



Available For Lease

# Oak Park Plaza

3380 Lancaster Dr NE  
Salem, OR 97305

Offering Memorandum Presented By:

**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
cohocommercial.com

**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103







# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305

## Table of Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	11
DEMOGRAPHICS	15

## Confidentiality & Disclaimer

All materials and information received or derived from Coho Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Coho Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Coho Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Coho Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Coho Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Coho Commercial in compliance with all applicable fair housing and equal opportunity laws.

Offering Memorandum Presented By:

**Jeff Corner**

Principal Broker

jeff@cohocommercial.com

503.584.1838

[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**

Principal Broker

peter@cohocommercial.com

971.707.4646 x103



# PROPERTY INFORMATION

Section 1

Offering Memorandum Presented By:

**Jeff Corner**

Principal Broker

[jeff@cohocommercial.com](mailto:jeff@cohocommercial.com)

503.584.1838

[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**

Principal Broker

[peter@cohocommercial.com](mailto:peter@cohocommercial.com)

971.707.4646 x103

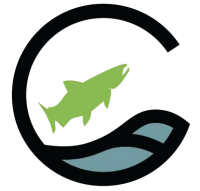
  
COMMERCIAL



## Property Description

# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



## Property Description

Oak Park Plaza Shopping Center is an attractive, high-volume, Safeway-anchored neighborhood retail center located along busy Lancaster Dr. NE at Silverton Rd. NE in the expanding northeast Salem trade area. The center was extensively remodeled in 2012 with the addition of a new multi-tenant pad building completed in 2014. Oak Park Plaza offers a strong and diverse tenant mix of notable national and regional retailers, restaurants and service providers, including: Safeway, Ace Hardware, Starbucks, AutoZone, CSL Plasma, Jimmy John's, Little Caesars, T-Mobile, Papa Murphy's, Mariner Finance, H&R Block and many more!

## Location Description

Oak Park Plaza is located at the high-traffic, high-visibility corner of Lancaster Dr. and Silverton Rd. in northeast Salem. One of Salem's busiest and most diverse retail trade areas, Oak Park Plaza benefits greatly from the high volume of activity generated by such national brands as Walmart Supercenter, Mega Foods, PetSmart, Grocery Outlet, Dollar Tree, Planet Fitness, Goodwill, Bi-Mart, Big Lots, Kaiser Permanente and dozens more. Additionally, the immediate trade area is loaded with a "who's who" of national QSR concepts, including McDonald's Burger King, KFC, A&W, DQ, Pizza Hut, Subway, Jamba Juice, Popeye's, Five Guys and many others, all benefitting from the large traffic volume along Lancaster Dr. NE.

## Highlights

- Attractive, highly functional, high visibility retail center in one of Salem's busiest trade corridors.
- Safeway anchor, Ace Hardware sub-anchor generates high customer volumes 7 days a week to the shopping center.
- Numerous national destination retailers in the immediate trade area insures consistent customers and high ADT.
- Three (3) entrance/exits along Lancaster Dr. and two (2) along Silverton Rd. provides excellent ingress/egress to the shopping center, enhancing safety and efficiency for customers, employees, suppliers and freight providers.

Offering Memorandum Presented By:

**Jeff Corner**

Principal Broker

jeff@cohocommercial.com

503.584.1838

[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**

Principal Broker

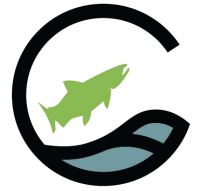
peter@cohocommercial.com

971.707.4646 x103

## Property Highlights

# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



### Location Information

Building Name	Oak Park Plaza
Street Address	3380 Lancaster Dr NE
City, State, Zip	Salem, OR 97305
County	Marion

### Building Information

Tenancy	Multiple
Year Last Renovated	2012 & 2014

### Property Highlights

- Premium location on busy Lancaster Dr. NE at the signaled corner of Lancaster Dr. and Silverton Rd. NE.
- Anchored by Safeway, with sub-anchor Ace Hardware, the center encompasses twenty (2) diverse tenants occupying approximately 108,000 SF.
- Co-Tenants include: Safeway, Ace Hardware, Starbucks, AutoZone, CSL Plasma, Jimmy John's, T-Mobile, Papa Murphy's, Little Caesars, H&R Block, Mariner Finance and others.
- Available Space:
  - Suite 3304 - 1,553 SF
  - Suite 3306 - 1,210 SF
  - Suite 3316 - 1,184 SF
- Rental Rates:
  - \$20 - \$28/SF/yr; NNN
- Traffic Counts:
  - Lancaster Dr. NE - 40,000 ADT
  - Silverton Rd. NE - 28,000 ADT

