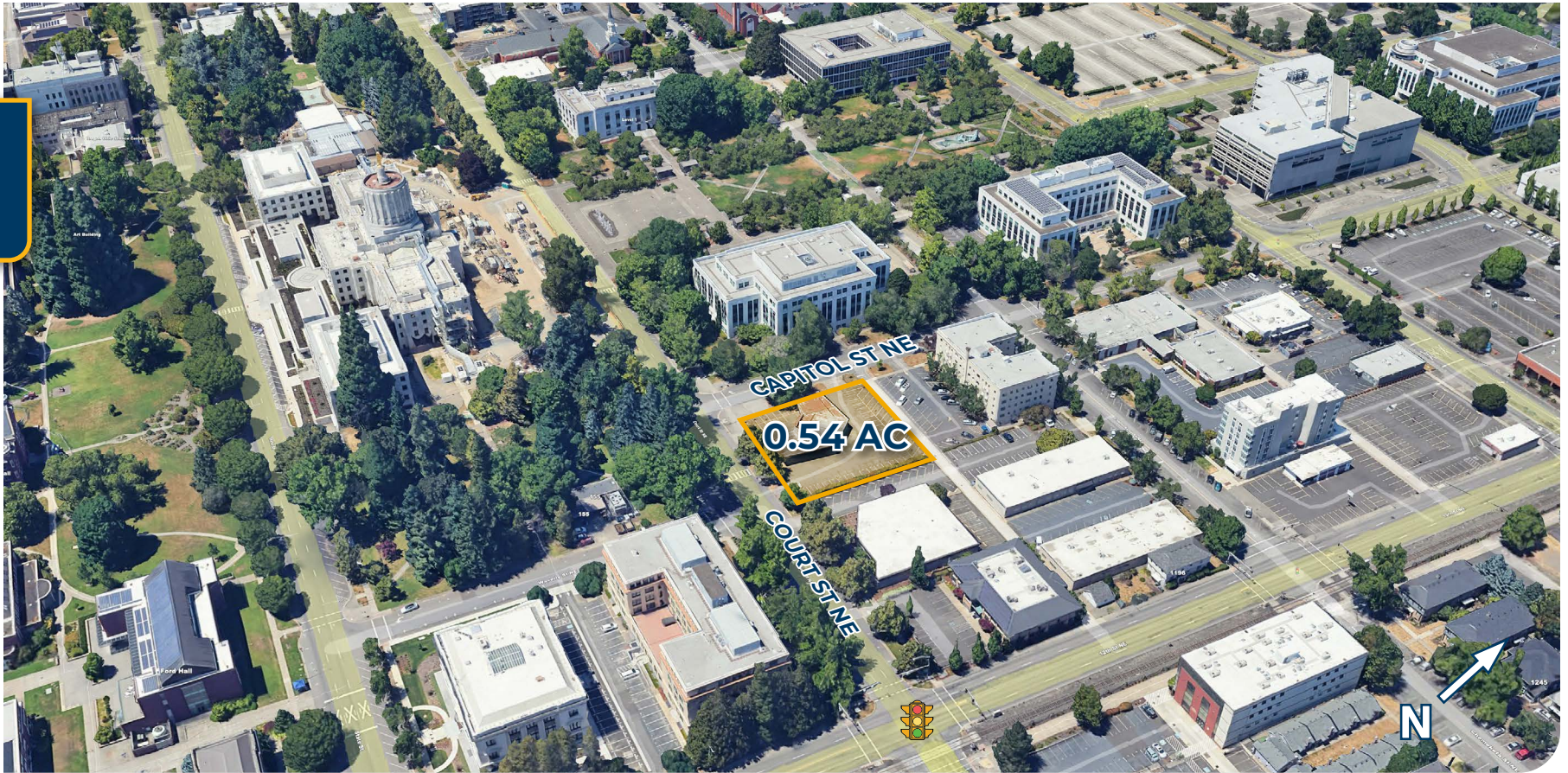




FOR SALE



SALEM DEVELOPMENT LAND

Office / Multi-Family Development Opportunity

±23,522 SF (0.54 Acres) | \$1,600,000 (\$68 /SF)

