



FOR LEASE



WILLAMETTE HERITAGE CENTER

Retail Space

422 - 1,065 SF | \$1.70 SF/month (NNN)

1313 Mill St SE, Salem, OR 97301

- Abundant parking
- Park-like setting
- On-site dining
- Near major employment centers

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS	
Address	1313 Mill St SE, Salem, OR 97301
Lease Rate	\$1.70 SF/month (NNN)
Available SF	422 - 1,065 SF
Building Size	58,492 SF
Lot Size	119,666 SF
Year Built	1915
Zoning	CR
Market	Salem
APN	073W26BC04100

Property Overview

Discover unbeatable value at the Willamette Heritage Center—where historic character meets affordability. With a base rent of just \$1.70/SF and minimal additional expenses, this is a rare opportunity to lease in a uniquely vibrant, centrally located campus. Flexible build-out options, walkability to key institutions, and a setting rich in local heritage make this an ideal choice for tenants seeking distinction without sacrificing budget. Let your business thrive in a space that tells a story.

Location Description

The Willamette Heritage Center offers a rare leasing opportunity in a historic setting, just minutes from Salem Health and Willamette University—two major economic drivers. With strong foot traffic from visitors, students, and professionals, these spaces are ideal for businesses seeking to leverage the center's appeal. The site's history, coupled with its prime location, are ideal for dynamic businesses seeking a unique and unforgettable setting.

