



FOR LEASE



702 LANCASTER DR NE

2nd-Generation Former Grocery / Retail Space

Building: ± 27,647 SF | \$15 psf + NNN

Pad Opportunity: ± 2,250 SF | Inquire for Rates

702 Lancaster Dr NE, Salem, OR 97301

- Prime retail building available with great visibility and accessibility
- Directly across from Willamette Town Center on Lancaster Drive
- Traffic counts estimated at ±29K ADTV* (Lancaster Dr NE) with a large parking lot available for employees and patrons.
- Building features large window, easy access, signage opportunities and flexibility for future user
- Available November 1, 2026 - Do Not Disturb Tenant

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2026

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655

ndiamond@capacitycommercial.com

MICHELLE D. ROZAKIS

Principal | Licensed in OR

503-222-1195

mrozakis@capacitycommercial.com

NICK WILLIAMS, CCIM

Vice President | Licensed in OR

503-569-4449

nick.williams@capacitycommercial.com

TORAN SCHMIDGALL

Associate Broker | Licensed in OR

503-932-1969

toran.schmidgall@capacitycommercial.com



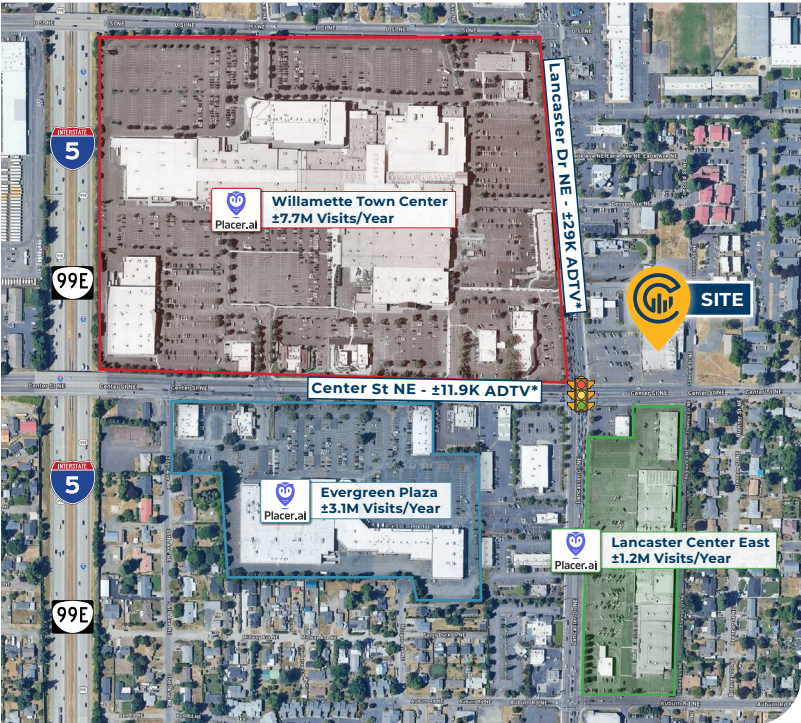
PROPERTY SUMMARY



PROPERTY DETAILS	
Address	702 Lancaster Dr NE, Salem, OR 97301
Available Space	± 27,647 SF
Lease Rate	\$15 psf + NNN
Use Type	Retail, Service
Availability	November 1, 2026
QSR Pad Opportunity*	± 2,250 SF Inquire for Rates
*QSR pad site is subject to county approval and final entitlements; buyer/tenant to verify all applicable zoning and use restrictions.	

Location Features

The property is also directly across the street from the Willamette Town Center, which is home to many highly sought-after national tenants, including but not limited to Nordstrom Rack, Barnes & Noble, Hobby Lobby, and Best Buy.





The diagram illustrates the layout of the First and Second Floors. The First Floor is 23,692 SF and the Second Floor is 3,955 SF. Dimensions are provided for various sections and setbacks.

