

# SANTIAM COMMERCIAL DEVELOPMENT

3225 SANTIAM HWY SE | ALBANY | OREGON

COMMUNITY COMMERCIAL (CC) + RESIDENTIAL (RS-6.5) ZONING | OWNER/USER DEVELOPMENT



Marcus & Millichap  
THE GARSKE GROUP  
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# EXECUTIVE SUMMARY

01



## EXECUTIVE SUMMARY

**THE GARSKE GROUP OF MARCUS & MILLICHAP HAS BEEN EXCLUSIVELY CHOSEN TO MARKET THE SANTIAM COMMERCIAL DEVELOPMENT,** an exceptional investment opportunity awaits at 3225 Santiam Hwy SE, Albany, OR, spanning **two parcels over 1.75 acres**. One parcel is zoned **Community Commercial (CC)**, ideal for small to medium-sized businesses, while the other is zoned **Residential (RS-6.5)**, designated for low-density urban residential development with **6–8 dwelling units per acre**. Notably, the **Residential parcel offers the option to be rezoned as Community Commercial**, further enhancing its investment potential.

Strategically **located off I-5**, this property enjoys **high visibility and easy accessibility**, with traffic counts exceeding **19,500 vehicles per day (VPD) on Santiam Hwy** and approximately **53,200 VPD on I-5**. The site features **ample parking** and a **dedicated turn lane**, ensuring convenience for future tenants and customers alike.

The **Community Commercial (CC)** zoning allows for **diverse business opportunities**, including **retail, personal services, restaurants, and office spaces**, all designed to complement the surrounding residential areas. The location is perfectly positioned to serve the local population, ensuring a steady flow of customers. With Albany's ongoing efforts to revitalize its commercial zones and the property's prime location, this site represents a highly attractive investment in a growing market.



## SITE DESCRIPTION

**3225 SANTIAM HWY SE  
ALBANY, OR 97322**

### PROPERTY SUMMARY

APN	11S 03W 09BB 02300, 11S 03W 09BB 02800
LOT SIZE (AC)	1.75 AC
LOT SIZE (SF)	76,230 SF

### PARCEL NO: 11S 03W 09BB 02300

LOT SIZE (AC)	1.52 AC
LOT SIZE (SF)	66,211 SF
ZONING	Community Commercial (CC)

### PARCEL NO: 11S 03W 09BB 02800

LOT SIZE (AC)	0.23 AC
LOT SIZE (SF)	10,019 SF
ZONING	Residential (RS-6.5)

**PRICE:  
CONTACT BROKER**



# INVESTMENT HIGHLIGHTS



## PRIME LOCATION

The Santiam Commercial Development is strategically situated at 3225 Santiam Hwy SE, **directly off I-5**, which provides exceptional visibility and easy access for both local and regional traffic. This prime location ensures that businesses benefit from high foot and vehicle traffic, making it an attractive site for potential tenants.



## ROBUST TRAFFIC COUNTS

The property enjoys impressive traffic counts, with over **19,500 vehicles per day (VPD)** on Santiam Hwy and approximately **53,200 VPD** on I-5. These significant numbers position the site for substantial activity, increasing the likelihood of customer engagement and revenue generation for businesses.



## ZONING FLEXIBILITY

One parcel is zoned **Residential (RS-6.5)**, designed for low-density urban residential development with **6–8 dwelling units per acre**, but offers the option to be **rezoned as Community Commercial (CC)** for greater development flexibility. CC zoning offers a diverse range of business types, including **retail establishments, personal services, and office spaces**.



## HIGH ACCESSIBILITY

The development features **ample parking** and a **dedicated turn lane**, significantly enhancing its appeal to potential tenants and customers. These accessibility features ensure that visitors can easily navigate the site, making it convenient for both daily commuters and local residents to patronize the businesses housed within the development.



