



FOR LEASE / SALE



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## PREMIER SOUTH SALEM DEVELOPMENT

**At the Nexus of I-5 and Kuebler Blvd.**  
**Retail / Hotel / Multifamily Pads Available**

**SWC I-5 & Kuebler Blvd, Salem, OR 97306**

Capacity Commercial Group is pleased to present Kuebler Village, a vibrant and dynamic, mixed-use, community with I-5 visibility. The property will have opportunities for drive-thru, retail, multifamily, hotel, and office uses across 24.64 acres in the South Salem area. The project is currently in the initial development stages with site work to begin Summer 2024.

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# PROPERTY SUMMARY



CONCEPTUAL RENDERINGS

## Property Details

<b>Address</b>	SWC I-5 & Kuebler Blvd, Salem, OR 97306
<b>Available Space</b>	24.64 Acres
<b>Use Type</b>	Drive-Thru, Retail, Apartments, Office, Hotel
<b>Groundbreaking</b>	Site work to begin Summer 2024
<b>Zoning</b>	MU-II & MU-III

### Location Features

Kuebler Village is Salem's next destination shopping center. With a variety of users anticipated for the site, the development will have active uses throughout the day to create a dynamic and vibrant environment.

Located in the South Salem area, there are about 64,162 residents within a 3 mile population. Additionally, this stretch of Interstate 5 serves 70,000 drivers daily.

As Oregon's second largest city and still growing in population, there are countless opportunities for retailer, hotel, and office users in this prime location..