Offering Memorandum Presented By:

**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103





# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



## Offering Summary

Lease Rate:	\$20.00 - 28.00 SF/yr (NNN)
CAM:	\$4.40 & \$9.46/SF/yr
Available SF:	1,186; 1,210; 1,553 SF
Lot Size:	8.76 Acres
Building Size (excluding Safeway):	53,284 SF

Spaces	Lease Rate	Space Size
Suite 3304	\$20.00 SF/yr	1,553 SF
Suite 3306	\$20.00 SF/yr	1,210 SF
Suite 3316	\$28.00 SF/yr	1,186 SF

## Tenants

- Safeway
- Starbucks
- Ace Hardware
- AutoZone
- Eco Laundromat
- US Taekwondo
- Perfumeria Jasmin
- CSL Plasma
- Mariner Finance
- United States Postal Service
- H&R Block
- SuperClips
- Bento Box
- Little Caesars
- T-Mobile
- Papa Murphy's
- Jimmy John's

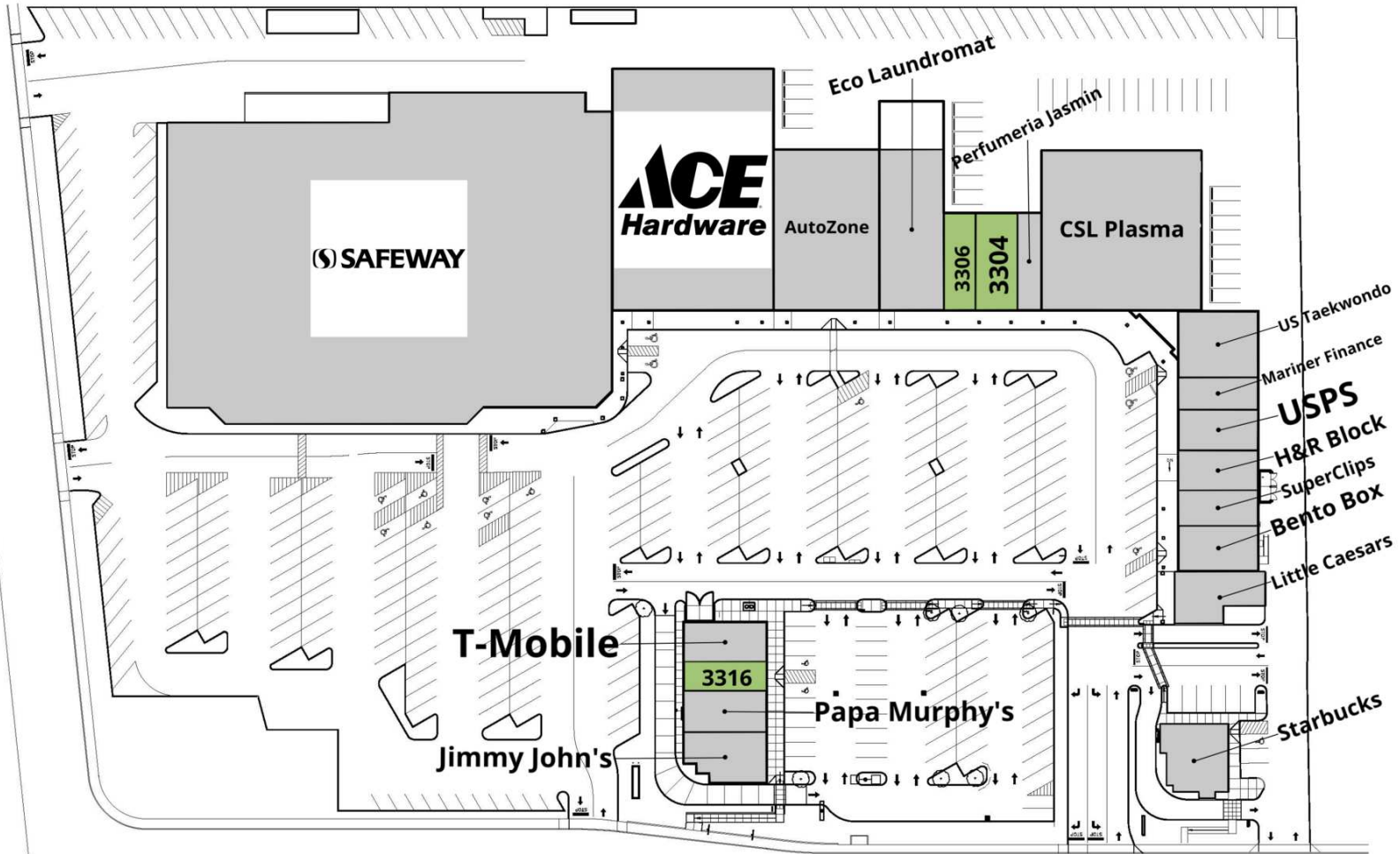
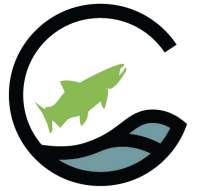
Offering Memorandum Presented By:

**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103

# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



Offering Memorandum Presented By:

**Jeff Corner**

Principal Broker

jeff@cohocommercial.com

503.584.1838

[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**

Principal Broker

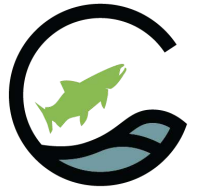
peter@cohocommercial.com

971.707.4646 x103



# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 3304	1,553 SF	NNN	\$20.00 SF/yr	Space was fully built-out new from shell in 2016, including all plumbing, electrical, mechanicals, fixtures and finishes. Suitable for retail and professional service tenants. Space includes large breakroom, IT & storage closet and single ADA restroom. Excellent visibility and building signage to Lancaster Dr. NE.

Offering Memorandum Presented By:

**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103





# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 3306	1,210 SF	NNN	\$20.00 SF/yr	Finished open floor plan retail space with one (1) ADA restroom at the rear. Excellent visibility and signage to busy Lancaster Dr. NE. Can be combined with adjacent suite 3304 for 2,763 SF total. Approximate dimensions are 20' x 58'.

Offering Memorandum Presented By:

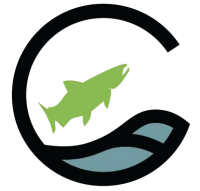
**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103



# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 3316	1,186 SF	NNN	\$28.00 SF/yr	Located between Papa Murphy's and T-Mobile in Oak Park's pad building, this was first generation restaurant space completed in 2017. Enjoys terrific visibility and signage to both Lancaster Dr. NE and Silverton Rd. NE. Some existing FF&E can be included subject to lease terms, making this a potential turn-key opportunity. The space currently has an approximate 40 seat dining area, front P.O.S. counter with glass display case, full kitchen with gas range and hood, manager's office, storage room and one (1) ADA restroom. An as-built space plan is available upon request.

Offering Memorandum Presented By:

**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103





# LOCATION INFORMATION

## Section 2

Offering Memorandum Presented By:

**Jeff Corner**

Principal Broker

[jeff@cohoccommercial.com](mailto:jeff@cohoccommercial.com)

503.584.1838

[cohoccommercial.com](http://cohoccommercial.com)

**Peter Braunworth**

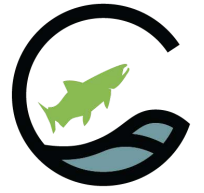
Principal Broker

[peter@cohoccommercial.com](mailto:peter@cohoccommercial.com)

971.707.4646 x103







# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305

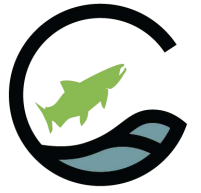


Offering Memorandum Presented By:

**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
[cohocommercial.com](http://cohocommercial.com)

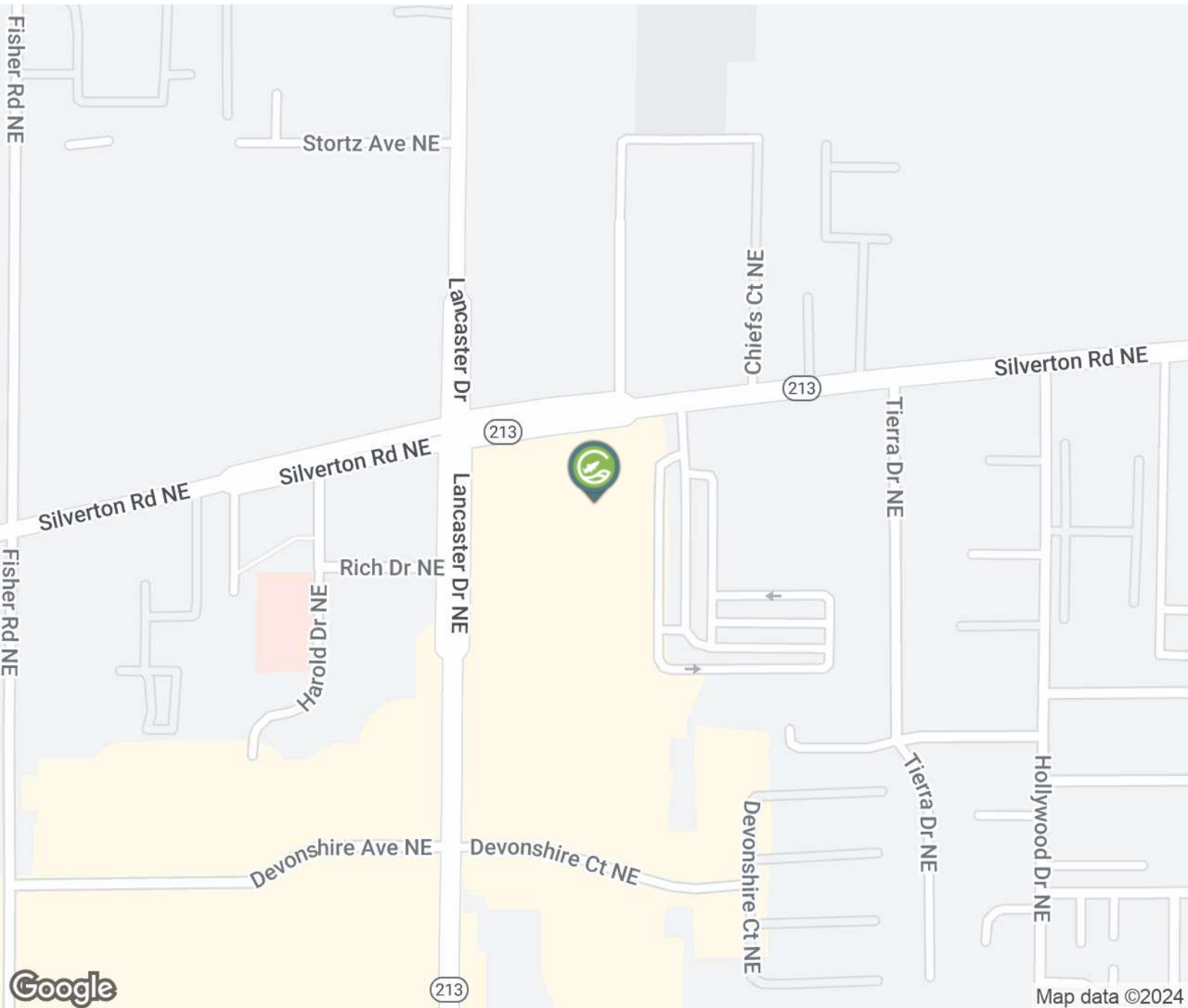
**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103





# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



Offering Memorandum Presented By:

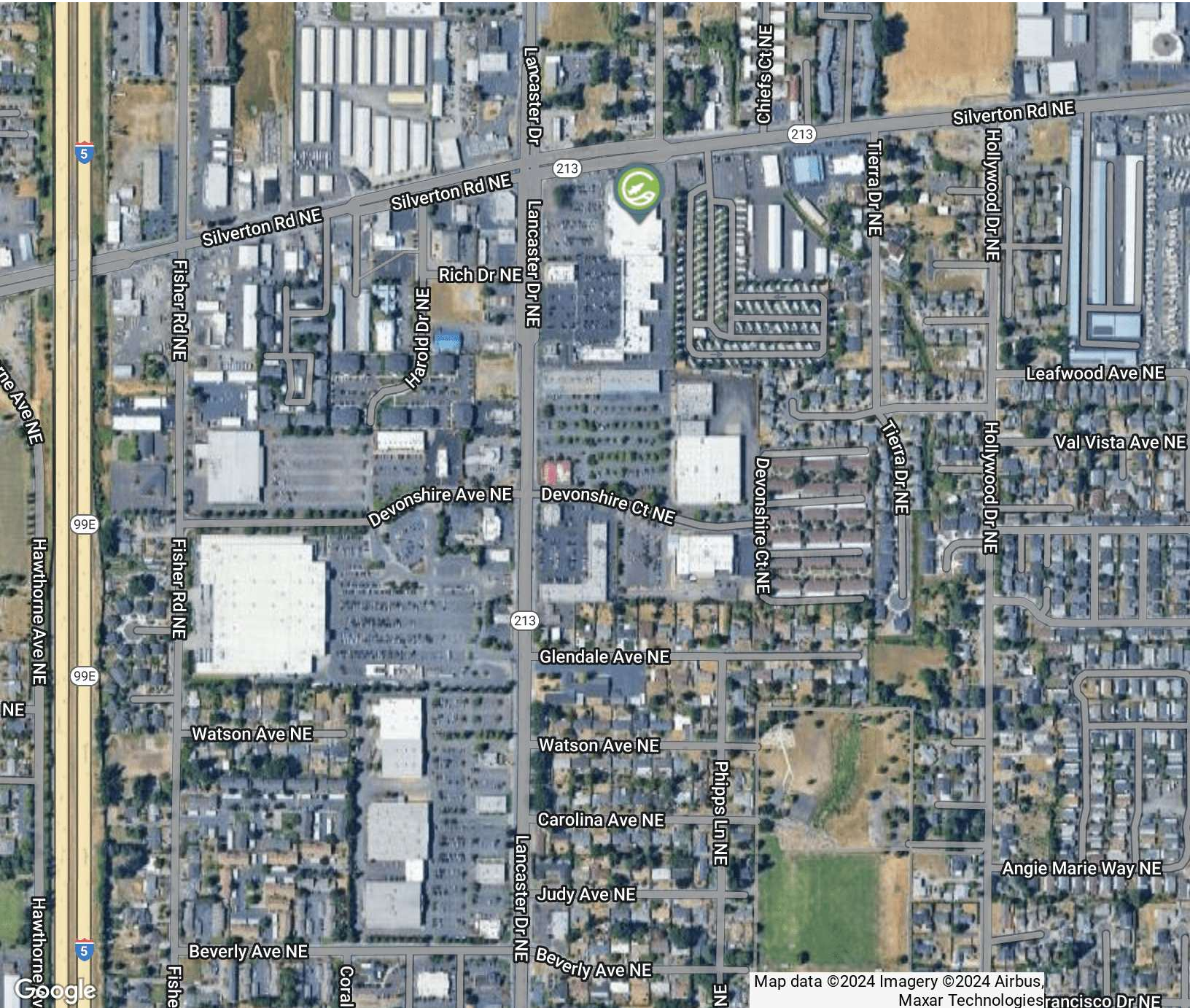
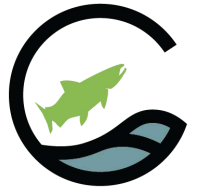
**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103

Aerial Map

# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



Offering Memorandum Presented By:

**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103





# DEMOGRAPHICS

## Section 3

Offering Memorandum Presented By:

**Jeff Corner**

Principal Broker

[jeff@cohocommercial.com](mailto:jeff@cohocommercial.com)

503.584.1838

[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**

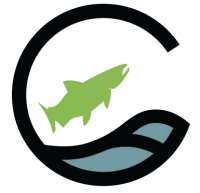
Principal Broker

[peter@cohocommercial.com](mailto:peter@cohocommercial.com)