210 Capitol St NE, Salem, OR 97310

- Rare opportunity to purchase developable land directly across from the grounds of the Oregon State Capitol
- The highest and best use appears to be office development but multi-family, hospitality, and even a parking facility could be viable and have conditional approval within the current zoning.
- "No Further Action" notice from the Department of Environmental Quality can be provided
- **Zoning:** Mixed Use-I (MU-I) - [View Online](#)

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TORAN SCHMIDGALL

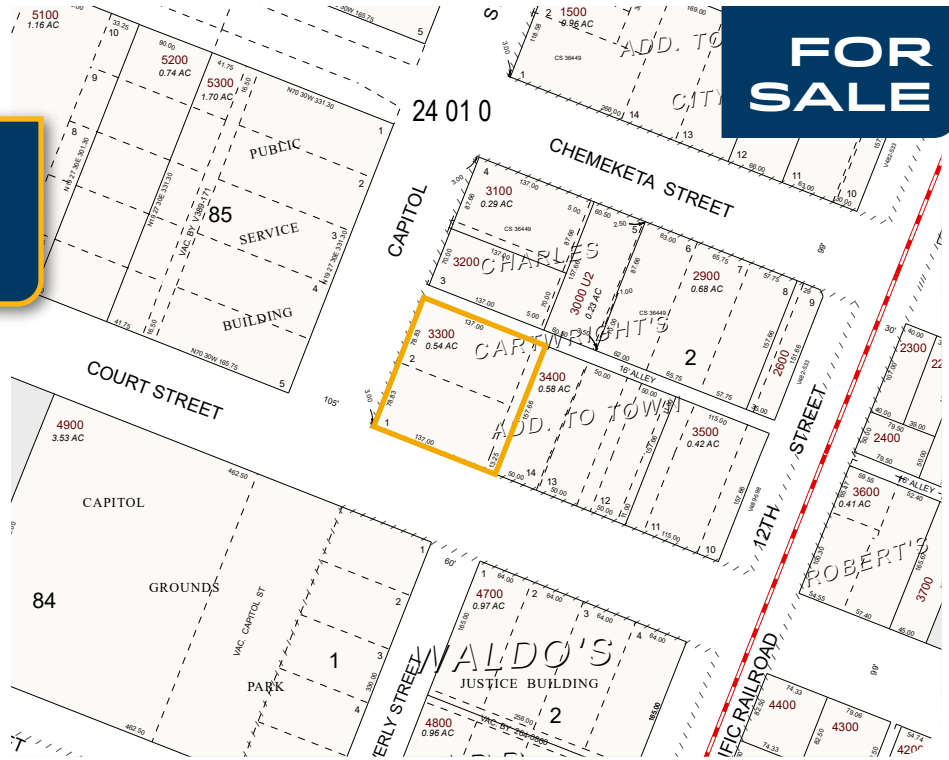
Associate Broker | Licensed in OR

503-932-1969

toran.schmidgall@capacitycommercial.com



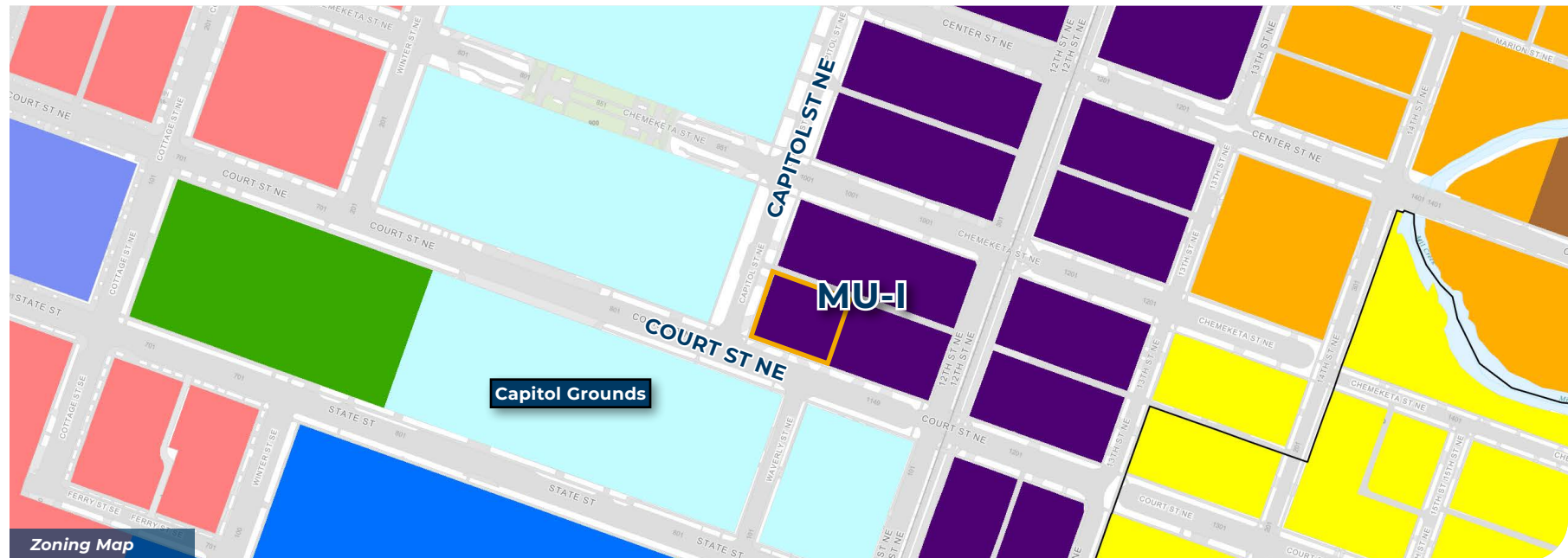
PROPERTY SUMMARY



OFFERING SUMMARY	
Address	210 Capitol St NE, Salem 97310
Sale Price	\$1,600,000 (\$68 /SF)
Lot Size	±23,522 SF (0.54 Acres)
Zoning	Mixed Use-I (MU-I) - View Online
Tax Lot #	073W26BB03300

