

FOR LEASE

RETAIL / SHOWROOM / WAREHOUSE / OFFICE

3816 River Road N | Keizer, OR 97303



4800 Meadows, Suite 300, Lake Oswego, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 6,000 SF space
- Retail showroom/warehouse/office that fronts River Road
- 2 large roll up doors
- 50 x 36 mezzanine with climate-controlled training room (not included in SF)
- Central location surrounded by amenities
- Minutes to MLK Parkway, I-5, Downtown Salem and Keizer Station
- \$5,700/month NNN



FOR MORE INFORMATION:

Steve Hunker, CCIM Vice President/Broker
steve@fg-cre.com

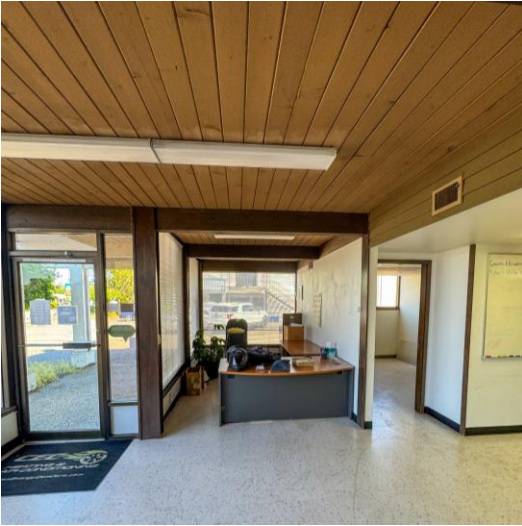
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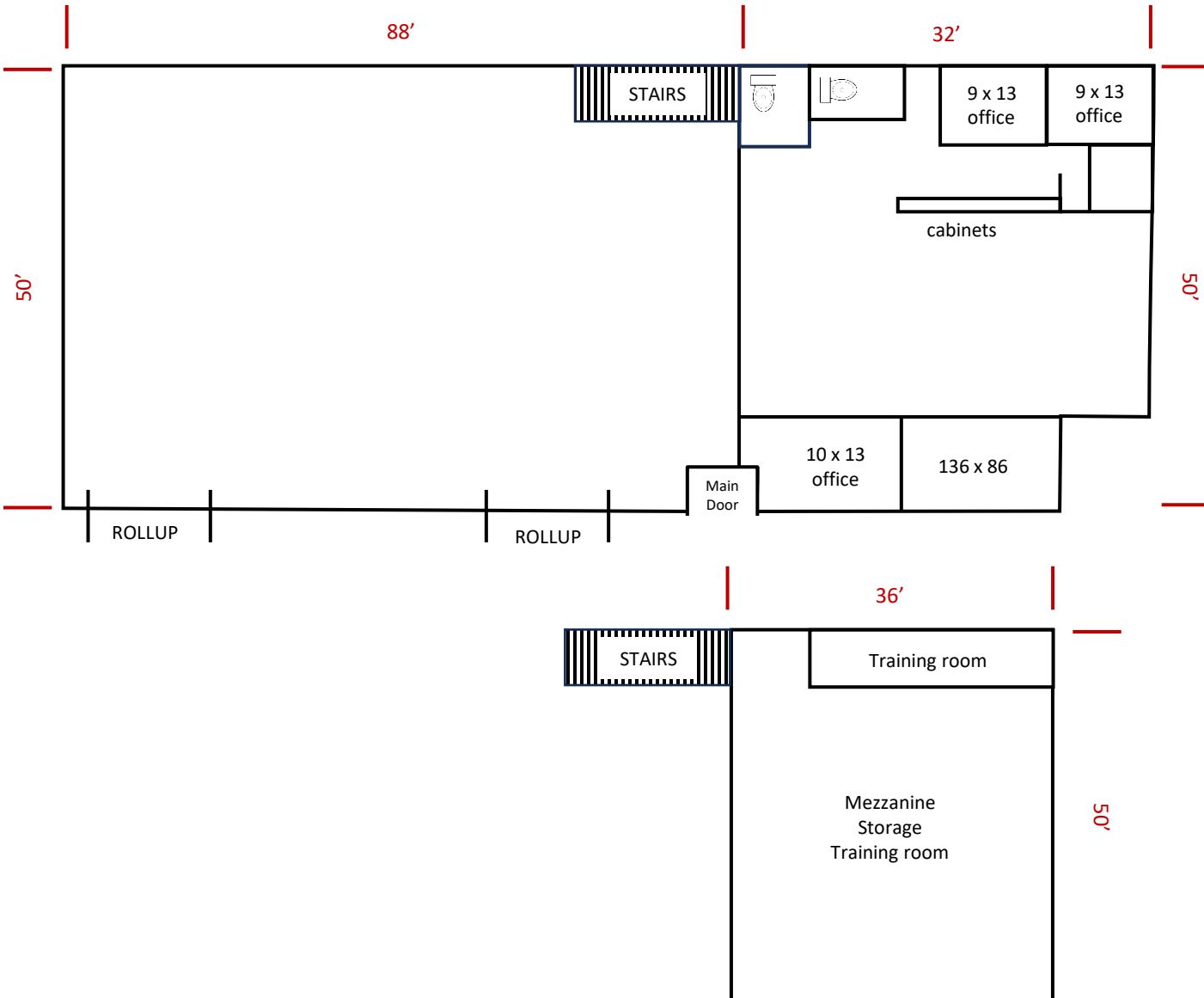
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6,000 SF



