



FOR SALE



STATE STREET CLASS A OFFICE

Fully-Leased Investment Opportunity

20,359 SF | \$4,200,000

3220 State Street, Salem, OR 97301

- 100% occupancy
- Great condition/location/parking
- Attractive Investment Opportunity

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	3220 State Street, Salem, OR 97301
Size	20,359 SF
Asking Price	\$4,200,000
CAP Rate	7.34%
Net Operating Income	\$308,071

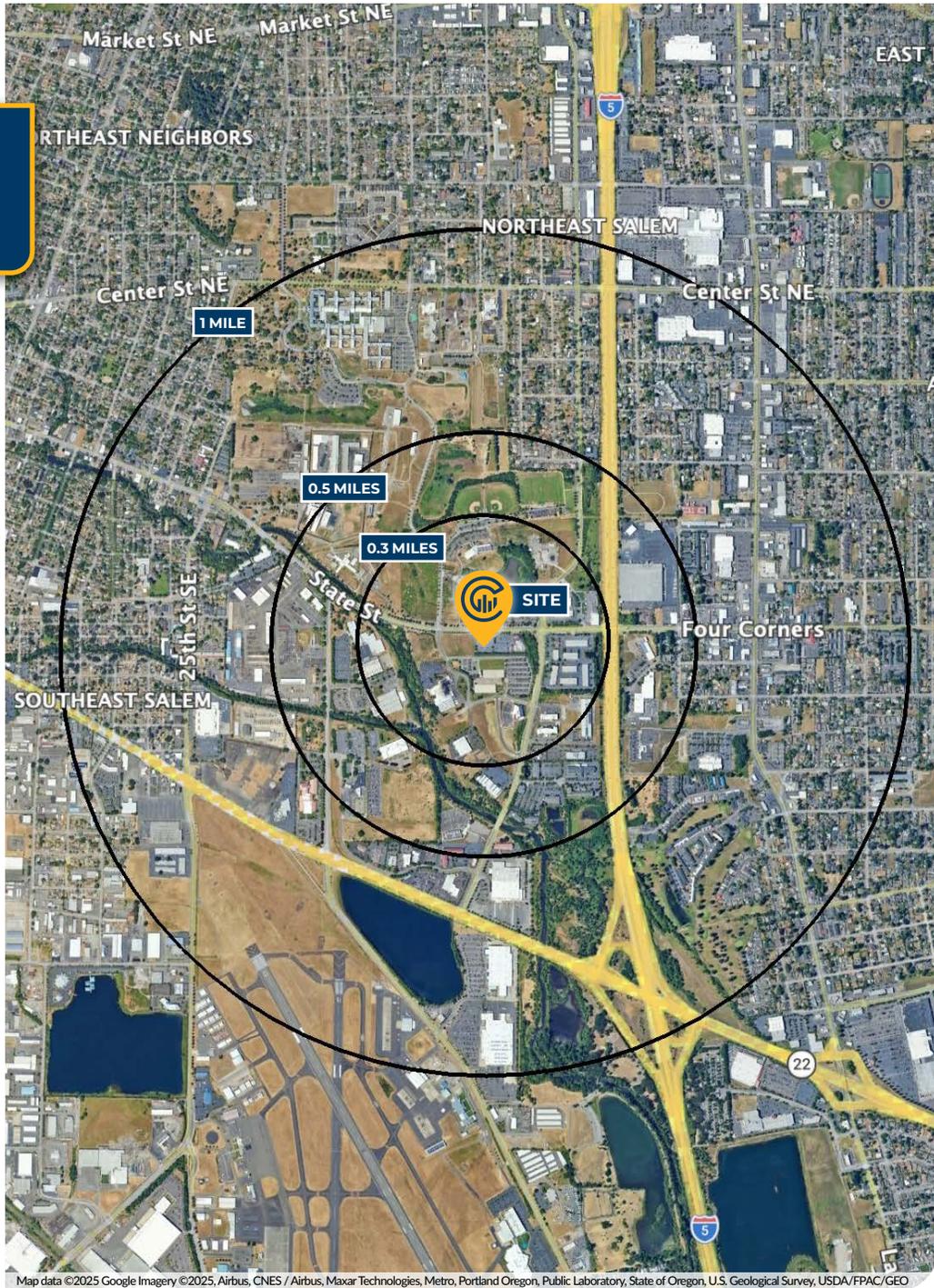
Property Summary

Introducing an exceptional fully-leased investment opportunity in Salem, Oregon. This impressive 20,359 SF office building, constructed in 2005, offers a prime location and a great anchor tenant in DCP Connections. The building features ample parking and meticulous upkeep. This property is perfectly positioned for ongoing success. Don't miss out on the chance to add a fully leased, high-quality asset to your portfolio in a convenient and sought-after location.





DEMOGRAPHICS MAP & REPORT



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AREA DEMOGRAPHICS

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	45	716	11,340
Average Age	42	41	39
Average Age (Male)	42	40	38
Average Age (Female)	38	41	39
Households & Income			
Total Households	4	210	3,287
# of Persons Per HH	11.3	3.4	3.4
Average HH Income	\$53,837	\$65,320	\$65,896
Average House Value	\$350,703	\$294,549	\$318,602

Demographics data derived from AlphaMap

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