



FOR LEASE



4350 COMMERCIAL ST SE

Office Space Available

± 960 SF | \$2.00 SF/Month (MG)

4350 Commercial St SE, Salem, OR

This single-suite office offers a versatile workspace with abundant natural light. Office layout supports both private offices and a collaborative work area if desired, making the space suitable for professional services, medical, or administrative users.

With ample on-site parking and convenient access to major roadways, this property is easily accessible for employees and clients. Located along Commercial Street SE, the property benefits from strong visibility and proximity to surrounding retail and service amenities.

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PROPERTY SUMMARY

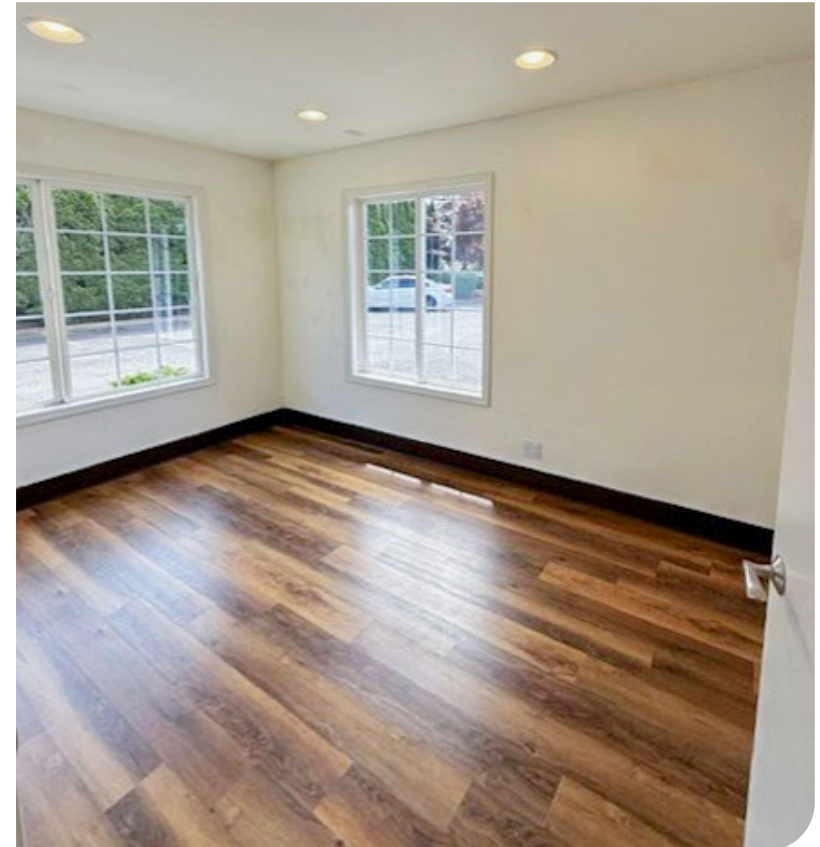
**FOR
LEASE**



PROPERTY DETAILS	
Address	4350 Commercial St SE Salem, OR 97302
Number of Units	1
Available SF	± 960 SF
Lease Rate	\$2.00 SF/Month (Modified Gross)

Nearby Highlights

- Ginza Sushi & Ramen
- Natural Grocers
- Kelly Greens Office Park
- RISE Services, Inc.
- Surety Solutions, A Gallagher Company
- Walgreens
- Walgreens Pharmacy
- FedEx OnSite
- MOD Pizza
- Orangetheory Fitness
- Got Nails!
- Mountain Mike's Pizza
- Queen Nails





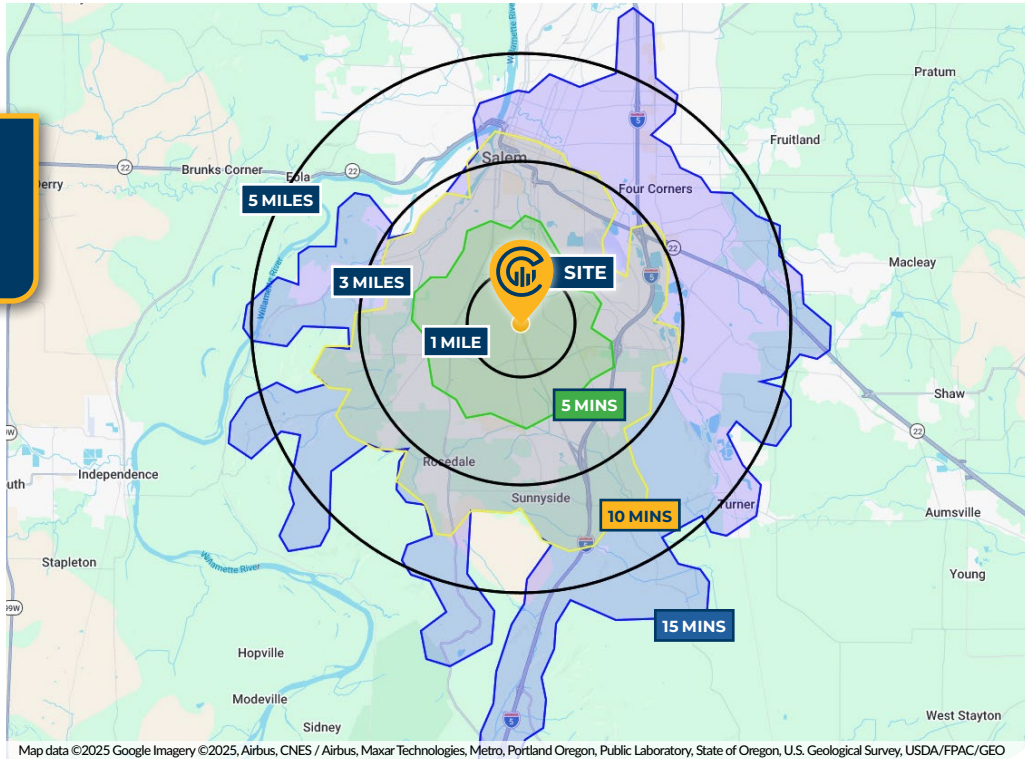
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | 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



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	14,249	75,463	166,021
2030 Projected Population	13,921	74,816	165,169
2020 Census Population	14,048	73,994	161,499
2010 Census Population	12,992	65,262	145,047
Projected Annual Growth 2025 to 2030	-0.5%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.6%	1.0%	1.0%
Households & Income			
2025 Estimated Households	5,649	30,173	62,029
2025 Est. Average HH Income	\$102,362	\$114,333	\$106,028
2025 Est. Median HH Income	\$82,757	\$89,264	\$83,440
2025 Est. Per Capita Income	\$40,863	\$45,916	\$39,949
Businesses			
2025 Est. Total Businesses	560	3,698	7,805
2025 Est. Total Employees	3,426	34,815	92,149

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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