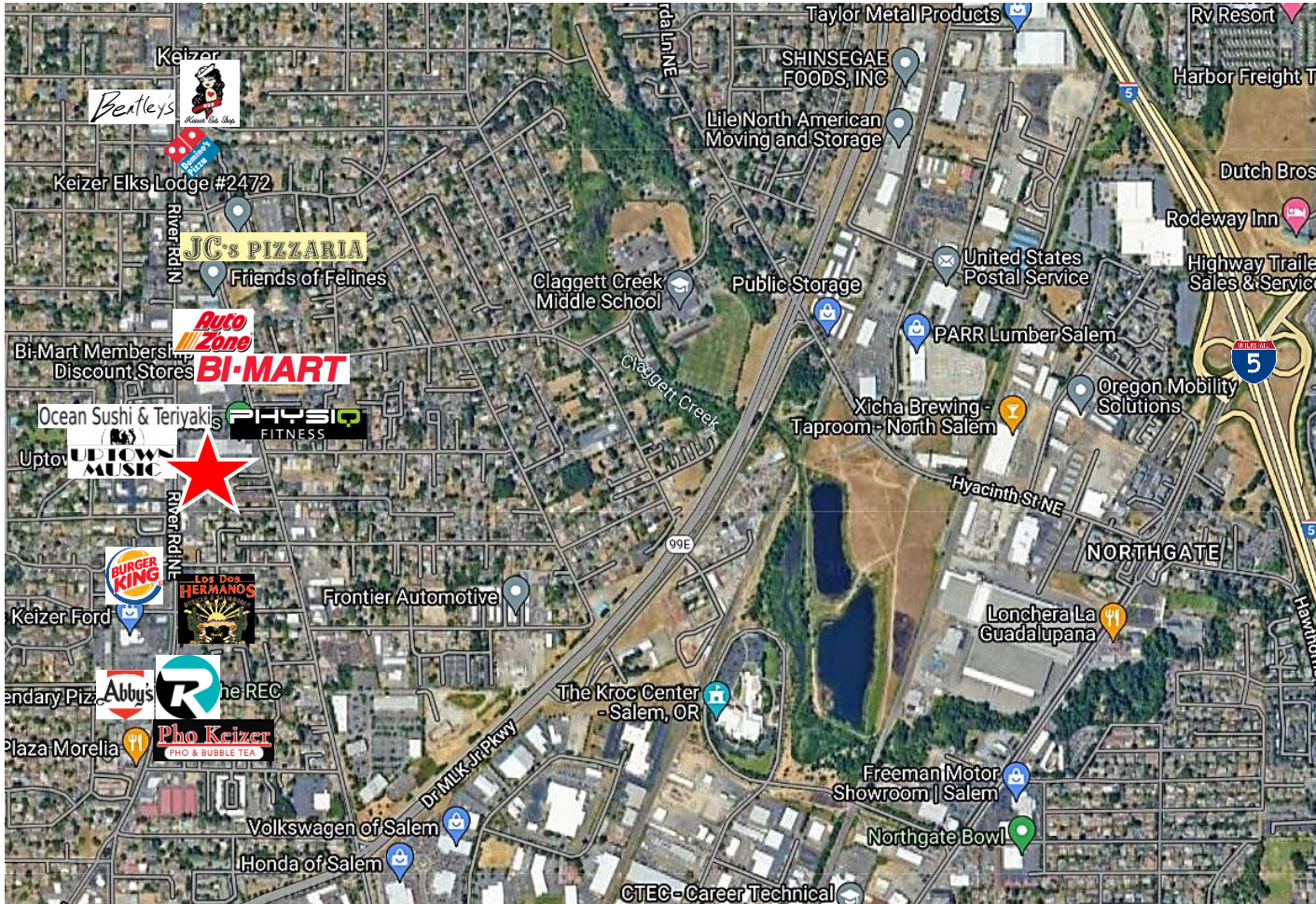
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	12,436	111,653	193,068
2029 Projected Population	12,574	114,236	198,225
Est. Average Household Income	\$66,203	\$76,591	\$81,579
Est. Total Businesses	629	6,010	10,939
Est. Total Employees	4,792	53,003	94,564

Average Daily Traffic

River Rd N @ Homewood Ct N – 30,935

River Rd N @ Hollyhock Pl N – 23,663

River Rd N @ Triple Tree Cir N S – 28,503

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.