



Available For Lease

Oak Park Plaza

3380 Lancaster Dr NE
Salem, OR 97305

Offering Memorandum Presented By:

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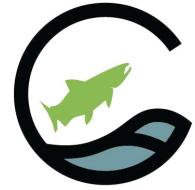


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PROPERTY INFORMATION

Section 1

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Property Description

Oak Park Plaza

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Property Description

Oak Park Plaza Shopping Center is an attractive, high-volume, Safeway-anchored neighborhood retail center located along busy Lancaster Dr. NE at Silverton Rd. NE in the expanding northeast Salem trade area. The center was extensively remodeled in 2012 with the addition of a new multi-tenant pad building completed in 2014. Oak Park Plaza offers a strong and diverse tenant mix of notable national and regional retailers, restaurants and service providers, including: Safeway, Ace Hardware, Starbucks, AutoZone, CSL Plasma, Jimmy John's, Little Caesars, T-Mobile, Papa Murphy's, Mariner Finance, H&R Block and many more!

Location Description

Oak Park Plaza is located at the high-traffic, high-visibility corner of Lancaster Dr. and Silverton Rd. in northeast Salem. One of Salem's busiest and most diverse retail trade areas, Oak Park Plaza benefits greatly from the high volume of activity generated by such national brands as Walmart Supercenter, Mega Foods, PetSmart, Grocery Outlet, Dollar Tree, Planet Fitness, Goodwill, Bi-Mart, Big Lots, Kaiser Permanente and dozens more. Additionally, the immediate trade area is loaded with a "who's who" of national QSR concepts, including McDonald's, Burger King, KFC, A&W, DQ, Pizza Hut, Subway, Jamba Juice, Popeye's, Five Guys and many others, all benefitting from the large traffic volume along Lancaster Dr. NE.

Highlights

- Attractive, highly functional, high visibility retail center in one of Salem's busiest trade corridors.
- Safeway anchor, Ace Hardware sub-anchor generates high customer volumes 7 days a week to the shopping center.
- Numerous national destination retailers in the immediate trade area insures consistent customers and high ADT.
- Three (3) entrance/exits along Lancaster Dr. and two (2) along Silverton Rd. provides excellent ingress/egress to the shopping center, enhancing safety and efficiency for customers, employees, suppliers and freight providers.

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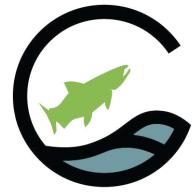
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Property Highlights

Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



Location Information

Building Name	Oak Park Plaza
Street Address	3380 Lancaster Dr NE
City, State, Zip	Salem, OR 97305
County	Marion

Building Information

Tenancy	Multiple
Year Last Renovated	2012 & 2014

Property Highlights

- Premium location on busy Lancaster Dr. NE at the signaled corner of Lancaster Dr. and Silverton Rd. NE.
- Anchored by Safeway, with sub-anchor Ace Hardware, the center encompasses twenty (2) diverse tenants occupying approximately 108,000 SF.
- Co-Tenants include: Safeway, Ace Hardware, Starbucks, AutoZone, CSL Plasma, Jimmy John's, T-Mobile, Papa Murphy's, Little Caesars, H&R Block, Mariner Finance and others.
- Available Space:
Suite 3304 - 1,553 SF
Suite 3306 - 1,226 SF
- Rental Rates:
\$24/SF/yr; NNN
- Traffic Counts:
Lancaster Dr. NE - 40,000 ADT
Silverton Rd. NE - 28,000 ADT



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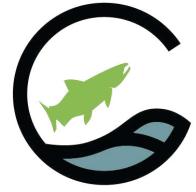
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Property Summary

Oak Park Plaza

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Offering Summary

Lease Rate:	\$24 SF/yr (NNN)
CAM:	\$4.42/SF/yr
Available SF:	1,226; 1,553 SF
Lot Size:	8.76 Acres
Building Size (excluding Safeway):	53,284 SF

Spaces	Lease Rate	Space Size
Suite 3304	\$24.00 SF/yr	1,553 SF
Suite 3306	\$24.00 SF/yr	1,226 SF