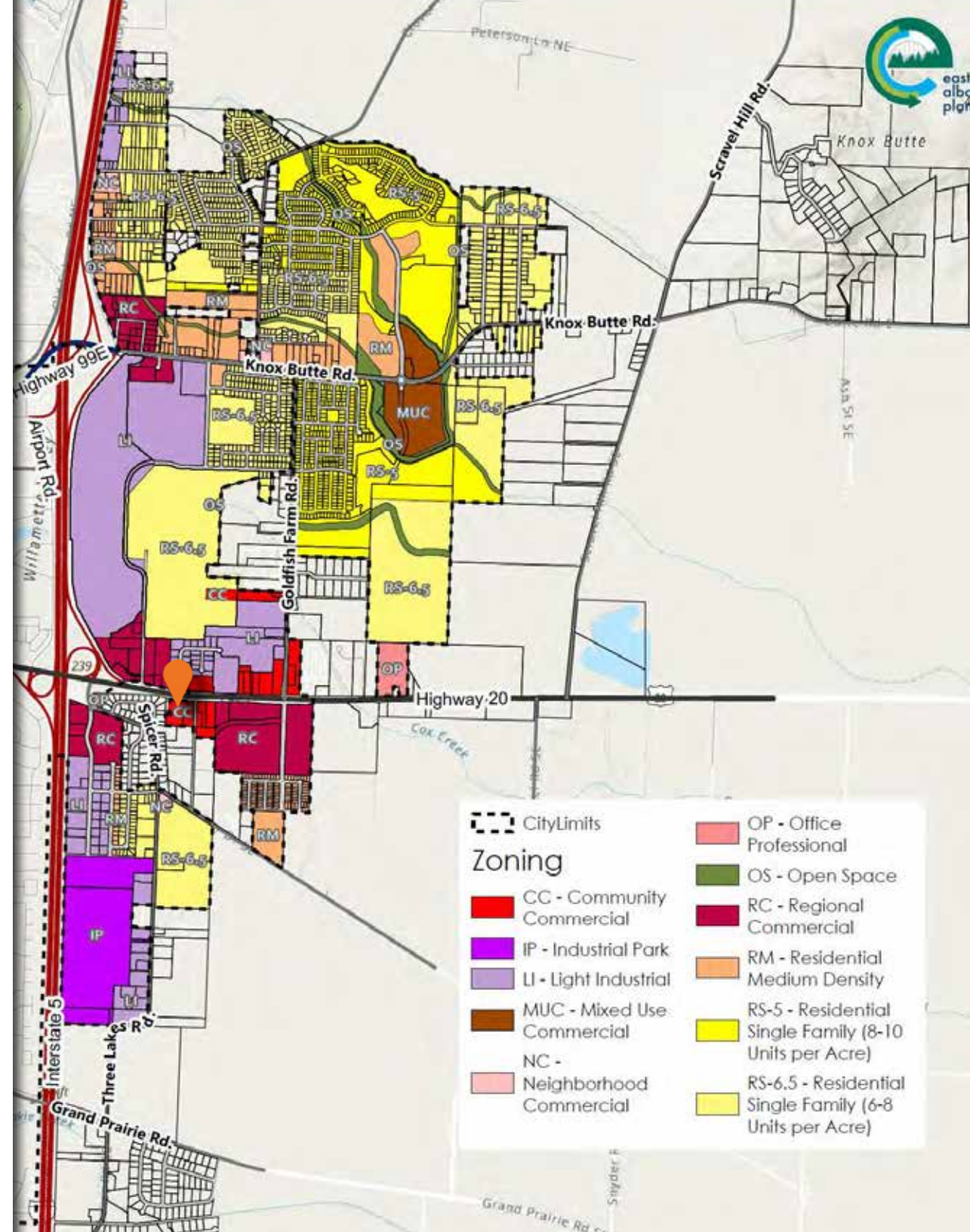


# COMMUNITY COMMERCIAL ZONING

## ZONING CHARACTERISTICS

**Community Commercial (CC) zoning** in Albany is designed to support a diverse range of businesses that enhance the community's character while ensuring compatibility with surrounding residential areas. Key characteristics of the CC zoning include:

- ▶ **DESIGN GUIDELINES:** The CC district employs specific design guidelines intended to create a cohesive community image. This includes regulations on building location and front-yard landscaping, which are essential for promoting a pedestrian-friendly environment.
- ▶ **BUFFERS:** To mitigate potential impacts on nearby residential neighborhoods, CC zoning mandates the use of sound and visual buffers. These measures ensure that commercial activities do not disrupt the quality of life for residents.
- ▶ **BUSINESS FIT:** Businesses operating within the CC zone are expected to align with the residential development pattern. This alignment helps prevent conflicts related to land use, architectural style, and traffic flow.
- ▶ **PRIMARY MARKET AREA:** The businesses within this zoning district primarily serve the local population within a half-mile radius, ensuring that they meet the everyday needs of residents.



# DEVELOPMENT POTENTIAL

The **Santiam Commercial Development** presents an exceptional opportunity for investors and developers looking to capitalize on the growing demand for commercial spaces in a vibrant community. With its favorable CC zoning regulations, strategic location on Santiam Hwy, and alignment with community needs, this site is poised for successful development.

## RETAIL ESTABLISHMENTS

- Grocery Stores
- Clothing Boutiques
- Home Goods Stores



## PERSONAL SERVICES

- Hair and Nail Salons
- Fitness Centers
- Dry Cleaners



## RESTAURANTS & CAFES

- Quick Service Restaurants (QSR)
- Coffee Shops
- Family-Friendly Diners



## OFFICE SPACES

- Medical Offices
- Co-Working Spaces







# PROPERTY SUMMARY

02



# WEST AERIAL



SUBJECT PROPERTY

# EAST AERIAL



OREGON STATE POLICE

EAST BOUND OFF-RAMP

I-84 | 53,200 VPD

NORTH BOUND OFF-RAMP

SUBJECT PROPERTY



SANTIAM HWY SE | 19,500 VPD









# MARKET OVERVIEW

03



# ALBANY OREGON



## POPULATION

In 2023, the population in the area is an impressive 64,549. Since 2010, the population has seen a positive growth of 15.09%. Looking ahead, it is estimated that the population will reach 66,355 in five years, reflecting a healthy increase of 2.8% from the current year.



## HOUSEHOLDS

The area boasts 25,348 households, reflecting a positive growth of 15.45% since 2010. Looking ahead, the number of households is projected to reach 26,137 in five years, representing a 3.1% increase. With an average household size of 2.5 people, this community continues to thrive and expand.



## INCOME

In 2023, the median household income in your area is \$66,115, reflecting a remarkable growth of 31.51% since 2010. Looking ahead, it's projected to rise to \$78,322 in five years, representing an exciting increase of 18.5%. Additionally, the average household income currently stands at \$80,296, demonstrating the community's strong economic potential.



## EMPLOYMENT

In 2023, 32,398 individuals in the area are employed, showcasing a vibrant economy. The workforce is diverse, with 50.3% in white-collar and 24.4% in blue-collar jobs. The unemployment rate is a manageable 5.0%, and residents enjoy a short average commute of just 20 minutes.



## HOUSING

In 2023, the median housing value in your area is a robust \$307,799, significantly higher than the U.S. median of \$268,796, highlighting the desirability of the community. In 2010, there were 13,469 owner-occupied housing units and 8,485 renter-occupied units, showcasing a healthy mix of homeownership and rental opportunities.



## EDUCATION

In 2023, the selected area demonstrates strong educational attainment, with 9.8% of residents holding an associate degree—higher than the national average of 8.5%. While 8.6% have a graduate degree and 17.7% a bachelor's degree, an impressive 30.6% have completed some college, significantly exceeding the U.S. average of 20.1%.

