



FOR LEASE



GLEN CREEK CROSSING

High Traffic Strip Retail Location

± 994 SF | \$2.50 SF/month (\$0.59 SF NNN)

1144 Wallace Road NW, Salem, OR

- Inline retail suite in a multi-tenant retail center
- Anchored by Roth's Fresh Markets with national co-tenants
- Excellent visibility and traffic counts (30,000+ VPD)
- Abundant customer parking

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PROPERTY SUMMARY

FOR LEASE



| PROPERTY DETAILS | |
|------------------|---------------------------------|
| Address | 1144 Wallace Road NW, Salem, OR |
| Available Space | ± 994 SF |
| Lease Rate | \$2.50 SF/month |
| NNNs | \$0.59 SF/month* |
| Market | West Salem |

Property Summary

Position your business in the heart of West Salem at Glen Creek Crossing. This 994 SF retail suite offers outstanding visibility along highly traveled Wallace Road, with convenient access, ample parking, and strong daily traffic counts. Anchored by Roth's Fresh Markets and surrounded by established national and regional retailers, the center provides a dynamic retail environment with built-in customer traffic. Ideal for boutique retail, personal services, or office users seeking a premier West Salem location.

*Current NNN's are \$7.07/sf/year, (property tax, insurance and op costs; \$3.69/sf is attributable to property tax).





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

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