



FOR LEASE



## GLEN CREEK CROSSING

### High Traffic Strip Retail Location

1,723 sf | \$2.29 SF/month (NNN)

#### 1140 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

#### NICK WILLIAMS, CCIM

Vice President | Licensed in OR

503-569-4449

[nick.williams@capacitycommercial.com](mailto:nick.williams@capacitycommercial.com)

#### CURT ARTHUR, SIOR

Principal | Licensed in OR

503-559-7990

[curt.arthur@capacitycommercial.com](mailto:curt.arthur@capacitycommercial.com)

#### TORAN SCHMIDGALL

Associate Broker | Licensed in OR

503-932-1969

[toran.schmidgall@capacitycommercial.com](mailto:toran.schmidgall@capacitycommercial.com)



PROPERTY SUMMARY



PROPERTY DETAILS	
Address	1140 Wallace Road NW, Salem, OR
Available Space	1,723 SF
Lease Rate	\$2.29 SF/month (NNN)
CAM's	\$0.55 SF/month
Market	West Salem

**Property Summary**

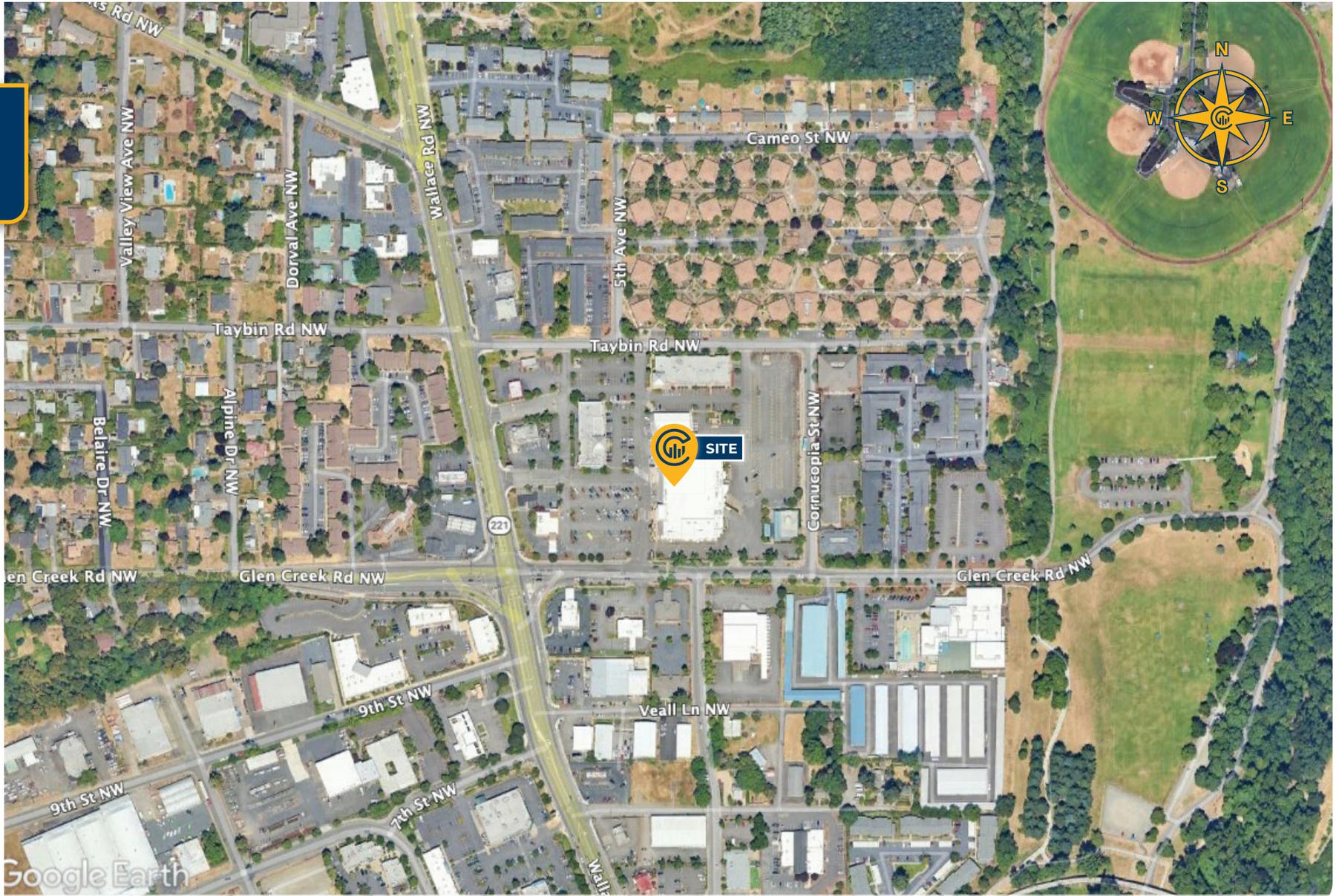
The suite is ideally configured for a salon, barber shop, or personal services business, with plumbing, an in-suite restroom, and infrastructure already in place. New flooring and updated interior finishes create a modern, move-in-ready environment. Importantly, there are no direct competitors within the property, making this a unique turnkey opportunity for an operator looking to capture demand within a proven retail destination.

\*Current CAM's are \$6.64/sf/year (property tax, insurance and op costs; \$3.60/sf is attributable to property





# 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

 <p><b>NICK WILLIAMS, CCIM</b>        Vice President   Licensed in OR  <b>503-569-4449</b>        nick.williams@capacitycommercial.com</p>	<p><b>CURT ARTHUR, SIOR</b>        Principal   Licensed in OR  <b>503-559-7990</b>        curt.arthur@capacitycommercial.com</p>	<p><b>TORAN SCHMIDGALL</b>        Associate Broker   Licensed in OR  <b>503-932-1969</b>        toran.schmidgall@capacitycommercial.com</p>
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