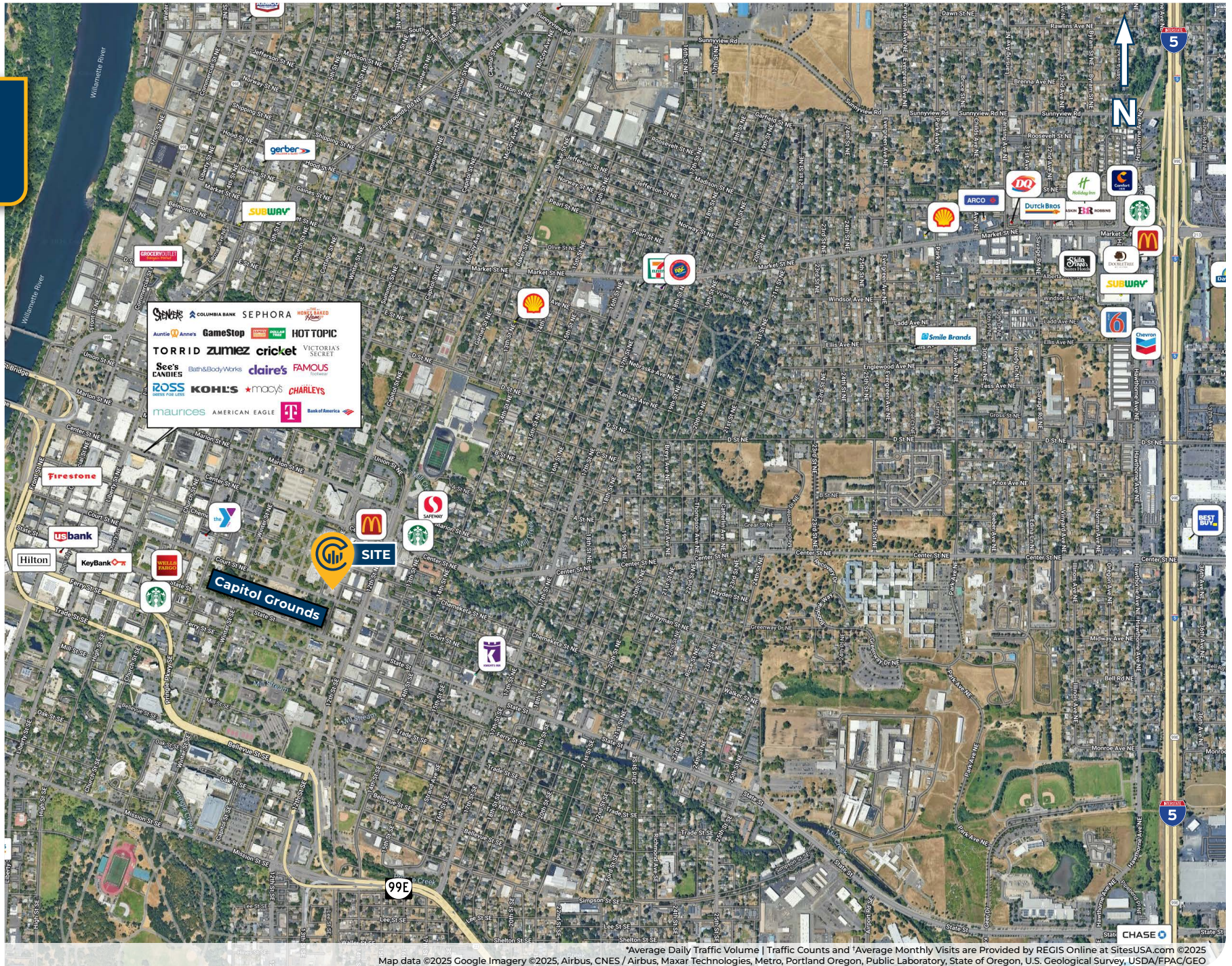
Property Highlights

- Located directly across from the grounds of the Oregon State Capitol, one block from Willamette University and four blocks from the Salem Central Business District.
- Walking distance to the Salem Amtrak station and the local hospital
- The highest and best use appears to be office development but multi-family, hospitality, and even a parking facility could be viable and have conditional approval within the current zoning.
- Full environmental studies and work have been conducted on the subject property and a conditional "No Further Action" notice from the Department of Environmental Quality can be provided.





