

RETAIL PROPERTY | FOR LEASE

DOWNTOWN RETAIL CENTER

305-355 Liberty St NE, Salem, OR 97301



OFFERING SUMMARY

First Floor Lease Rate:	\$1.25/SF/Mo/NNN
Second Floor Lease Rate:	\$1.00/SF/Mo/NNN
Basement Lease Rate:	\$0.50/SF/Mo/NNN
Building Size:	102,500 SF
Available SF:	5000-102,500 SF
Lot Size:	13,939 SF
Zoning:	CB
Market:	Salem

PROPERTY OVERVIEW

A major redevelopment is underway at the former JC Penney building in the heart of downtown Salem, offering a rare opportunity for tenants to shape space to fit their specific vision and operational needs. This multi-story building with basement is being repositioned as a flexible, open-slate commercial project. .

With its central downtown location, and customization potential, this project presents a unique opportunity for users seeking space that can be tailored to their brand, workflow, and long-term growth. A wide range of leasing options and a vision centered on energy, creativity and collaboration, this redevelopment offers a rare opportunity to be part of Salem's next chapter. Early interest is encouraged.

PROPERTY HIGHLIGHTS

- Downtown Redevelopment at Former JC Penney Building
- Prime Location at Signaled Intersection • Flexible Customization Across Three Levels
- 102,500 SF - Divisible to 5,000+ SF Spaces • Customizable Build-Outs
- Freight Elevator and On-Site Loading Dock
- Ideal for Retail, Fitness, Creative, and Destination Uses

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PROPERTY DESCRIPTION

The first floor offers large-format opportunities with spaces ranging from 3,454 SF - 6,492 SF. Well suited for retail, showroom, entertainment, or experiential uses.

The second floor provides flexible suites in the 1,733 SF - 5,730 SF range, ideal for creative, fitness, or service-oriented users seeking downtown visibility with adaptable layouts.

The basement level features suites in the 4,330 to 5,810 SF range that can accommodate a variety of uses requiring functional, back-of-house, production, or destination-style layouts.

Spaces can be combined to accommodate larger footprint needs.

The building is equipped with a freight elevator and loading dock, supporting efficient operations and tenant build-outs across all levels that can be tailored to their brand, workflow, and long-term growth.

Early interest is encouraged.

LOCATION DESCRIPTION

Located in the heart of downtown Salem, this property sits at a prominent signalized intersection directly across from Salem Center Mall. The site benefits from strong visibility and easy access, just a few blocks from Riverfront Park, the Willamette River, and downtown's core retail, dining, and civic destinations. Surrounded by established businesses, government offices, and ongoing redevelopment, the location offers a central, walkable setting with consistent foot and vehicle traffic.



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PROPERTY HIGHLIGHTS

- Downtown Salem Redevelopment at the former JC Penney Building
- Open-Slate Opportunity with Customizable Build-Outs
- Large-Format Spaces Across Multiple Levels
- 102,500 SF - Divisible to 5,000+ SF Spaces
- First Floor Spaces Approx. 3,454-6492 SF
- Second Floor Spaces Approx. 1,733-5730 SF
- Basement Spaces Approx. 4,330-5,810 SF
- Freight Elevator Serving All Levels
- On-Site Loading Dock for Efficient Operations
- Well Suited for Retail, Creative, Fitness, Entertainment and Destination Uses



