



FOR SALE / LEASE



5498 COMMERCIAL ST SE

Freestanding Commercial Building For Sale / Lease

± 2,940 SF on ± 0.2 Acres | \$575,000 | \$4,519/month NNN

5498 Commercial St SE, Salem, OR 97306

A rare opportunity to acquire or lease a freestanding commercial building along one of South Salem's most active arterial corridors. Positioned on Commercial Street SE, the property benefits from outstanding visibility and frontage with reported average daily traffic counts of approximately 30,600 vehicles per day — a volume that translates directly into consistent exposure for any occupant serving the surrounding community.

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PROPERTY SUMMARY



**FOR SALE
OR LEASE**

PROPERTY DETAILS

Address	5498 Commercial St SE Salem, OR 97306
Building Size	± 2,940 SF
Lot Size	± 0.2 Acres
Use Type	Retail/Service
Sale Price	\$575,000
Lease Rate	\$4,519/month NNN

Location Features

The building itself is improved and delivered as a turn-key veterinary clinic, featuring a functional interior buildout suited for continued veterinary use or adaptable for related medical, professional, or service-oriented occupancies.

The existing buildout — including treatment areas, reception, and support spaces — represents a significant capital advantage for any operator entering the veterinary or broader healthcare space.

For a buyer or tenant seeking a plug-and-play facility without the time and cost of a ground-up build-out, this asset offers an immediate path to operations.

The property will be delivered vacant, providing flexibility at closing or lease commencement.

Nearby Highlights

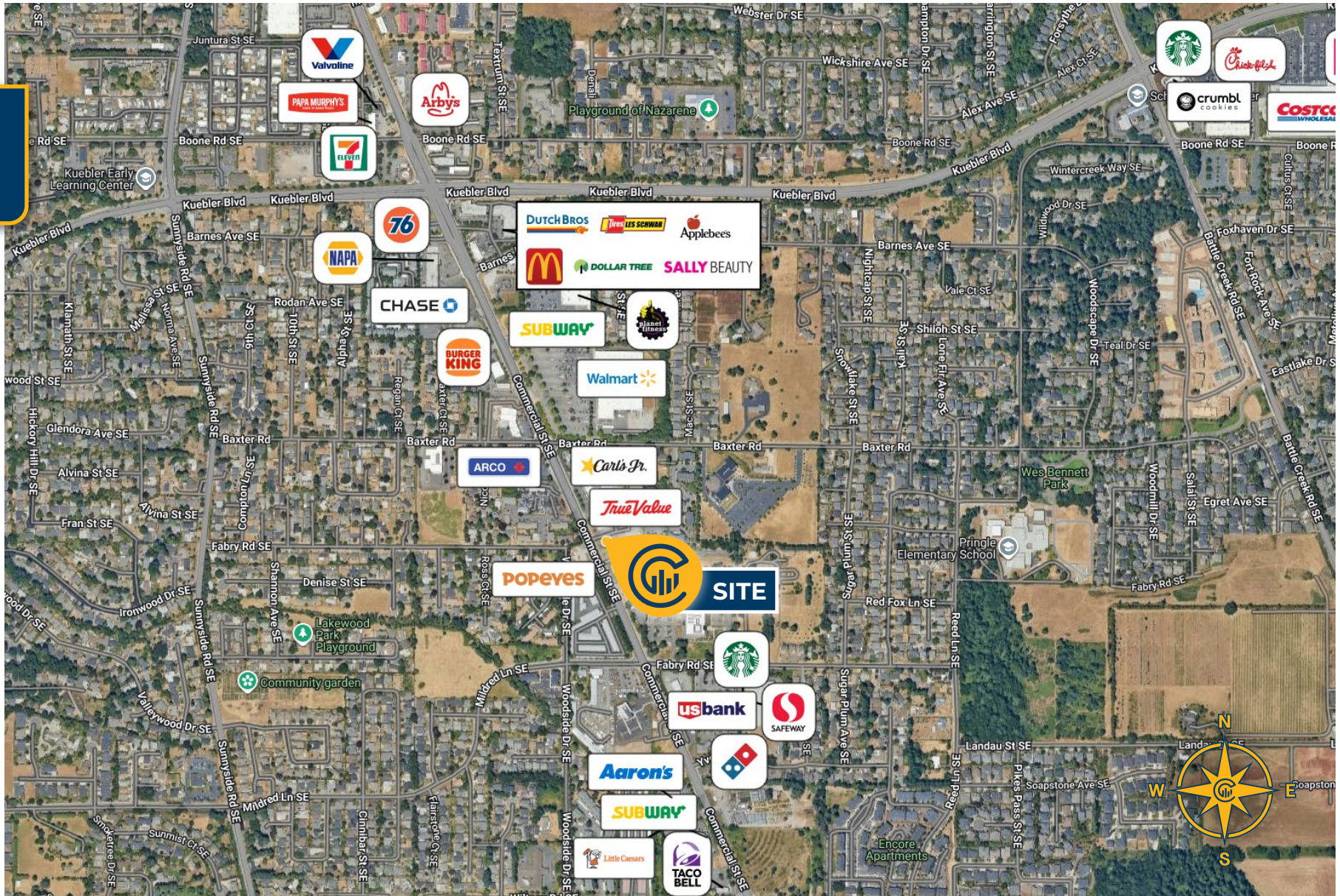
The demographics within a one-mile radius are equally compelling. The trade area supports over 15,500 residents across more than 6,200 households, with an average household income exceeding \$103,600.

Expanding to a half-mile, nearly 1,700 households with average incomes approaching \$104,000 create a dense, income-qualified consumer base immediately adjacent to the site.

This depth of residential density, combined with strong household incomes, underpins long-term demand for neighborhood-serving retail, medical, and professional services.



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2026 | Map data ©2026 Google Imagery ©2026, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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