Tenants

Safeway
Starbucks
Ace Hardware
AutoZone
Eco Laundromat
US Taekwondo
Perfumeria Jasmin
CSL Plasma
Mariner Finance
United States Postal Service
H&R Block
SuperClips
Wok n Pho
Little Caesars
Jimmy John's
Papa Murphy's
Noodle Zone
T-Mobile

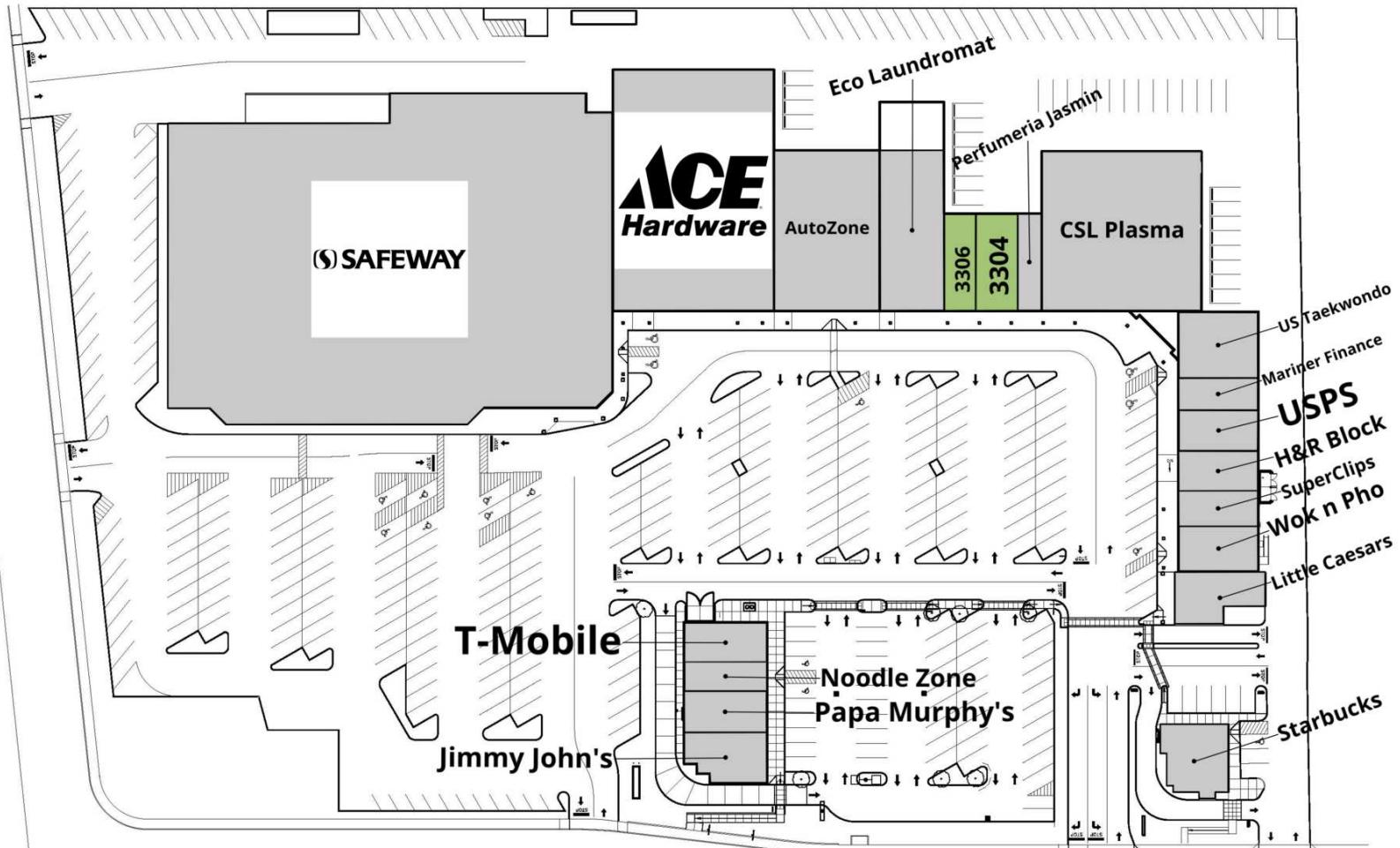
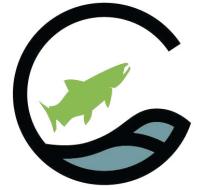
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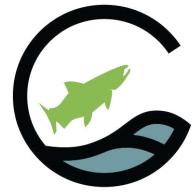
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Available Spaces

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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 3304	1,553 SF	NNN	\$24.00 SF/yr	Space was fully built-out new from shell in 2016, including all plumbing, electrical, mechanicals, fixtures and finishes. Suitable for retail and professional service tenants. Space includes large breakroom, IT & storage closet and single ADA restroom. Excellent visibility and building signage to Lancaster Dr. NE.

