

Salem Office Suite Sublease



FOR LEASE | SALEM OFFICE SUITE SUBLEASE

3950 Fairview Industrial Dr SE, Ste 230
Salem, OR 97302



THE SPACE

Location	3950 Fairview Industrial Dr SE, Ste 230 Salem, OR 97302
County	Marion
APN	344262
Cross Street	Cascadia Industrial St SE
Square Feet	1,379
Annual Rent PSF	\$28.00
Lease Type	Full Service

Notes Parking included

HIGHLIGHTS

- Move-in ready office suite
- Floor-to-ceiling windows with relaxing views
- Elevator served building and plentiful onsite parking
- Quiet setting with quick access to I-5 and Hwy 22
- Sublease available now through Fall 2027



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,358	96,889	187,480

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$112,680	\$101,292	\$101,896

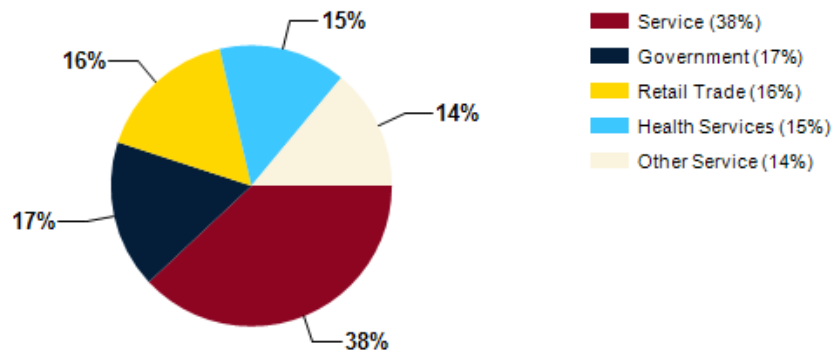
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,733	36,193	69,531

PROPERTY FEATURES	
SPACE SF	1,379
YEAR BUILT	1994
REMAINING TERM	2 years
ZONING TYPE	Industrial Commercial
NUMBER OF STORIES	2
PARKING RATIO	4.35



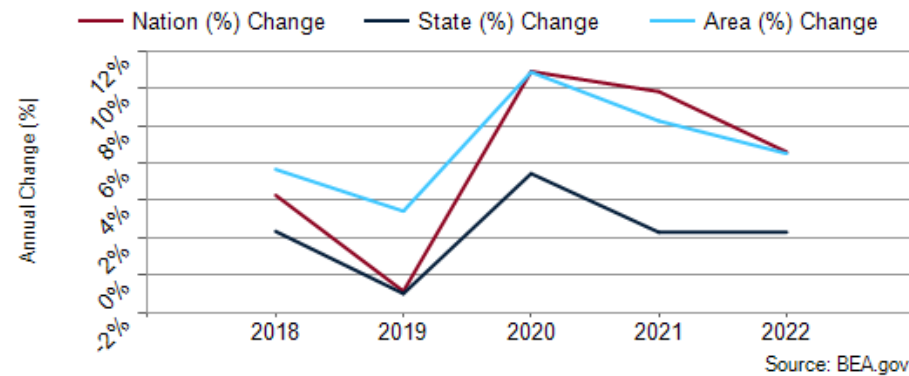
Major Industries by Employee Count



Largest Employers

State of Oregon	23,500
Salem Hospital	5,829
Salem-Keizer School District 24J	3,499
Marion County	1,804
Federal Government	1,600
City of Salem	1,323
Chemeketa Community College	1,141
Walmart	1,050

