



**FOR SALE**



# KEIZER CORE REDEVELOPMENT OPPORTUNITY

**Retail, Office, or Redevelopment Opportunity**  
8,840 SF Building | \$2,000,000 (\$226 /SF Building)

**4200 River Rd N, Keizer, OR, 97301**

- High-profile commercial site
- Dual access
- High traffic count
- Seller will consider owner-carry
- Pylon Signage

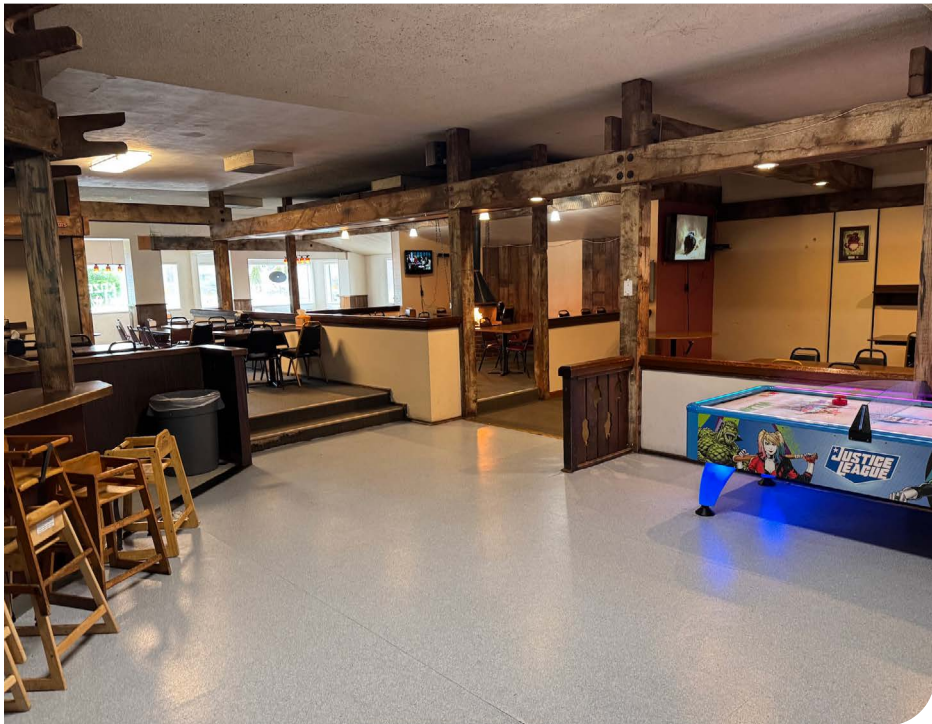
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PROPERTY SUMMARY



FOR SALE

PROPERTY DETAILS

Address	4200 River Rd N, Keizer, OR 97303
Sale Price	\$2,000,000 (\$226 /SF Building)
Building Size	8,840 SF
Lot Size	34,848 SF
Year Built	1947
Zoning	CMU
Market	Salem
Submarket	Keizer
APN	525052