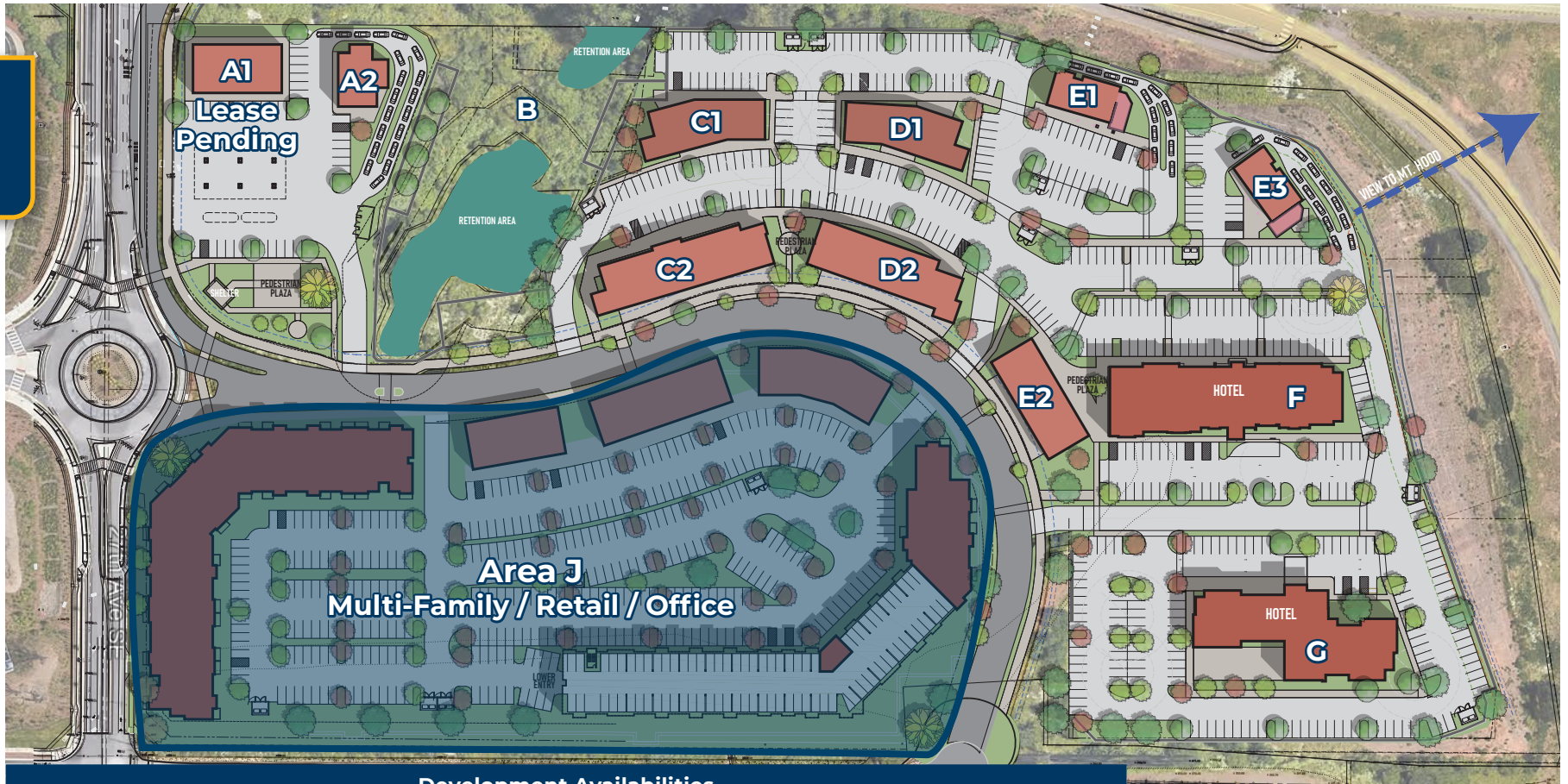
### Property Highlights

- Superior Visibility, I-5 Adjacent, Mixed-Use Shopping Center
- Development will include drive-thru uses, retail, apartments, office, and hotel users.
- The site is shadow anchored by a brand-new Costco and the Kuebler Gateway Shopping Center.
- Limited Competition in Trade Area
- Salem is the second largest city in Oregon.
- Nearby neighborhoods include South Gateway, Sunnyslope, Morningside, and South Salem.

