

## RETAIL PROPERTY FOR LEASE

# Mission Lakes Center

1920 TURNER RD SE / SALEM, OR 97302

Highly visible retail space next to Lowe's Home Improvement and Walmart Supercenter



### AVAILABLE SPACE

- 1,750 SF
- 1,400 SF – former restaurant with drive-thru

### TRAFFIC COUNTS

Turner Rd SE – 8,908 ADT ('22)  
Mission St SE – 36,847 ADT ('22)  
Interstate 5 – 76,640 ADT ('22)

### LEASE RATE

Please call for details

### HIGHLIGHTS

- Located in close proximity to I-5, just off Mission St SE (Hwy 99E) and next to the Salem Municipal Airport.
- Area retailers include Panda Express, Costco, Home Depot, Ashley HomeStore, Sportsman's Warehouse, WinCo, Dollar Tree and Coastal Farm & Ranch.

### CONTACT

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**NAI**Elliott

# Photo gallery



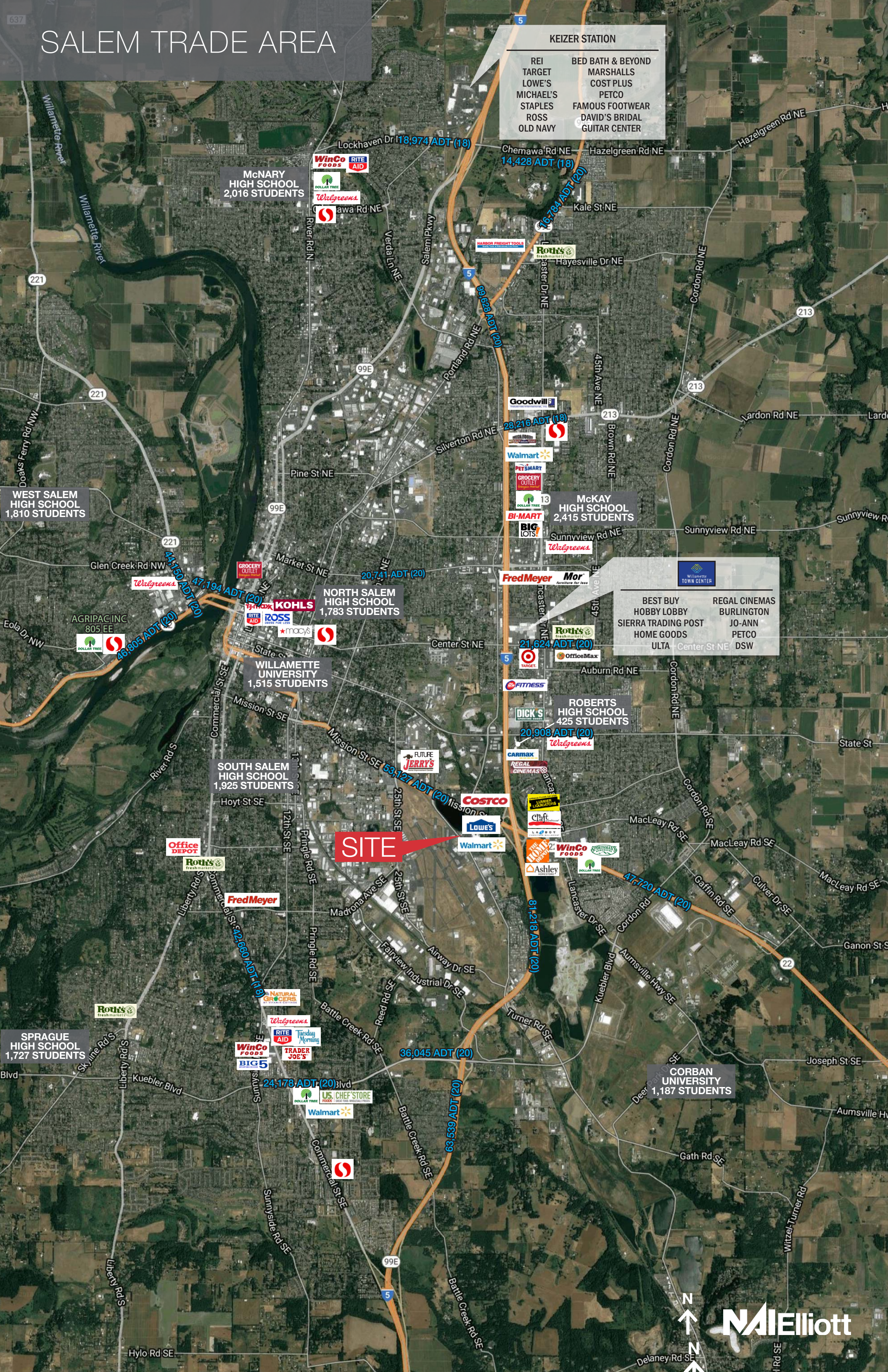
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**NAI Elliott**

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# SALEM TRADE AREA



**KEIZER STATION**

REI	BED BATH & BEYOND
TARGET	MARSHALLS
LOWE'S	COST PLUS
MICHAEL'S	PETCO
STAPLES	FAMOUS FOOTWEAR
ROSS	DAVID'S BRIDAL
OLD NAVY	GUITAR CENTER

**McNARY HIGH SCHOOL**  
2,016 STUDENTS

18,974 ADT (18)  
14,428 ADT (18)  
16,784 ADT (20)

