



**FOR SALE**



## CHERRY AVE OFFICE

### Office Space

2,475 SF | \$500,000

### 4205 Cherry Ave NE, Keizer, OR 97303

The subject property located at 4205 Cherry Avenue NE may ultimately be sold individually, but it is strongly preferred that it be sold as part of the broader adjacent portfolio.

### NICK WILLIAMS, CCIM

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# PROPERTY SUMMARY



## PROPERTY DETAILS

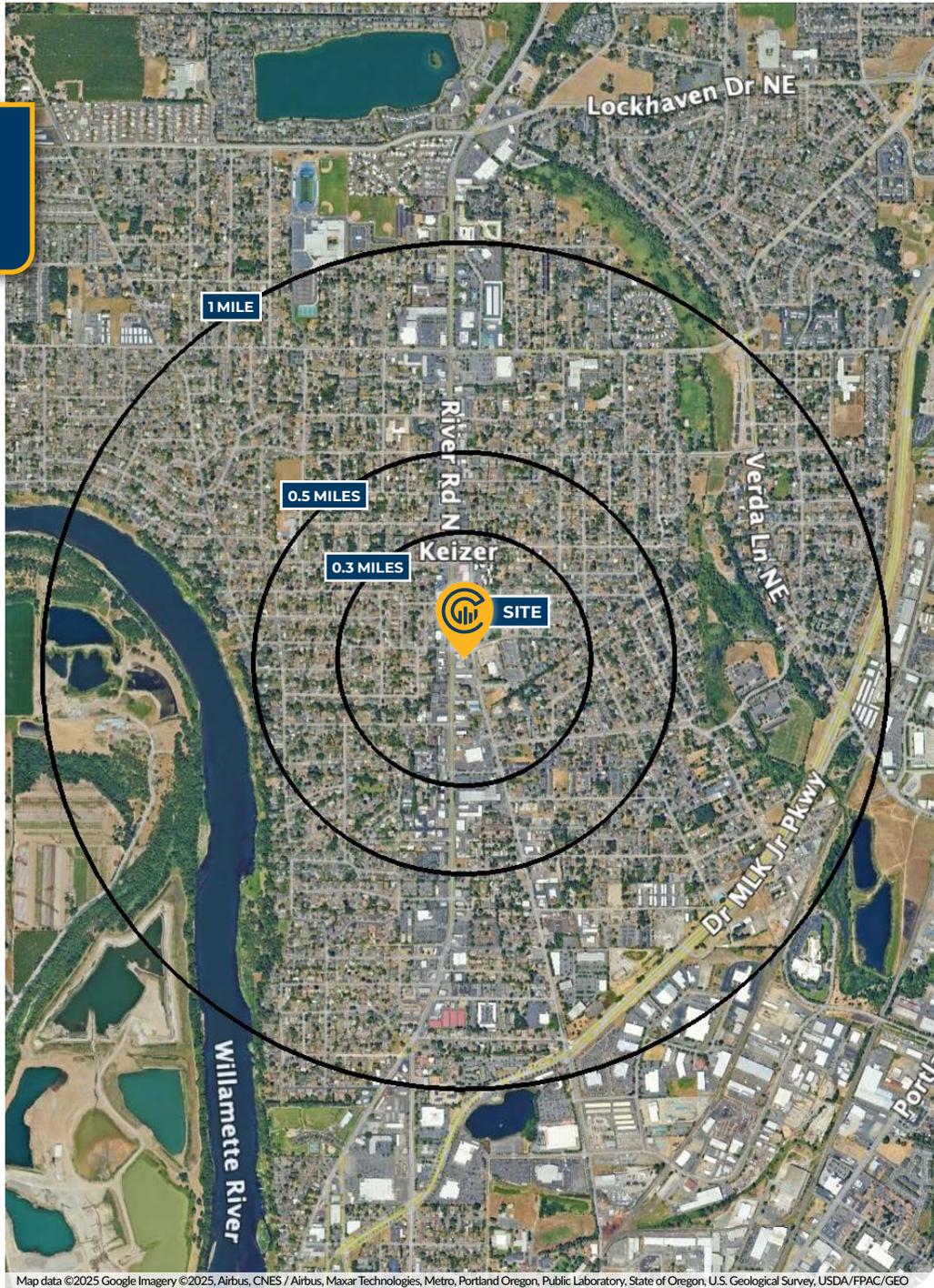
Address	4205 Cherry Ave NE, Keizer, OR 97303
Building Size	2,475 SF
Sale Price	\$500,000
Year Built	1985
Property Type	Office
Building Class	C
Market	Salem

### Location Features

Located at 4205 Cherry Avenue NE in Keizer, Oregon, this property enjoys a prominent corner presence just off River Road North, one of the city's primary arterials. Situated at a signalized intersection with strong visibility and easy access, the site benefits from an average daily traffic count exceeding 26,000 vehicles nearby. The property is zoned CM (Commercial Mixed Use), offering a wide array of potential future uses, including office, retail, or mixed commercial development. The 2,475 SF building is currently leased to a single tenant on a short term basis and sits on a 6,534 SF parcel.



# DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

## AREA DEMOGRAPHICS

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,387	5,813	15,089
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	41	39	39
<b>Households &amp; Income</b>			
Total Households	507	2,147	5,523
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$72,716	\$70,621	\$75,326
Average House Value	\$360,641	\$360,794	\$381,131

Demographics data derived from AlphaMap

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