Marion County GDP Trend







Reception



Admin Area



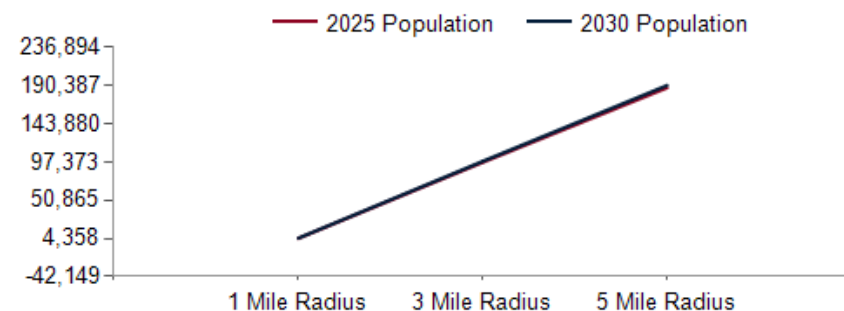
Main Space



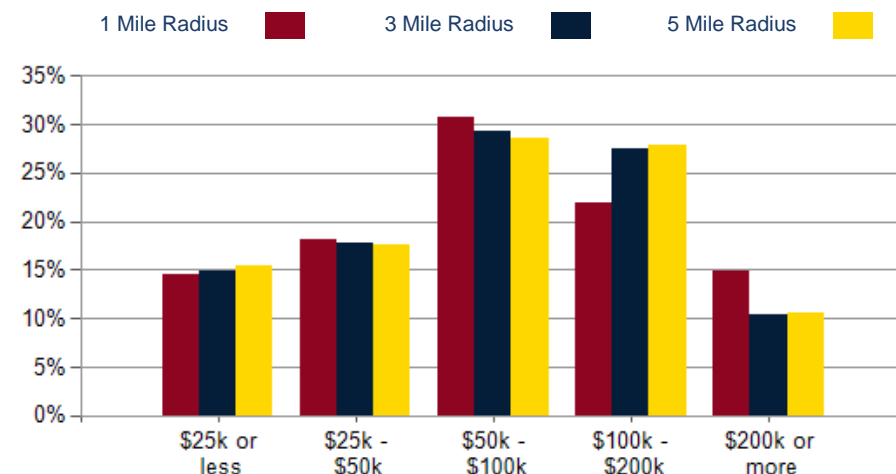
Conf. Room

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,993	78,861	147,998
2010 Population	3,086	85,779	164,934
2025 Population	4,358	96,889	187,480
2030 Population	4,597	98,091	190,387
2025 African American	80	1,960	3,400
2025 American Indian	67	1,552	3,188
2025 Asian	112	2,960	5,842
2025 Hispanic	910	20,963	46,999
2025 Other Race	425	10,171	22,764
2025 White	2,963	67,623	126,212
2025 Multiracial	589	11,220	23,048
2025-2030: Population: Growth Rate	5.35%	1.25%	1.55%

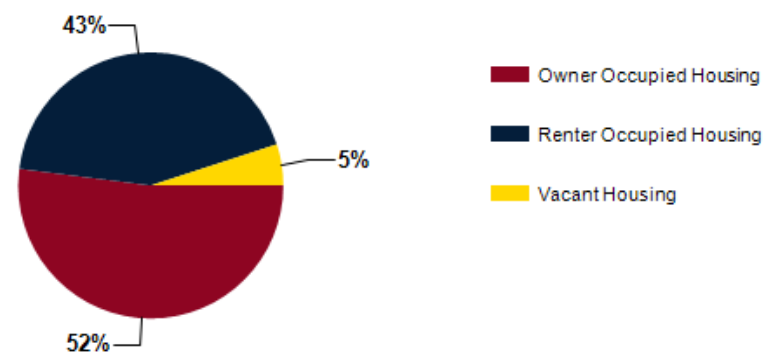
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	161	2,810	6,022
\$15,000-\$24,999	89	2,599	4,691
\$25,000-\$34,999	115	2,397	4,428
\$35,000-\$49,999	199	4,053	7,743
\$50,000-\$74,999	257	6,006	11,503
\$75,000-\$99,999	274	4,609	8,375
\$100,000-\$149,999	236	6,400	12,902
\$150,000-\$199,999	142	3,533	6,465
\$200,000 or greater	259	3,787	7,402
Median HH Income	\$78,155	\$75,959	\$75,861
Average HH Income	\$112,680	\$101,292	\$101,896