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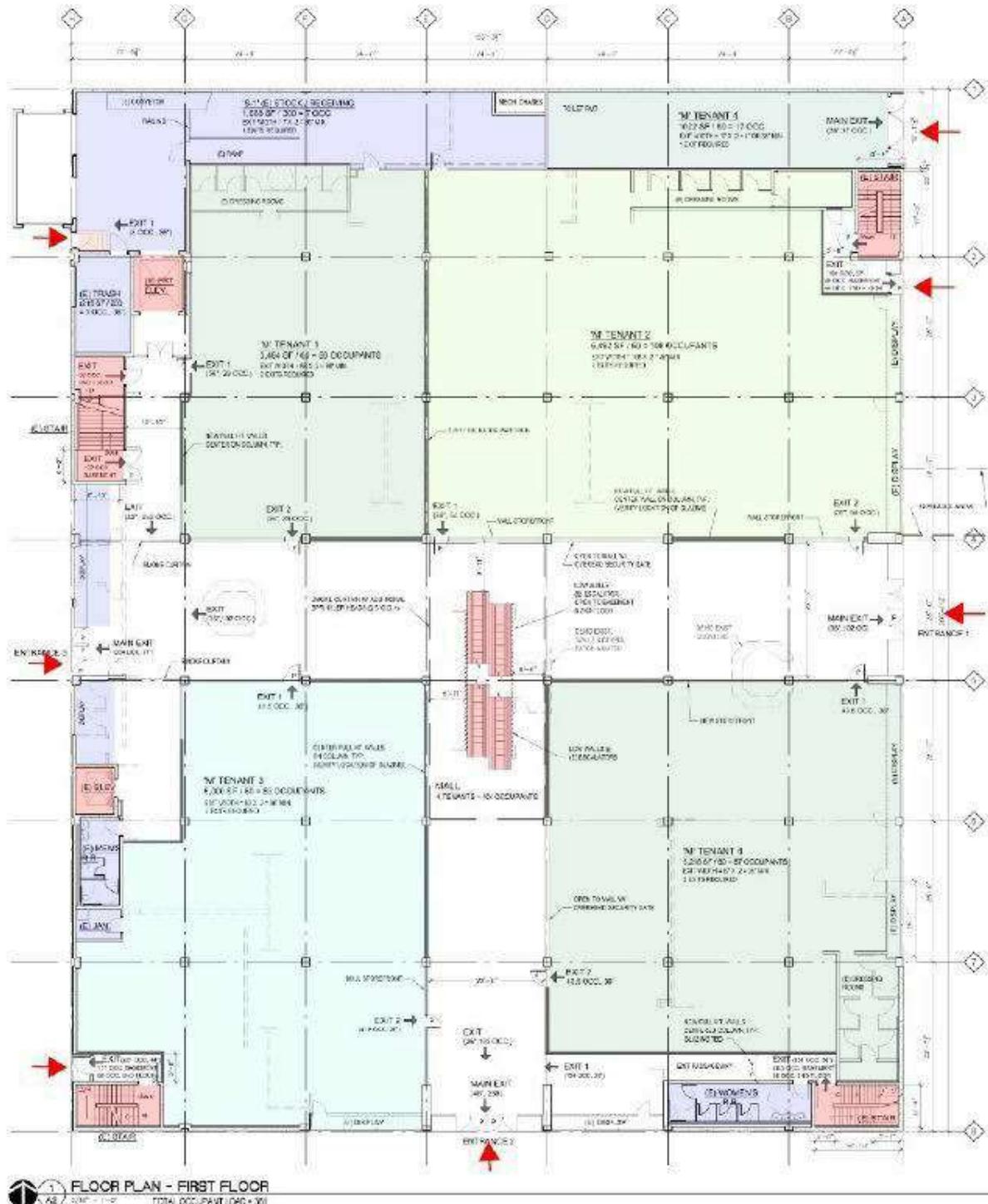
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FIRST FLOOR - PLANS