## ALBANY OVERVIEW

**ALBANY**, Oregon, located in the heart of the **Willamette Valley**, is celebrated for its rich history and vibrant economy, supported by diverse sectors such as **manufacturing, healthcare, and retail**. The city's strategic location along **Interstate 5**, coupled with its proximity to waterfront communities like **Salem** and **Corvallis**, enhances its appeal as a hub for commerce and transportation. Recent infrastructure improvements have played a crucial role in facilitating growth and attracting new investments, positioning Albany as a key player in the region's economic landscape. The city is also committed to **sustainable development**, as evidenced by its mix of residential and commercial projects designed to accommodate its growing population, which has seen a steady increase over recent years.

A notable initiative is the **Albany Waterfront Project**, aimed at revitalizing the area along Water Avenue and enhancing waterfront parks. This project includes improvements such as new sidewalks, street trees, and pedestrian crossings, creating better access for residents and visitors alike. The city's **Historic Housing District**, known for its self-guided tours, features a remarkable concentration of buildings dating from the **1840s to the 1940s**, showcasing diverse architectural styles that attract history enthusiasts. Major employers like the **Linn Benton Community College** and local healthcare facilities contribute significantly to Albany's robust job market, while community support for local businesses is strong, bolstered by events organized by the **Albany Downtown Association**. As the waterfront enhancements progress, they will not only provide recreational opportunities but also foster community engagement through spaces for festivals and markets, enriching Albany's cultural landscape and making it an increasingly desirable place to live and work.



**57,275**  
POPULATION

**22,532**  
HOUSEHOLDS

**\$64,222**  
MEDIAN INCOME





# LOCATION HIGHLIGHTS

## HERITAGE MALL

05 MIN DRIVE

Heritage Mall in Albany, Oregon, is a regional shopping destination featuring a mix of popular retail stores, dining options, and entertainment venues. Located conveniently off Interstate 5, it serves as a hub for local shoppers and visitors from surrounding areas.

## LINN BENTON COMMUNITY COLLEGE

10 MIN DRIVE

Linn-Benton Community College (LBCC) is a public two-year institution that offers a wide range of academic programs and technical training. Known for its strong partnerships with local industries, LBCC provides students with hands-on learning experiences and career pathways in areas like healthcare, business, and technology.

## NORTH SANTIAM RIVER

15 MIN DRIVE

The North Santiam River flows westward from the Cascade Range and serves as a water source for agriculture, recreation, and hydroelectric power in the region. Known for its scenic beauty, the river offers a mix of lush forests, rugged landscapes, and opportunities for fishing, kayaking, hiking, and rafting.

## OREGON STATE UNIVERSITY

25 MIN DRIVE

Oregon State University, located in Corvallis, Oregon, is a leading public research institution known for its strong programs in agriculture, engineering, and environmental sciences. With a diverse student body and a commitment to innovation, OSU plays a vital role in advancing research and education both locally and globally.