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

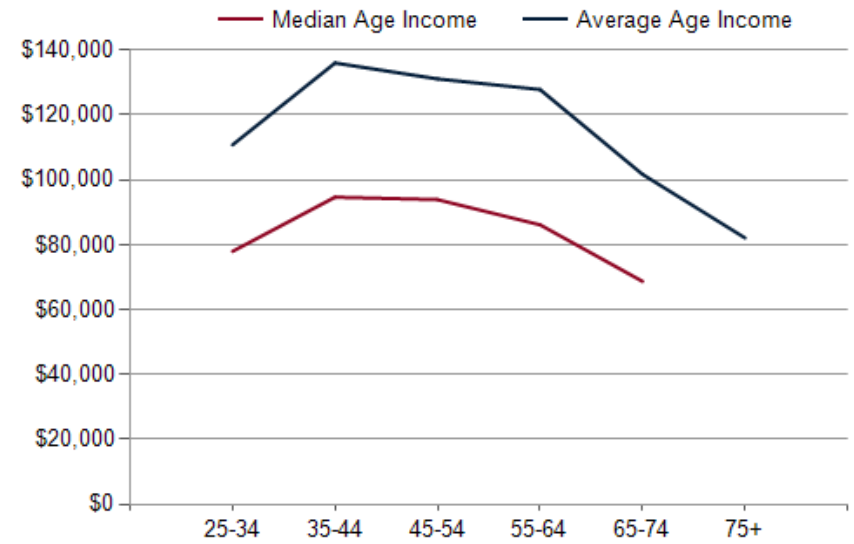
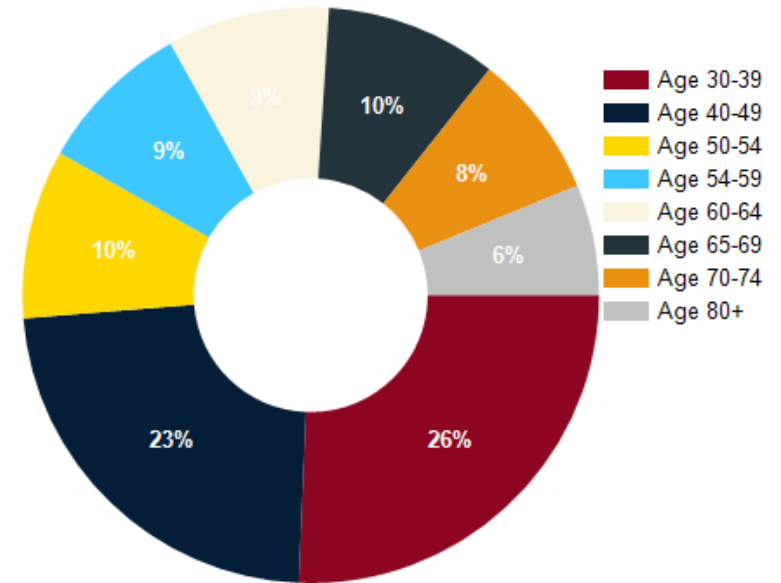


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	329	7,438	13,946
2025 Population Age 35-39	311	7,156	13,284
2025 Population Age 40-44	305	6,695	12,862
2025 Population Age 45-49	270	5,960	11,443
2025 Population Age 50-54	237	5,485	10,796
2025 Population Age 55-59	217	5,003	9,762
2025 Population Age 60-64	227	5,042	9,881
2025 Population Age 65-69	240	5,057	9,788
2025 Population Age 70-74	203	4,475	8,757
2025 Population Age 75-79	155	3,568	6,922
2025 Population Age 80-84	109	2,228	4,201
2025 Population Age 85+	105	1,732	3,372
2025 Population Age 18+	3,348	76,777	146,758
2025 Median Age	38	38	38
2030 Median Age	39	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,961	\$77,076	\$76,721
Average Household Income 25-34	\$110,795	\$97,380	\$97,622
Median Household Income 35-44	\$94,669	\$99,000	\$98,512
Average Household Income 35-44	\$136,045	\$121,325	\$120,060
Median Household Income 45-54	\$93,910	\$103,836	\$102,599
Average Household Income 45-54	\$131,130	\$126,837	\$125,491
Median Household Income 55-64	\$86,139	\$83,722	\$84,654
Average Household Income 55-64	\$127,852	\$112,239	\$112,959
Median Household Income 65-74	\$68,720	\$61,210	\$63,698
Average Household Income 65-74	\$101,706	\$88,234	\$91,540
Average Household Income 75+	\$82,105	\$65,620	\$67,819

Population By Age





Greg Goodenough
Owner & Principal Broker

As a lifelong Oregonian and a professional real estate advisor who is also a Certified Commercial Investment Member (CCIM), Greg is privileged to lead with listening and strategize around what is most important to you. His business is about service and each client achieving their goals while navigating transactions well.

Greg has a background of extensive analysis with experience in areas including statewide land use and advanced studies covering topics such as property law. He is also a practicing mediator with skills and capacity to help you negotiate effectively and with integrity. Specializing in multi-family, small-business and investment analysis, Greg has successfully served clients with needs across all four main commercial categories of multi-family, industrial, office and retail.

Named the Commercial Office Director in 2024, Greg is recognized as a leader in the company's commercial division and a top-performing agent at PPG. He has earned awards including the President's Circle in 2021 and the Circle of Excellence in 2022. More importantly, his expertise continues to help many clients achieve their real estate goals. Greg is licensed in and practices throughout the State of Oregon. He lives in the Willamette Valley with his wife and son.

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Good Moves Oregon, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Good Moves Oregon, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Good Moves Oregon, LLC has not verified, and will not verify, any of the information contained herein, nor has Good Moves Oregon, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Greg Goodenough

Good Moves Oregon, LLC

Owner & Principal Broker

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