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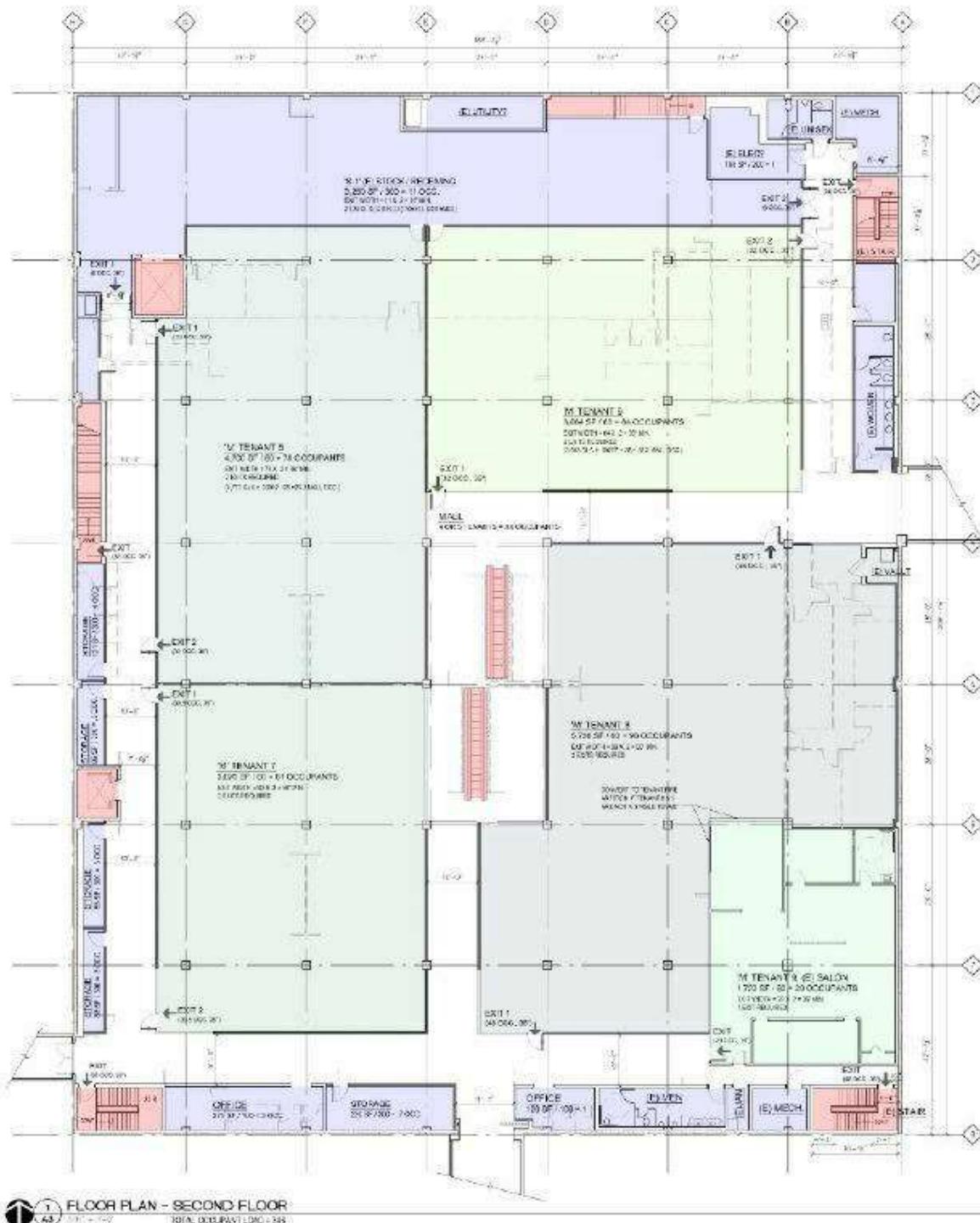
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SECOND FLOOR - PLANS