**SITE PLAN, SIZE AVAILABILITY, AND LAYOUT SUBJECT TO CHANGE**



**CONCEPTUAL SITE PLAN**



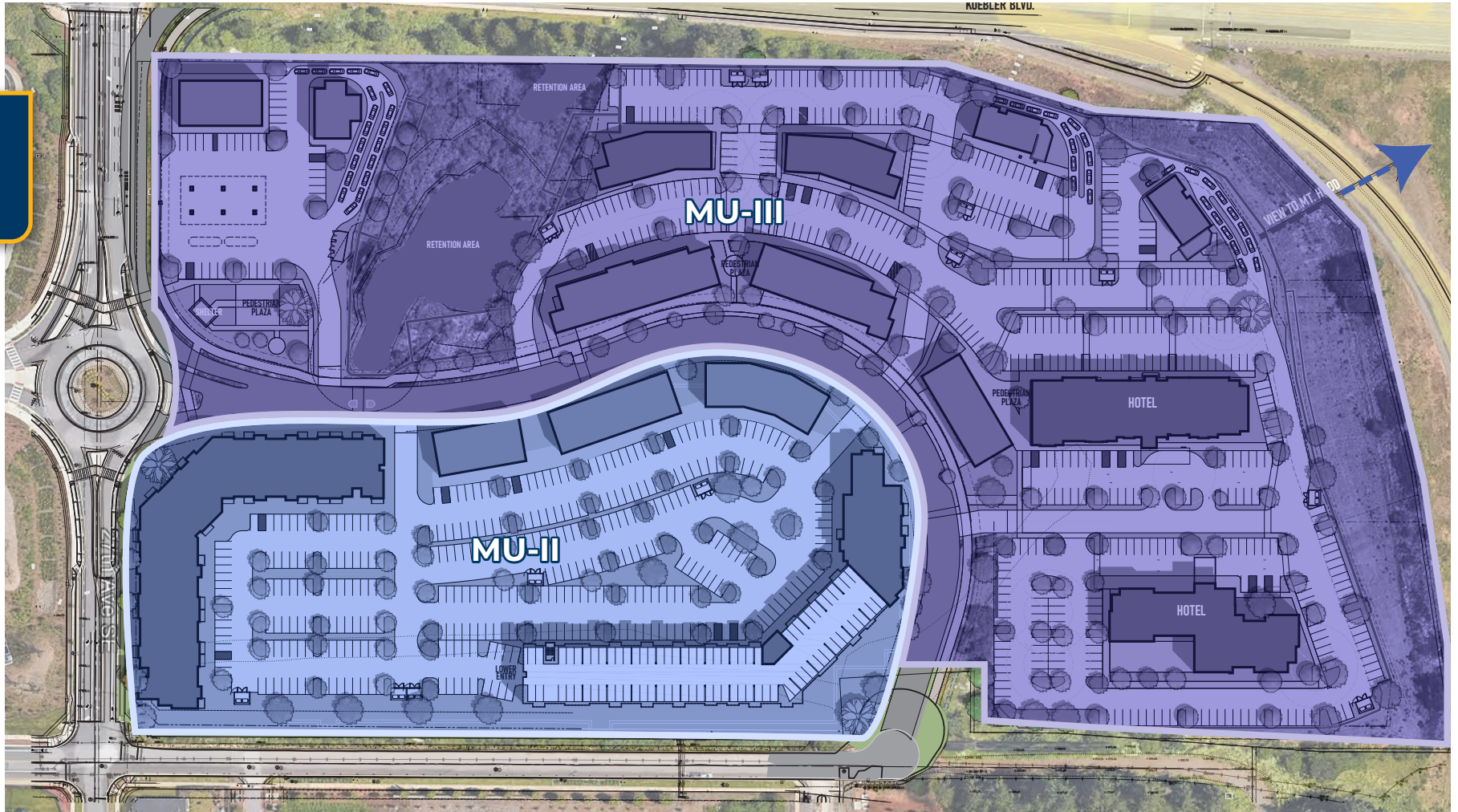
**Development Availabilities**

<b>Fully Leased</b>	<b>Office/Medical Availabilities</b>
A1 Lease Pending	C1 1,500 SF - 12,000 SF
<b>Drive Thru Availabilities</b>	D1 1,500 SF - 12,000 SF
A2 2,000 - 3,000 SF Double drive thru	<b>Hotel Availabilities For Sale</b>
E1 2,000 - 3,000 SF Double drive thru	F Approximately 2.11 Acre Pad
E3 2,000 - 3,000 SF Double drive thru	G Approximately 2.30 Acre Pad
<b>General Retail Availabilities</b>	<b>Area J</b>
C2 1,500 SF - 9,200 SF	Approximately 7.9 Acres for multi-family, retail footprint up to 70,000 SF, and office uses.
D2 1,500 SF - 8,000 SF	
E2 1,500 SF - 6,000 SF	





# ZONING MAP



## Zoning Details

### Mixed Use-II (MU-II)

The purpose of the Mixed Use-II (MU-II) zone is to identify allowed uses, establish development standards that promote pedestrian-oriented development in vibrant mixed-use districts, and encourage a mix of compatible uses in multi-story buildings.

### Mixed Use-III (MU-III)

The purpose of the Mixed Use-III (MU-III) zone is to identify allowed uses and establish development standards that encourage infill development and redevelopment in mixed-use corridors and centers and promote pedestrian access. The MU-III zone generally allows a variety of retail and office uses, commercial services, and multiple family residential uses.