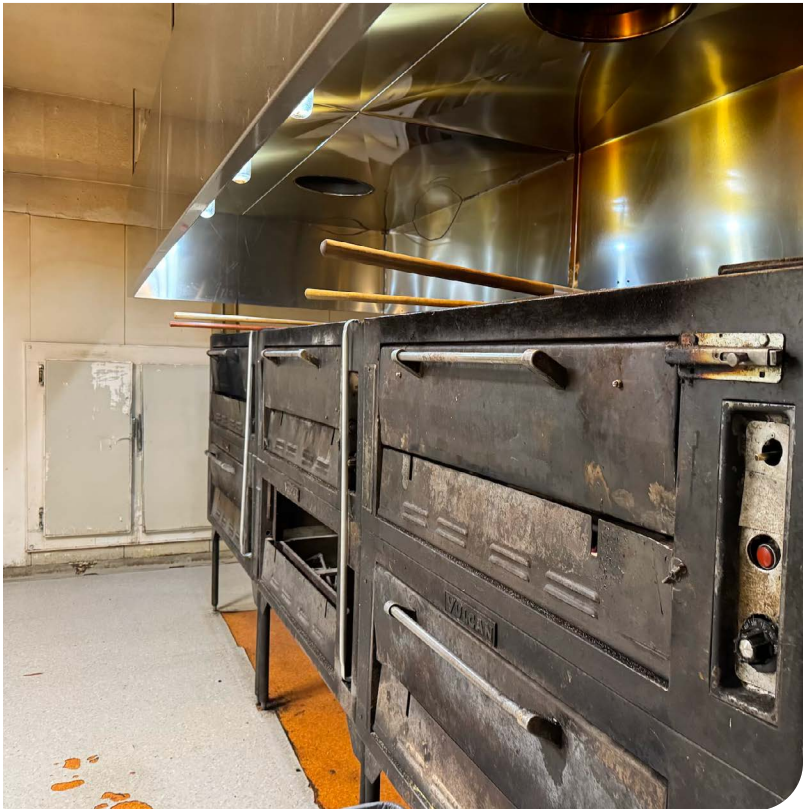
Location Overview

Strategically positioned near the signalized intersection of River Road N and Manbrin Dr NE, this 0.80-acre property occupies one of Keizer's most prominent commercial corridors. With dual frontage and full access from both River Road N and Cherry Avenue NE—totaling over 320 feet of street exposure—the site offers exceptional ingress and egress, a rarity in today's urban landscape.

The property is zoned CMU (Commercial Mixed Use), making it highly versatile for retail, office, or redevelopment scenarios. It currently features an 8,840 SF restaurant building, JC's Pizzeria, with ample onsite parking exceeding minimum code requirements. The corner lot benefits from strong traffic counts (27,921 vehicles/day on River Road) and is surrounded by a healthy mix of commercial, residential, and institutional uses. Its proximity to major retail hubs such as Keizer Station and its visibility along the city's main arterial make this an unmatched opportunity in one of Oregon's most supply-constrained submarkets.



