq.com
208.213.0051