# LOCAL AERIAL

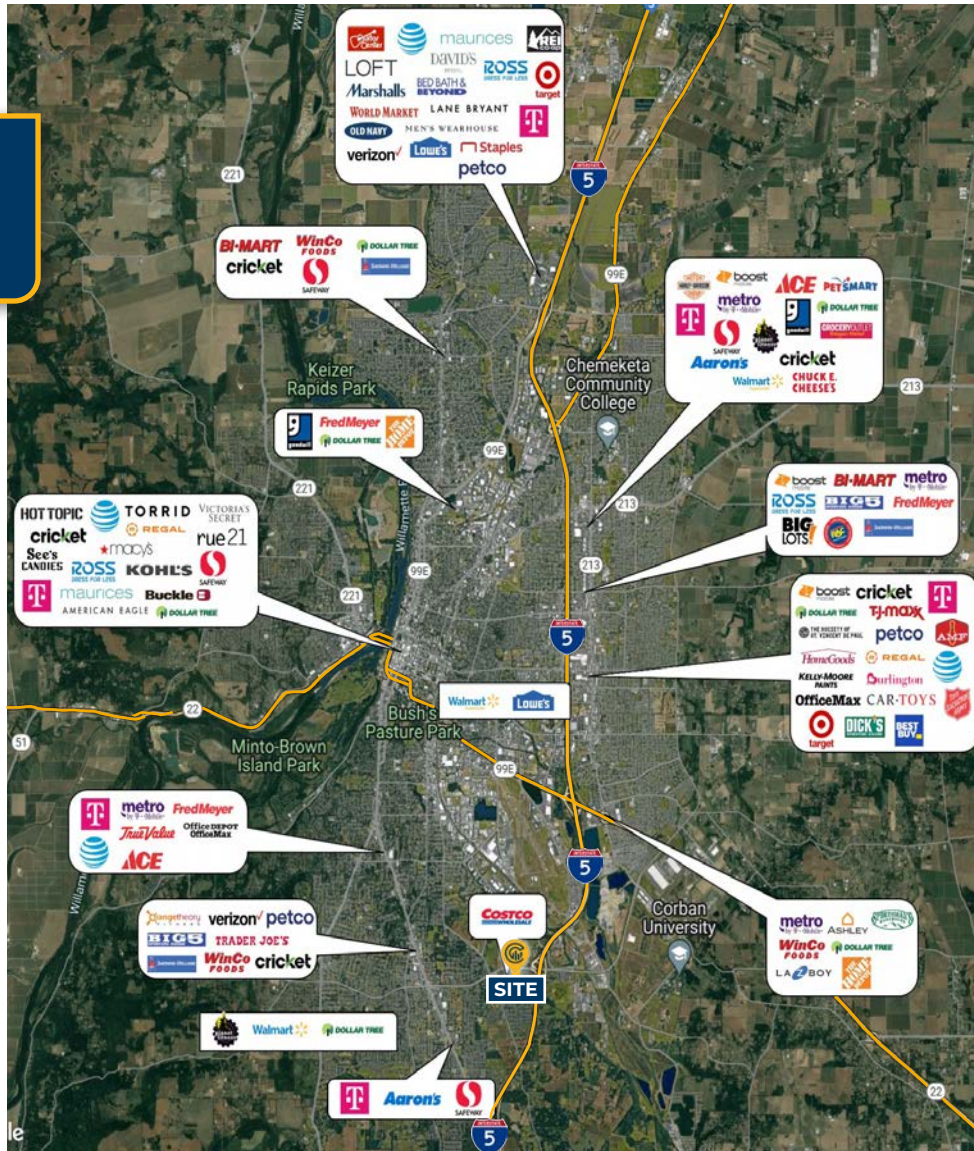


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 Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com





# AREA HIGHLIGHTS



## AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	6,742	65,441	146,311
2028 Projected Population	6,530	63,858	143,714
2020 Census Population	6,987	64,749	145,031
2010 Census Population	5,854	56,666	130,167
Projected Annual Growth 2023 to 2028	-0.6%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	1.2%	1.2%	1.0%
Households			
2023 Estimated Households	2,388	25,080	53,890
2023 Est. Average HH Income	\$112,654	\$110,205	\$106,859
2023 Est. Median HH Income	\$85,461	\$81,180	\$78,116
2023 Est. Per Capita Income	\$40,686	\$42,893	\$40,266
Businesses			
2023 Est. Total Businesses	242	2,901	7,289
2023 Est. Total Employees	2,107	27,363	88,480

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RSI

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## KEUBLER DEVELOPMENT SITE