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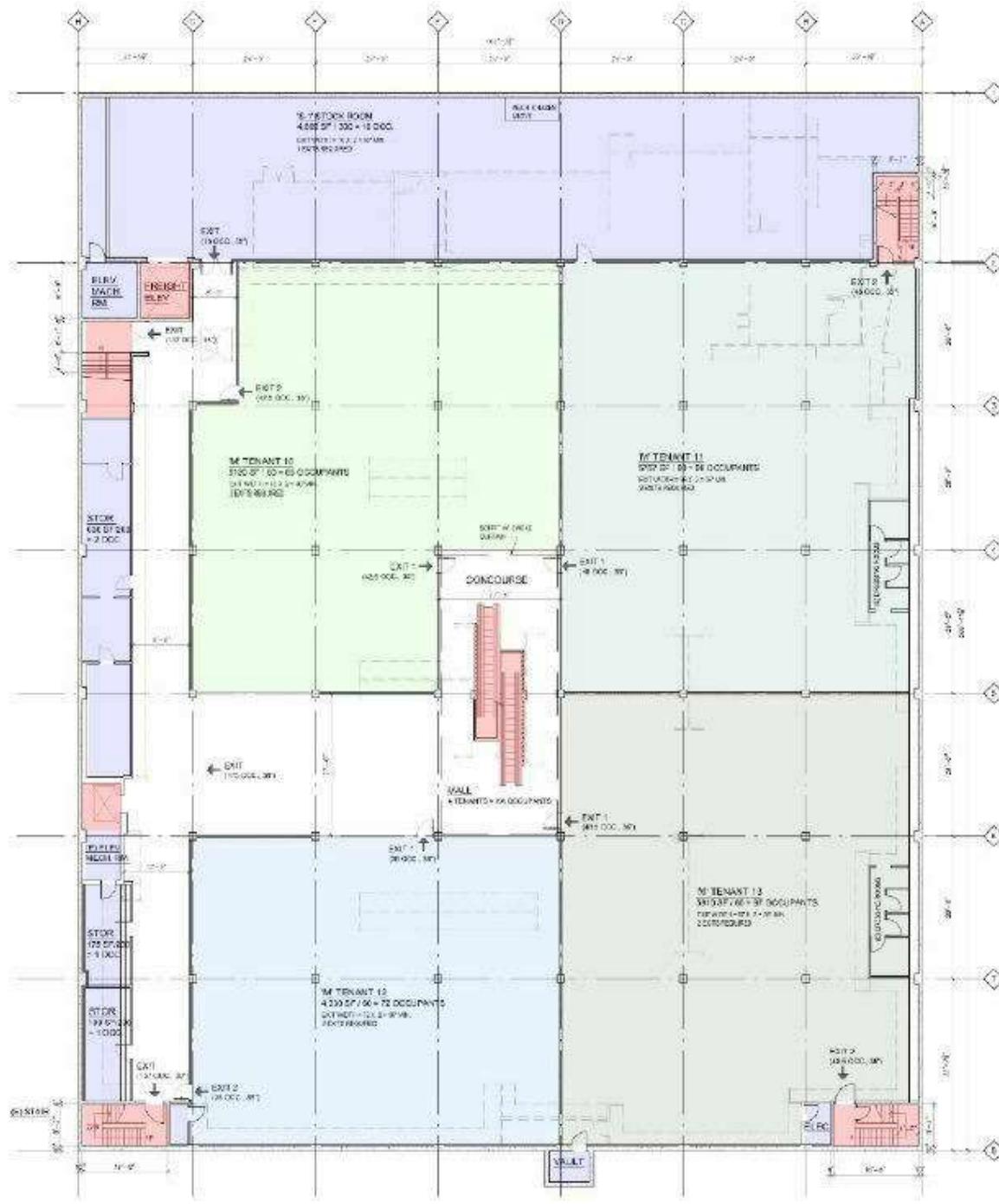
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BASEMENT - PLANS

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FLOOR PLAN - BASEMENT
TOTAL DOCUMENT LOAD = 179