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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 3306	1,226 SF	NNN	\$24.00 SF/yr	Finished open floor plan retail space with one (1) ADA restroom at the rear. Excellent visibility and signage to busy Lancaster Dr. NE. Can be combined with adjacent suite 3304 for 2,779 SF total. Approximate dimensions are 20' x 58'.

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LOCATION INFORMATION

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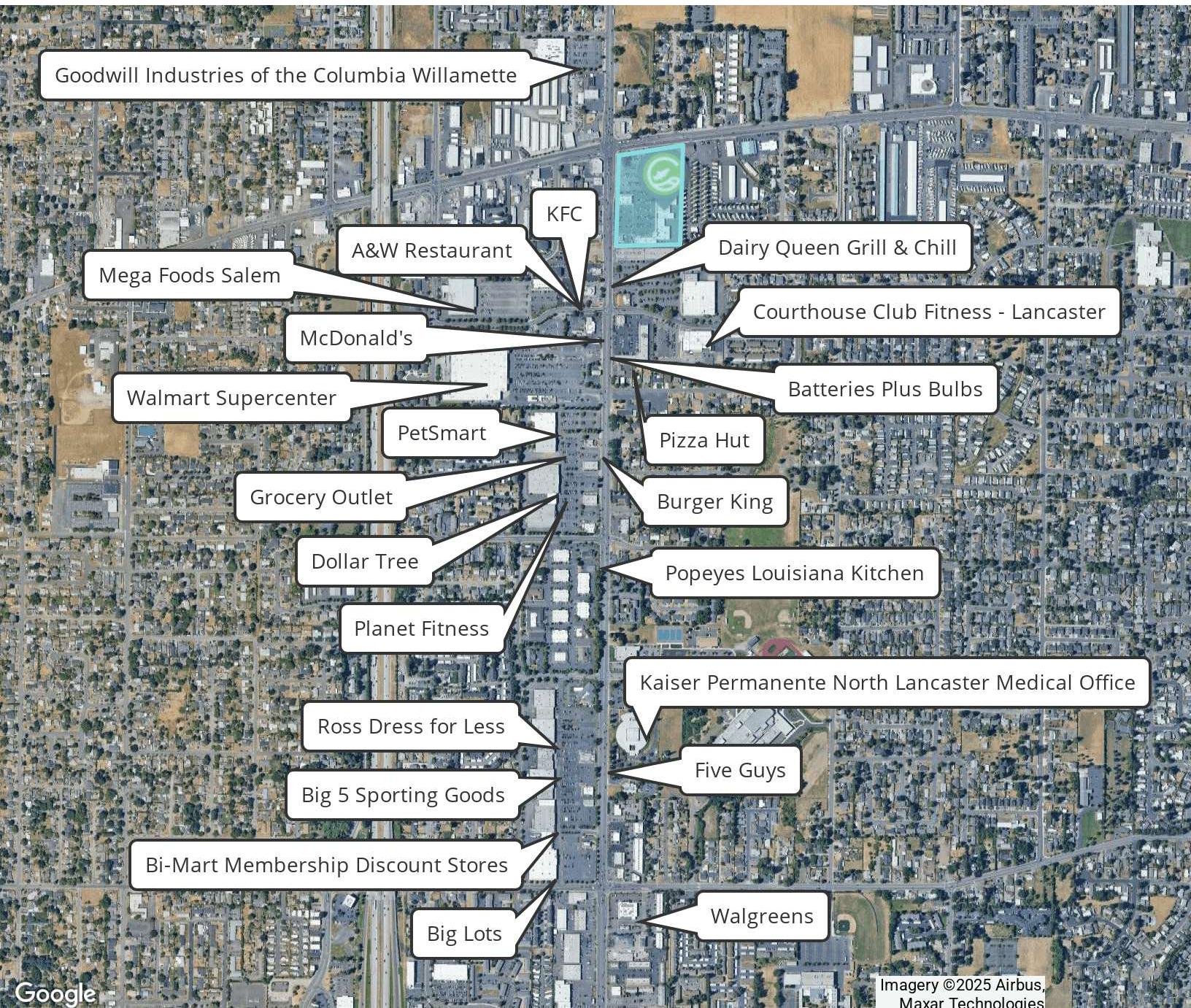
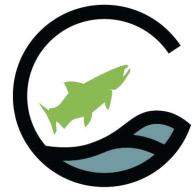
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Regional Map