First Floor Dimensions:

- Overall width: 104.0'
- Overall depth: 80.0'
- Left side setbacks: 18.0' (bottom), 49.0' (middle), 3.0' (top), 14.0' (top)
- Right side setbacks: 65.5' (bottom), 16.0' (middle), 5.5' (top), 12.0' (top)
- Bottom setbacks: 5.0' (left), 5.0' (right)

Second Floor Dimensions:

- Overall width: 113.0'
- Overall depth: 43.0'
- Left side setbacks: 24.0' (bottom), 17.0' (top)
- Right side setbacks: 15.0' (bottom), 15.0' (top)
- Bottom setbacks: 5.0' (left), 5.0' (right)



SITE PLAN

SITE PLAN



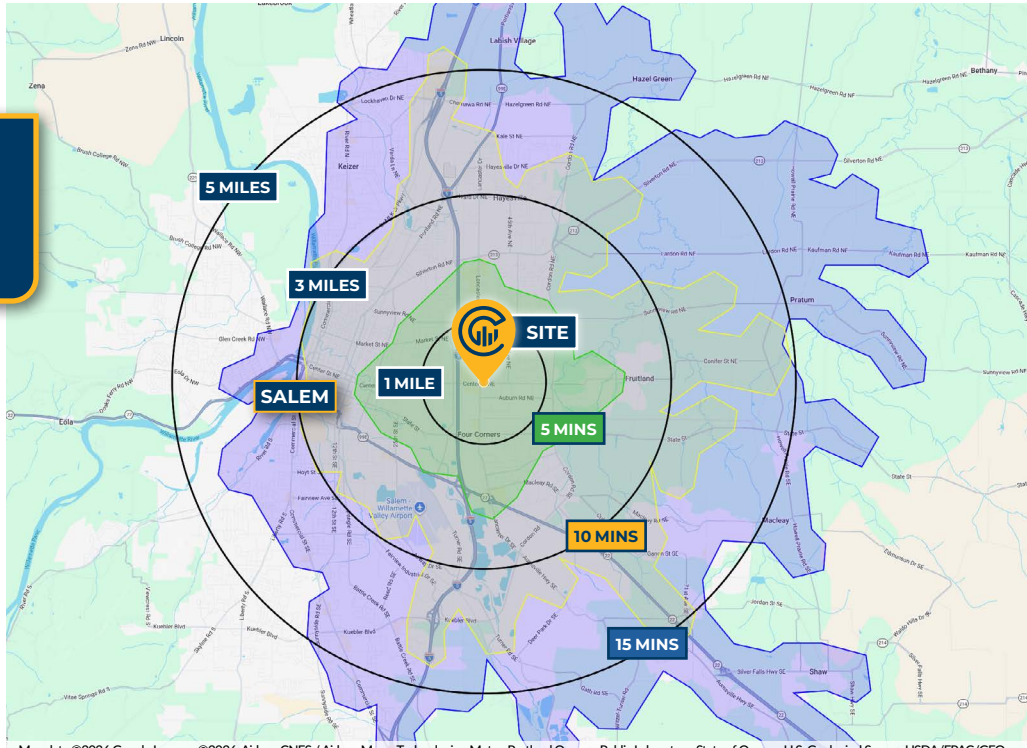


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



83
Walk Score®
"Very Walkable"

73
Bike Score®
"Very Bikeable"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2026 Estimated Population	20,430	106,914	207,198
2031 Projected Population	20,810	107,016	206,607
2020 Census Population	19,804	106,012	203,027
2010 Census Population	19,243	97,547	185,296
Projected Annual Growth 2026 to 2031	0.4%	-	-
Historical Annual Growth 2010 to 2026	0.4%	0.6%	0.7%
Households & Income			
2026 Estimated Households	7,290	37,599	76,109
2026 Est. Average HH Income	\$85,758	\$81,537	\$98,024
2026 Est. Median HH Income	\$68,780	\$66,599	\$77,876
2026 Est. Per Capita Income	\$30,798	\$29,077	\$36,333
Businesses			
2026 Est. Total Businesses	776	5,470	9,734
2026 Est. Total Employees	8,783	80,432	114,345

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2026, TIGER Geography - R51

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2655
ndiamond@capacitycommercial.com

MICHELLE D. ROZAKIS

Principal | Licensed in OR
503-222-1195
mrozakis@capacitycommercial.com

NICK WILLIAMS, CCIM

Vice President | Licensed in OR
503-569-4449
nick.williams@capacitycommercial.com

TORAN SCHMIDGALL

Associate Broker | Licensed in OR
503-932-1969
toran.schmidgall@capacitycommercial.com