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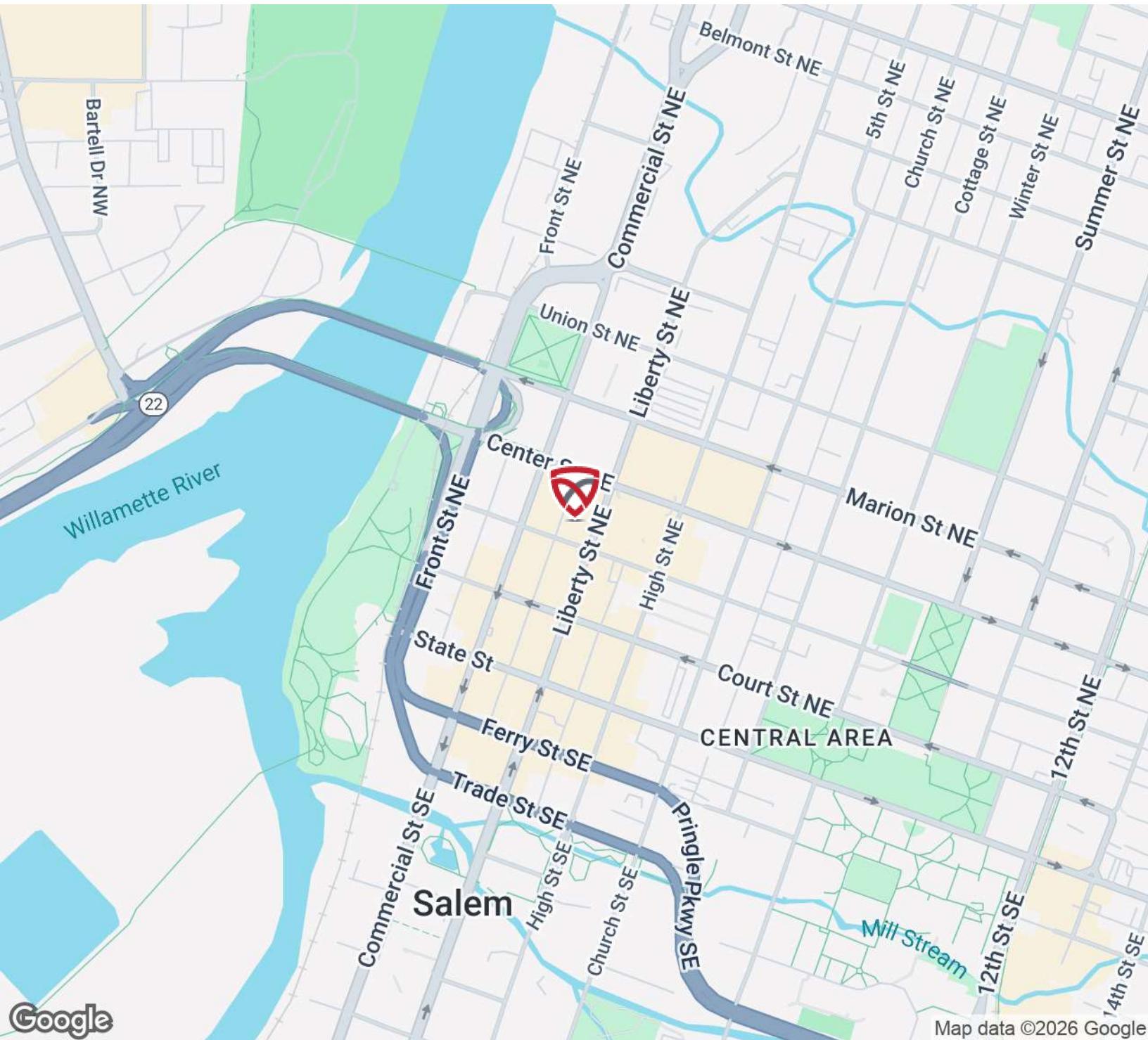
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LOCATION MAP