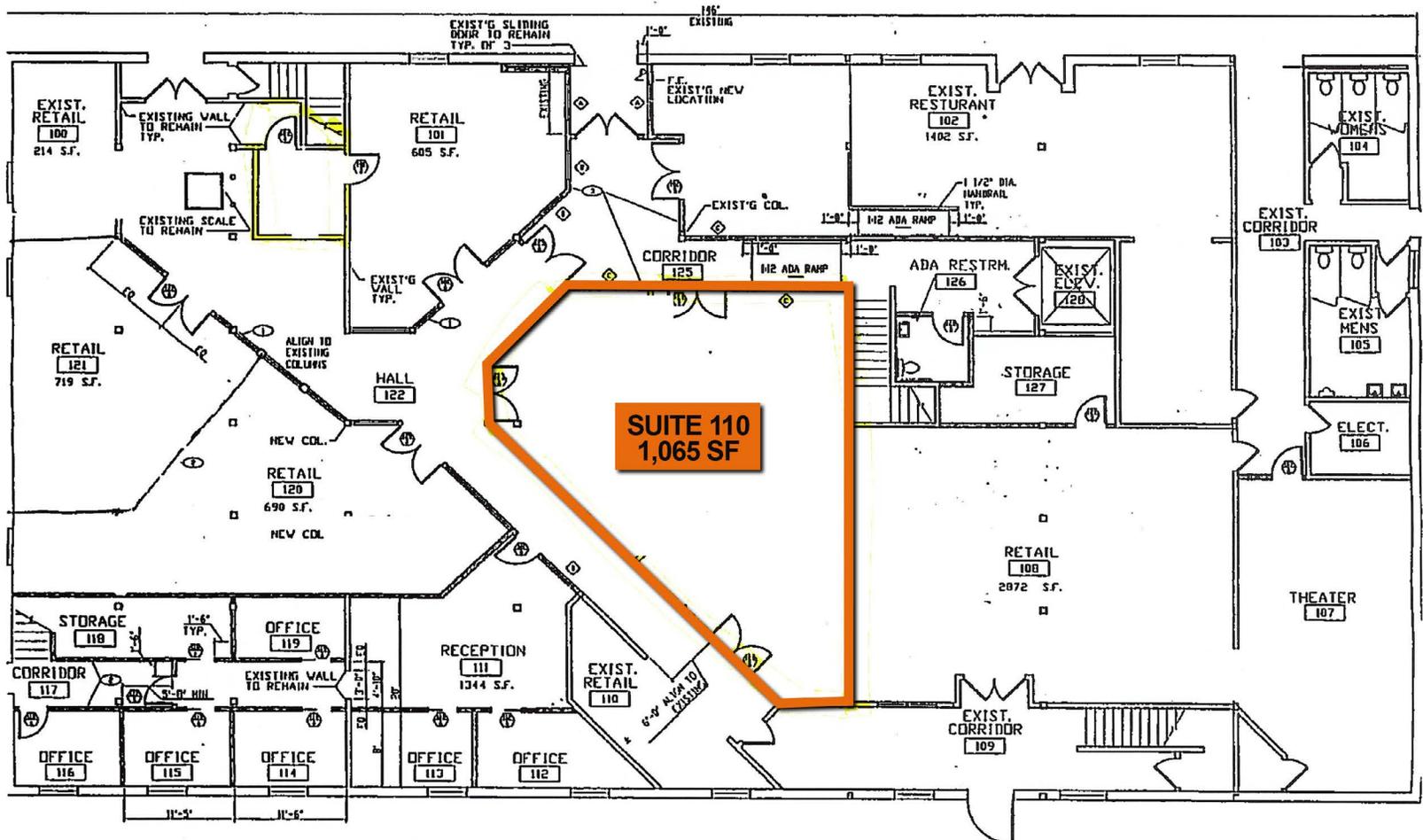




FLOOR PLAN

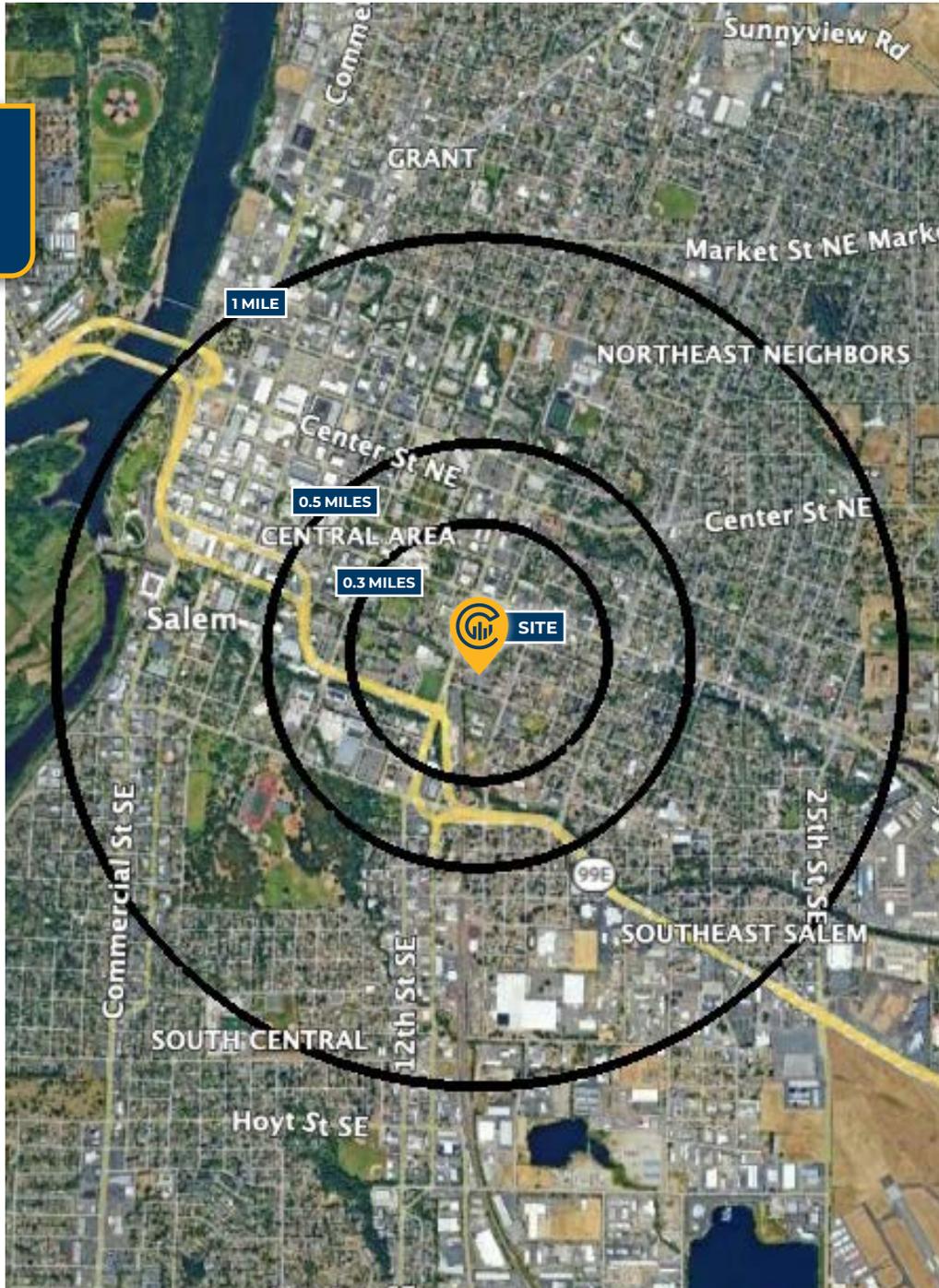
WILLAMETTE HERITAGE CENTER

First Floor - Retail Space Available





DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

DEMOGRAPHICS REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,598	4,950	15,521
Average Age	32	35	38
Average Age (Male)	32	34	37
Average Age (Female)	33	36	39
Households & Income			
Total Households	452	1,667	5,772
# of Persons Per HH	3.5	3	2.7
Average HH Income	\$53,176	\$58,390	\$72,156
Average House Value	\$378,352	\$378,239	\$377,176

Demographics data derived from AlphaMap

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