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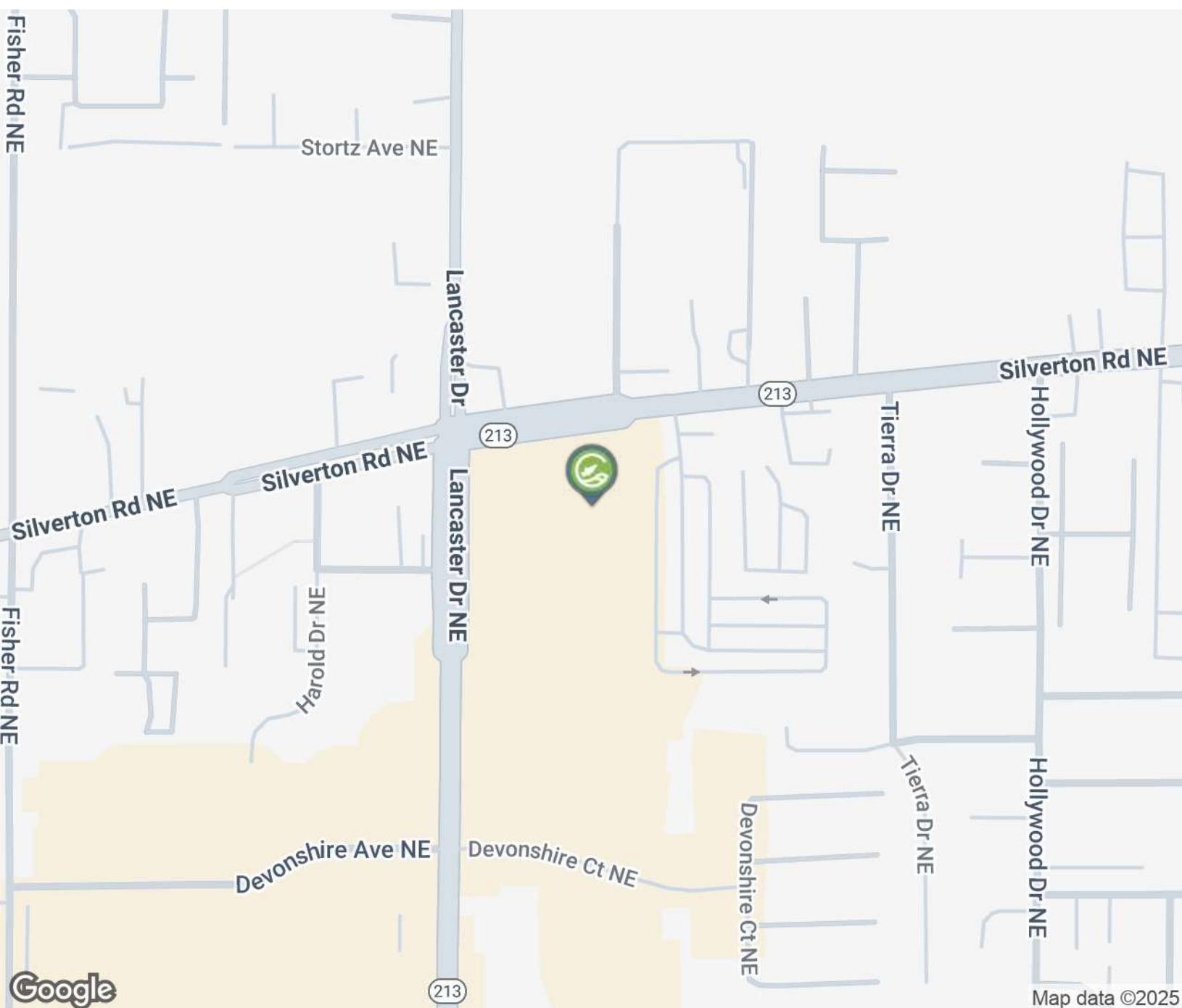
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