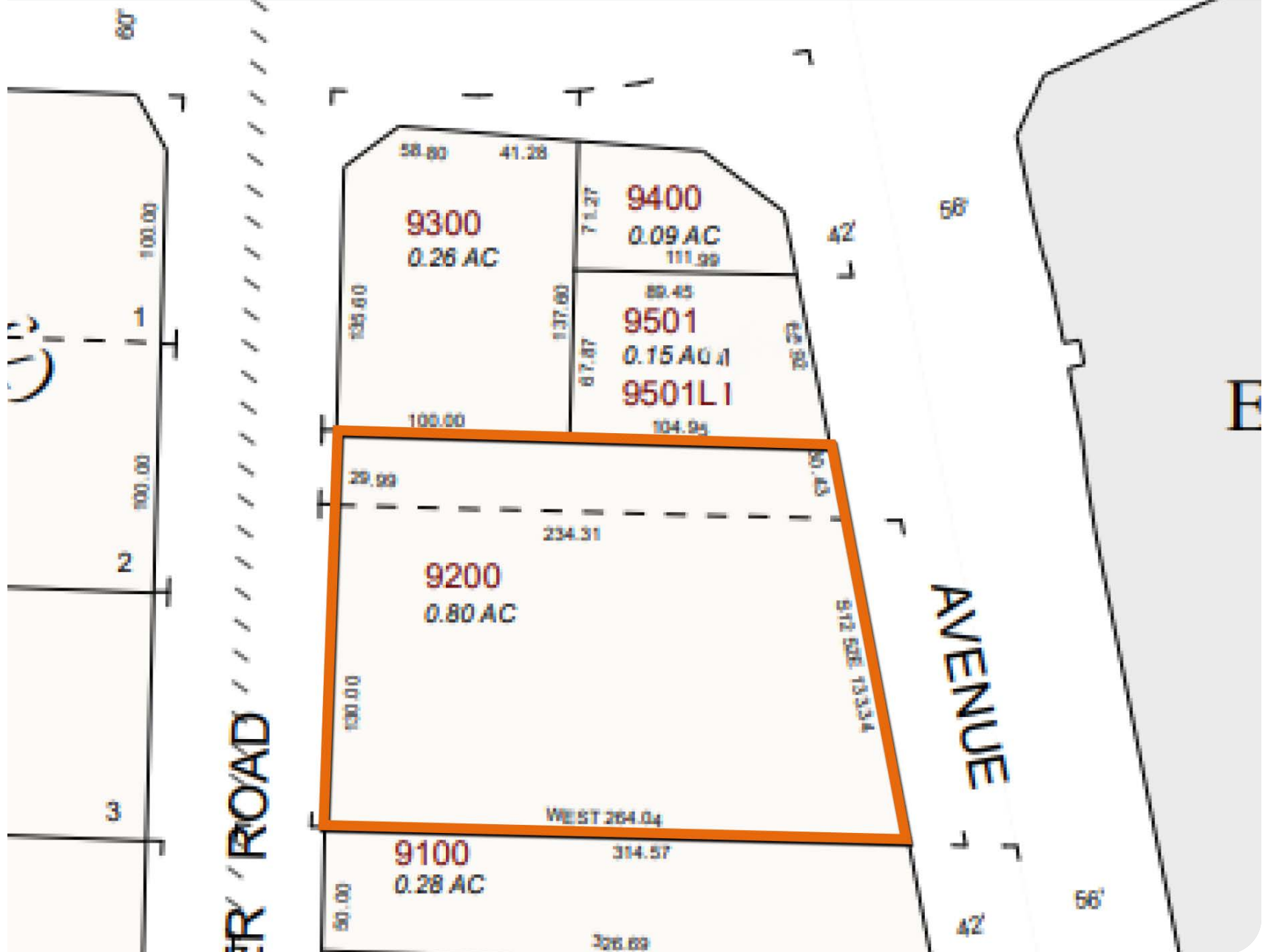
INTERIOR PHOTOS





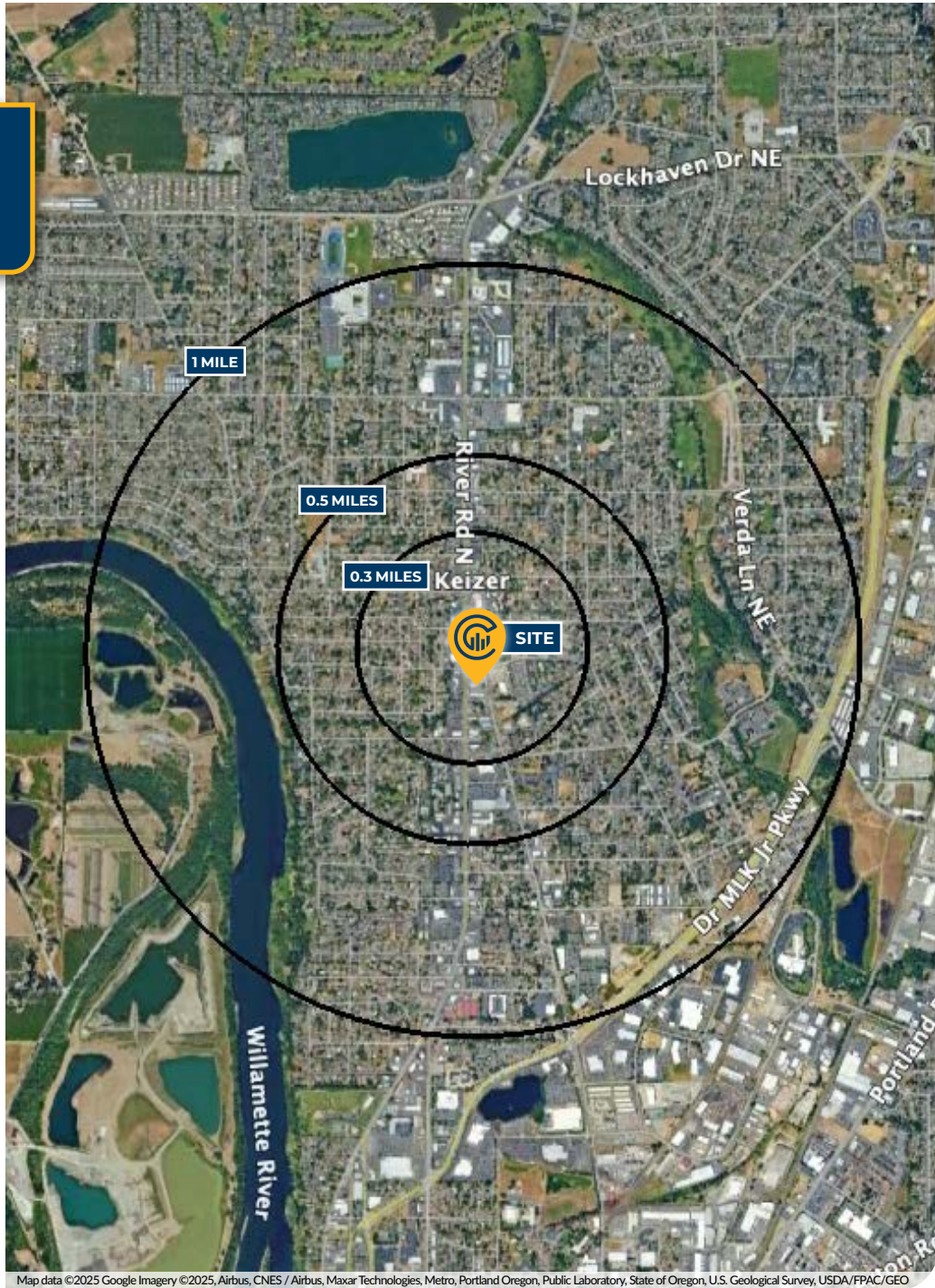
# PROPERTY MAP

## PROPERTY MAP





# 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	1,305	5,599	14,925
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	41	39	39
<b>Households &amp; Income</b>			
Total Households	480	2,072	5,466
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$72,275	\$70,210	\$75,122
Average House Value	\$361,400	\$360,016	\$380,744

Demographics data derived from AlphaMap

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