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Google



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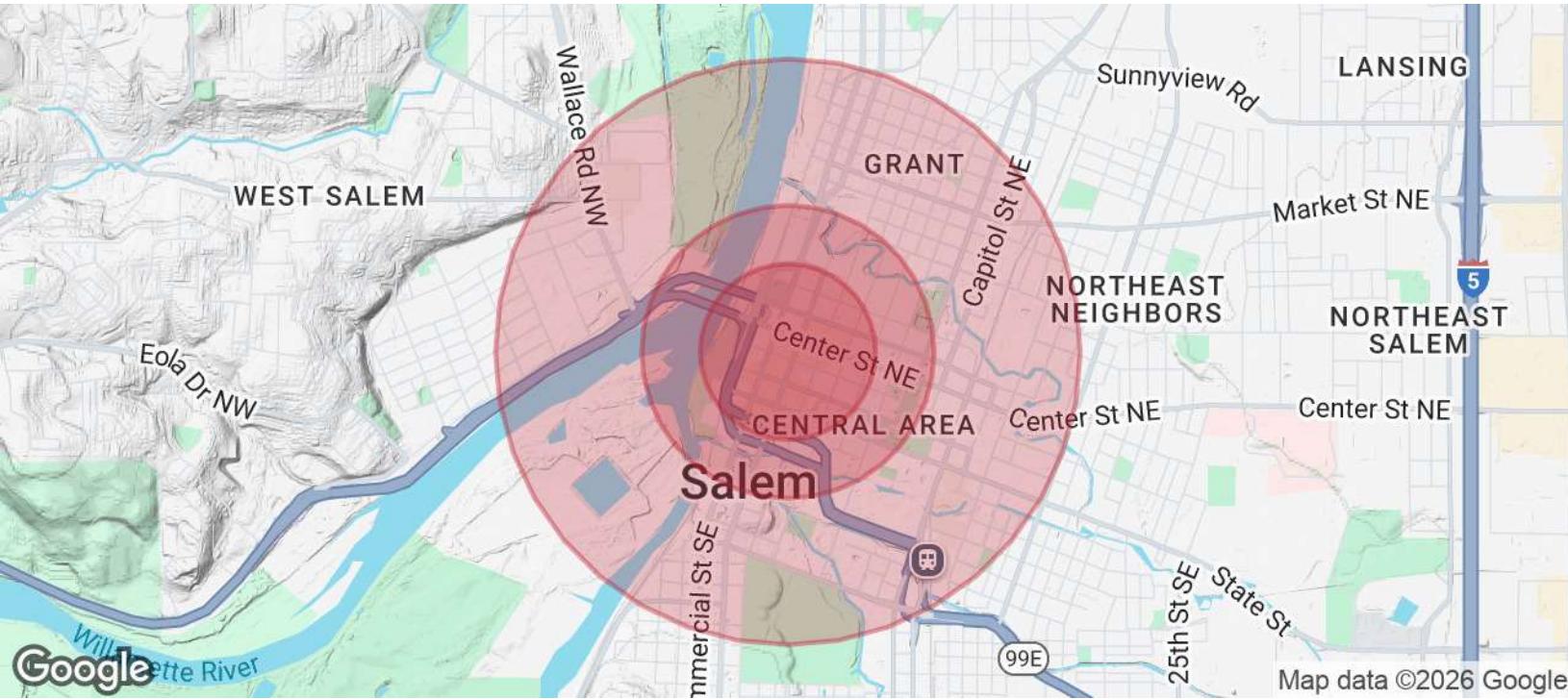
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DEMOGRAPHICS

305-355 Liberty St NE, Salem, OR 97301



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	618	1,880	11,380
Average Age	42	39	37
Average Age (Male)	42	39	36
Average Age (Female)	41	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	307	809	4,371
# of Persons per HH	2	2.3	2.6
Average HH Income	\$123,342	\$103,540	\$73,148
Average House Value	\$371,631	\$368,433	\$365,530

Demographics data derived from AlphaMap

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Managing Broker for the Nash Group with a primary focus on investment real estate and development.



RICH KARLSON

PRINCIPAL BROKER | PARTNER

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Supports all Nash Group activities and Tradition's primary Commercial Broker in the Portland area.



PAULA MOSELEY

COMMERCIAL BROKER

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Supports all Nash Group activities and is the primary Leasing Broker for the team.



SUNNY TUCKER

CRE TRANSACTION MANAGER

Sunny@TraditionREP.com
503.508.9773

Transaction Manager of both lease and sale transactions.



JANEL RODEN

CHIEF OPERATING OFFICER

Janel@TraditionREP.com
O: 503.877.4653

Supports as an internal marketing expert and the primary contact for all accounting items.



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OAR DISCLOSURE

305-355 Liberty St NE, Salem, OR 97301



This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.



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None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent **must** disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.



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