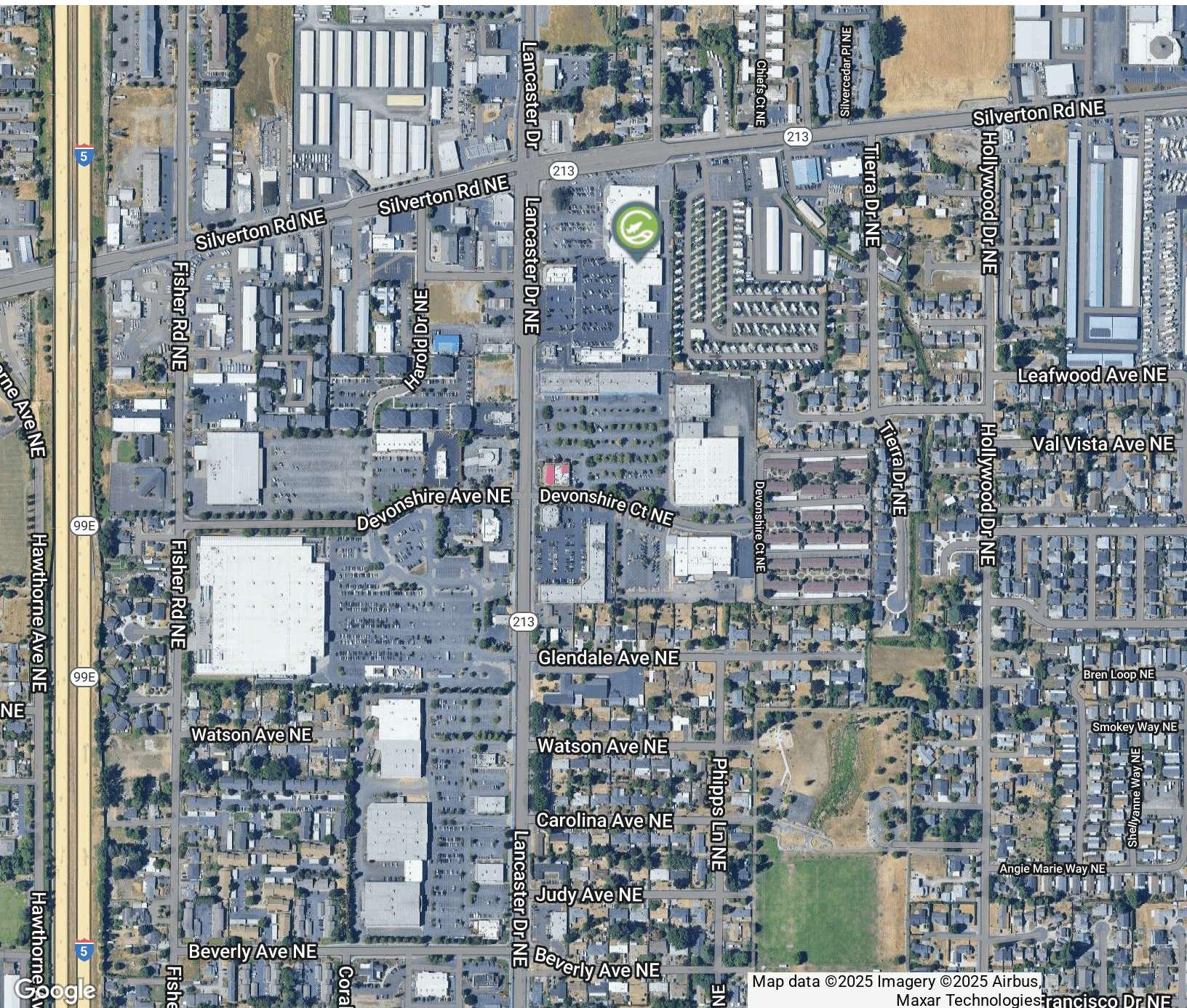
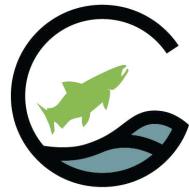
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Aerial Map