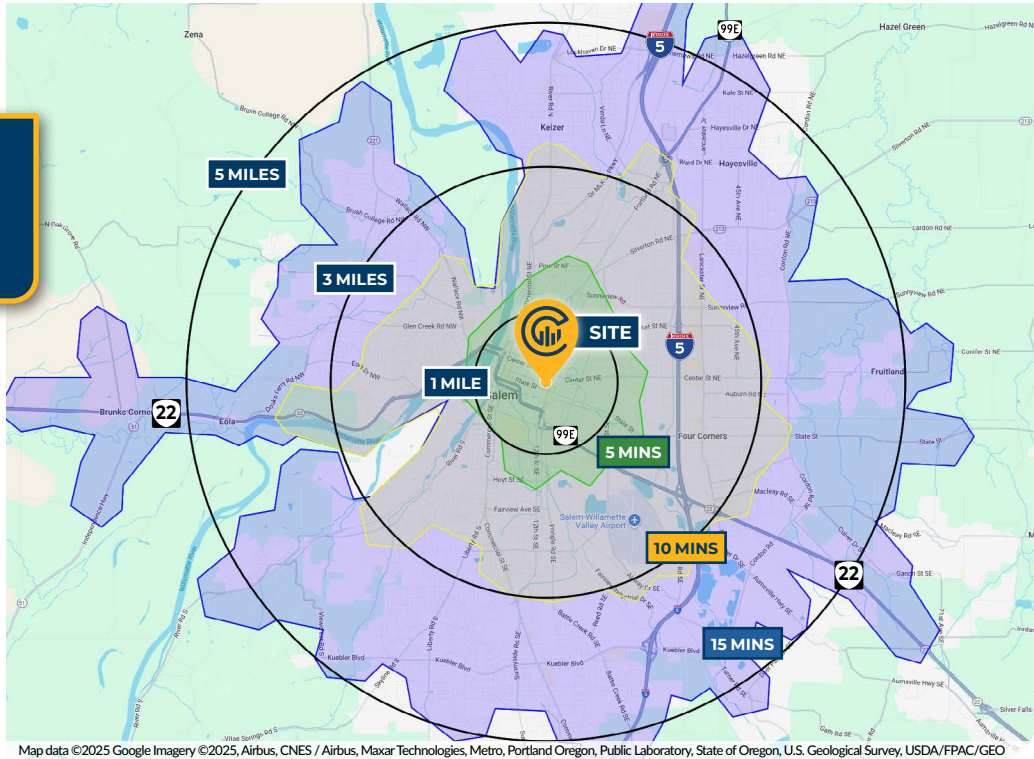
LOCAL AERIAL MAP



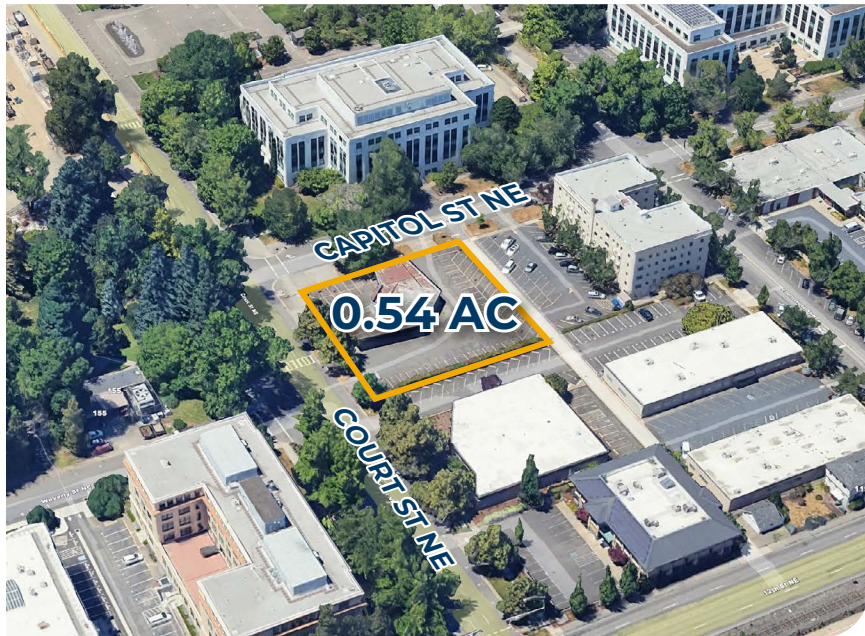
*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



DRIVE TIMES & DEMOGRAPHICS



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87
Walk Score®
"Very Walkable"

84
Bike Score®
"Very Bikeable"

59
Transit Score®
"Good Transit"
Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	16,361	115,949	240,038
2030 Projected Population	16,958	115,671	237,043
2020 Census Population	14,460	111,627	236,102
2010 Census Population	13,214	103,049	212,850
Projected Annual Growth 2025 to 2030	0.7%	-	-0.2%
Historical Annual Growth 2010 to 2025	1.6%	0.8%	0.9%
Households & Income			
2025 Estimated Households	6,313	43,382	88,295
2025 Est. Average HH Income	\$84,168	\$92,627	\$100,147
2025 Est. Median HH Income	\$63,206	\$71,674	\$80,500
2025 Est. Per Capita Income	\$33,614	\$35,046	\$37,109
Businesses			
2025 Est. Total Businesses	2,015	6,939	10,547
2025 Est. Total Employees	38,628	87,959	113,009

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - R51

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