971.707.4646 x103

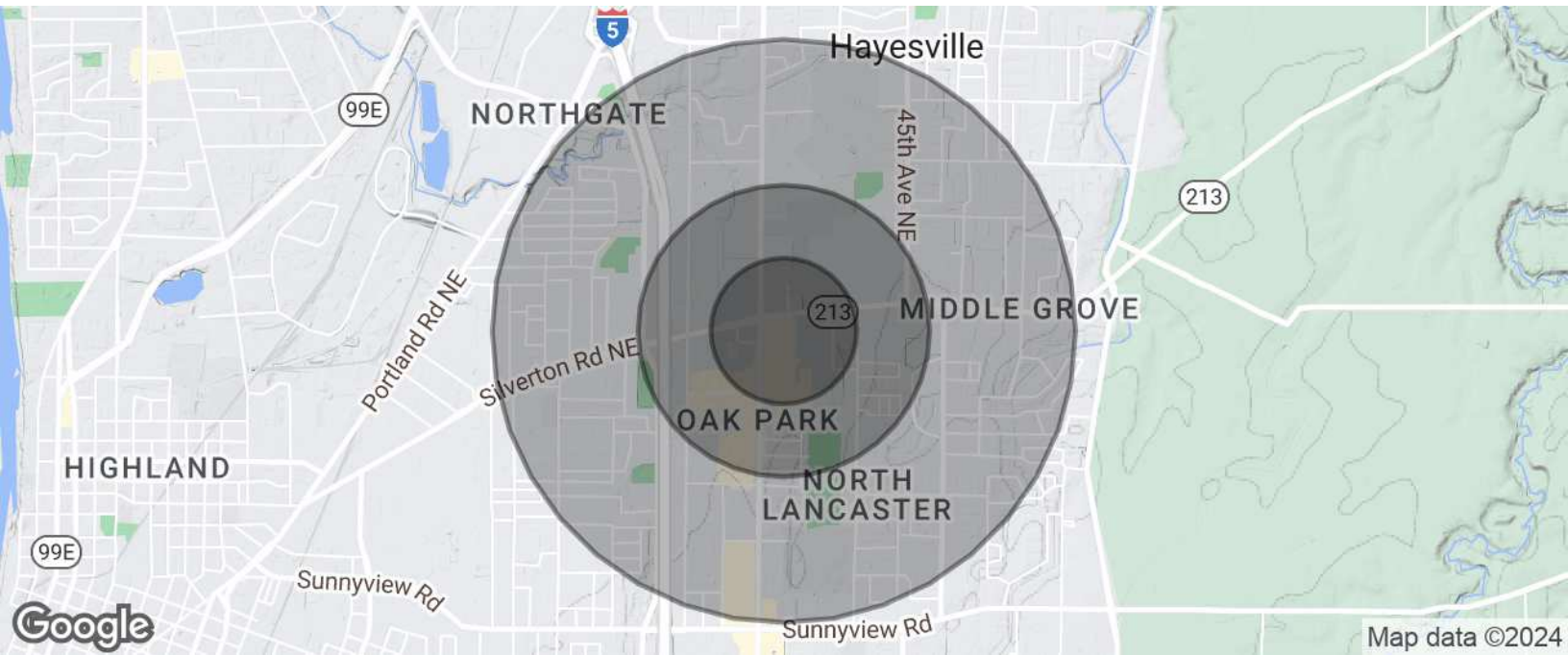
**Goho**  
COMMERCIAL





# Oak Park Plaza

3380 Lancaster Dr NE, Salem, OR 97305



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,381	6,213	26,340
Average Age	24.0	24.7	28.2
Average Age (Male)	22.6	23.0	27.8
Average Age (Female)	23.7	26.5	29.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	462	2,073	8,609
# of Persons per HH	3.0	3.0	3.1
Average HH Income	\$44,050	\$42,324	\$51,624
Average House Value	\$205,233	\$141,738	\$177,417

\* Demographic data derived from 2020 ACS - US Census

Offering Memorandum Presented By:

**Jeff Corner**  
Principal Broker  
jeff@cohocommercial.com  
503.584.1838  
[cohocommercial.com](http://cohocommercial.com)

**Peter Braunworth**  
Principal Broker  
peter@cohocommercial.com  
971.707.4646 x103