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DEMOGRAPHICS

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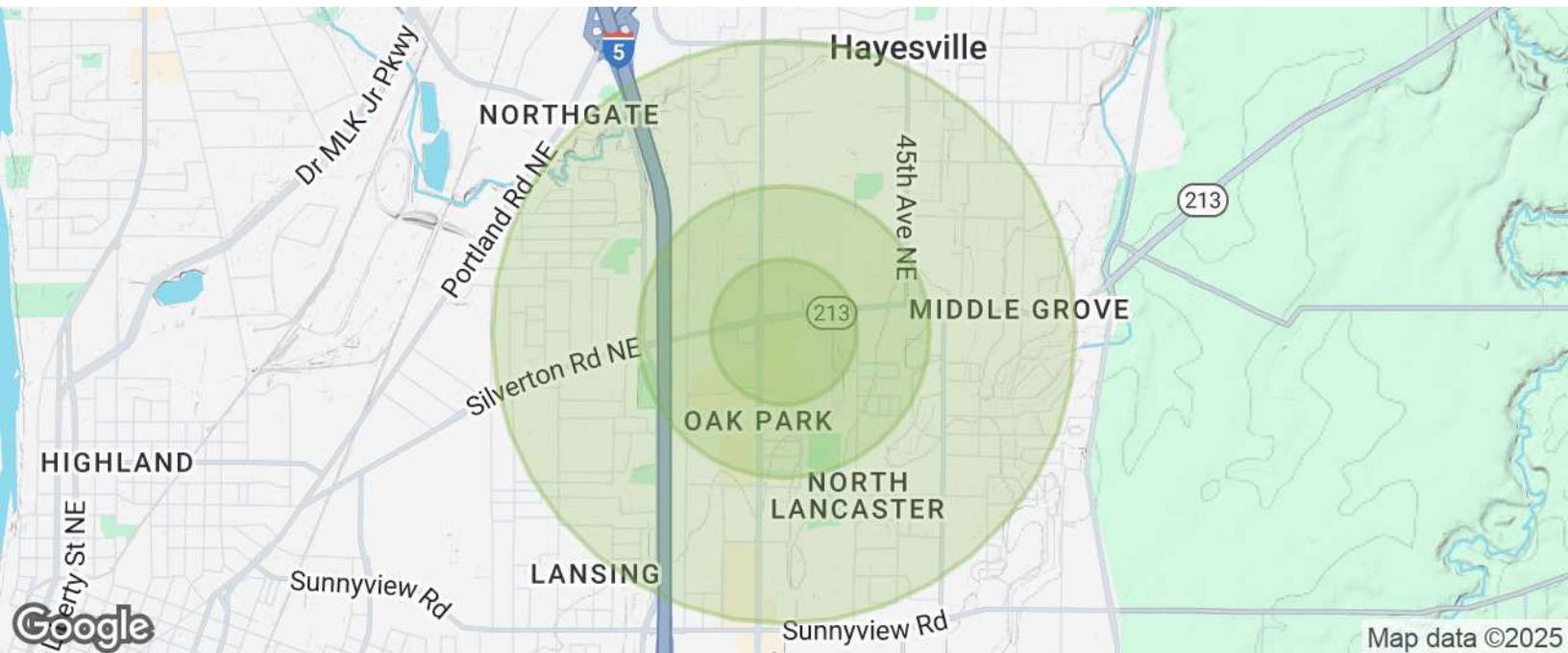
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,381	6,213	26,340
Average Age	24.0	24.7	28.2
Average Age (Male)	22.6	23.0	27.8
Average Age (Female)	23.7	26.5	29.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	462	2,073	8,609
# of Persons per HH	3.0	3.0	3.1
Average HH Income	\$44,050	\$42,324	\$51,624
Average House Value	\$205,233	\$141,738	\$177,417

* Demographic data derived from 2020 ACS - US Census

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