## HERITAGE MALL

05 MIN DRIVE



## LINN BENTON COMMUNITY COLLEGE

10 MIN DRIVE



## NORTH SANTIAM RIVER

15 MIN DRIVE



## OREGON STATE UNIVERSITY

25 MIN DRIVE



# DEMOGRAPHIC SUMMARY

## POPULATION

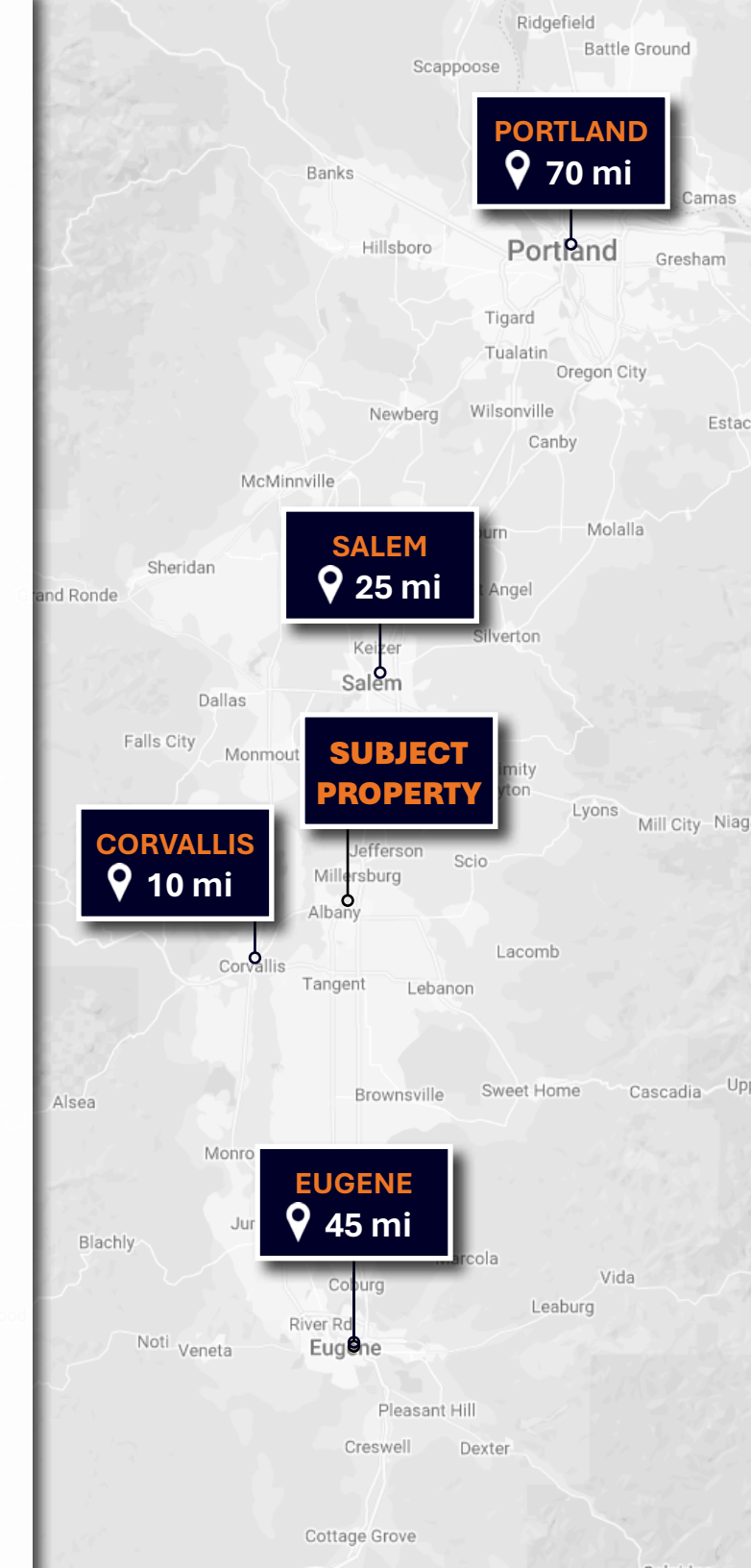
	3 MILES	5 MILES	10 MILES
2028 PROJECTION	48,894	66,355	101,412
2023 ESTIMATE	47,639	64,549	98,483
2020 CENSUS	46,808	63,972	98,116
2010 CENSUS	42,537	56,087	87,075

## HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2028 PROJECTION	19,574	26,137	40,102
2023 ESTIMATE	19,003	25,348	38,827
2020 CENSUS	18,673	24,892	38,099
2010 CENSUS	16,921	21,955	34,153

## HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
AVERAGE INCOME	\$71,397	\$80,296	\$81,983
MEDIAN INCOME	\$60,328	\$66,115	\$64,636
PER CAPITA INCOME	\$28,735	\$31,724	\$32,536





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