**WEST SALEM HIGH SCHOOL**  
1,810 STUDENTS

89,628 ADT (20)  
28,216 ADT (18)

**McKAY HIGH SCHOOL**  
2,415 STUDENTS

44,150 ADT (20)  
47,194 ADT (20)  
46,805 ADT (20)

**NORTH SALEM HIGH SCHOOL**  
1,783 STUDENTS

21,624 ADT (20)

**WILLAMETTE TOWN CENTER**

BEST BUY	REGAL CINEMAS
HOBBY LOBBY	BURLINGTON
SIERRA TRADING POST	JO-ANN
HOME GOODS	PETCO
ULTA	DSW

**WILLAMETTE UNIVERSITY**  
1,515 STUDENTS

**ROBERTS HIGH SCHOOL**  
425 STUDENTS

**SOUTH SALEM HIGH SCHOOL**  
1,925 STUDENTS

**SITE**

81,218 ADT (20)

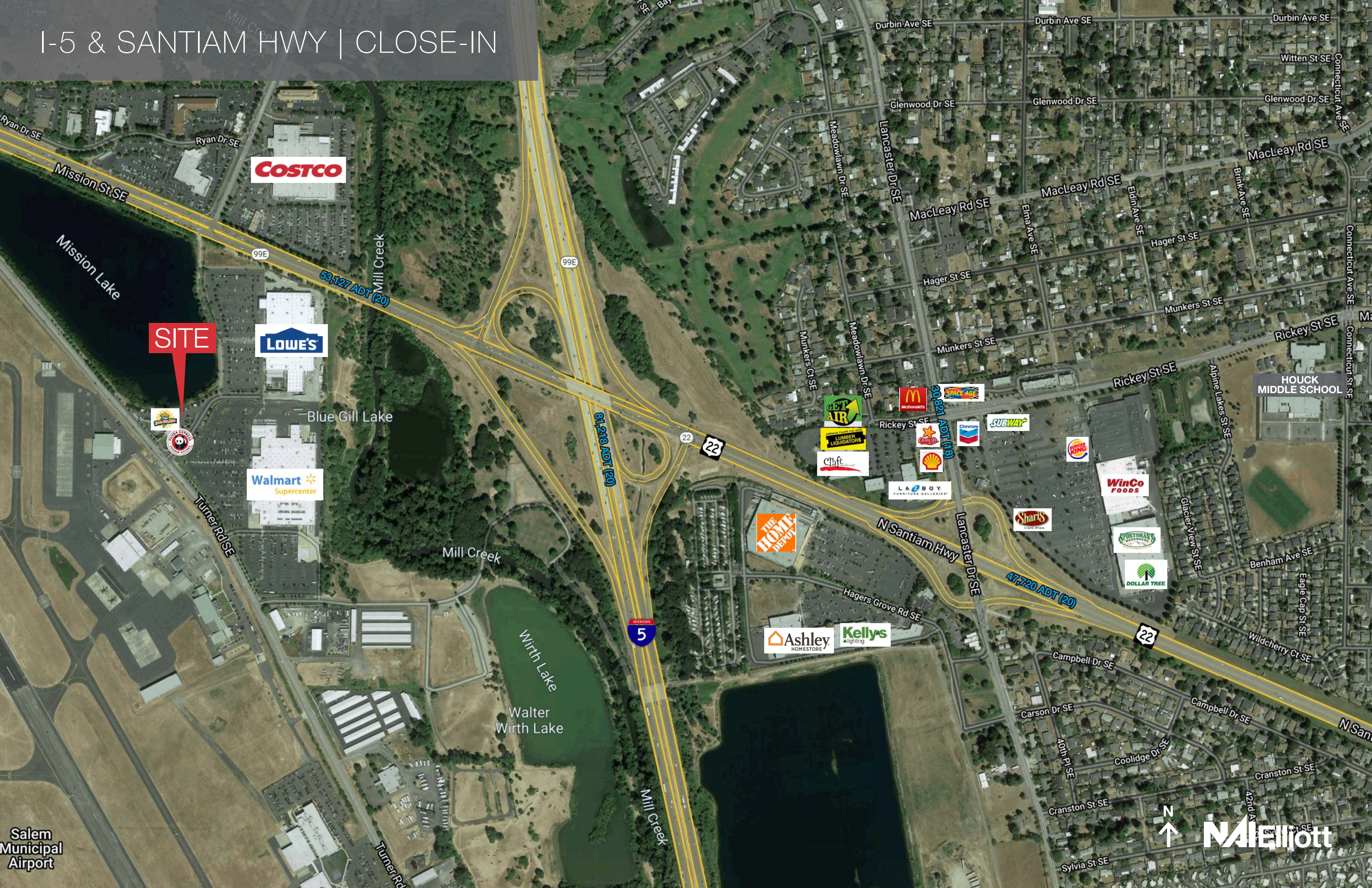
**SPRAGUE HIGH SCHOOL**  
1,727 STUDENTS

**CORBAN UNIVERSITY**  
1,187 STUDENTS

36,045 ADT (20)  
63,539 ADT (20)

47,720 ADT (20)

# I-5 & SANTIAM HWY | CLOSE-IN



SITE

COSTCO

LOWE'S

Walmart Supercenter

THE HOME DEPOT

Ashley HOMESTORE

Kelly's Lighting

WinCo FOODS

SPORTSMAN'S OUTDOORS

DOLLAR TREE

HOCK MIDDLE SCHOOL



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Salem Municipal Airport

# CLOSE-IN



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# Site plan



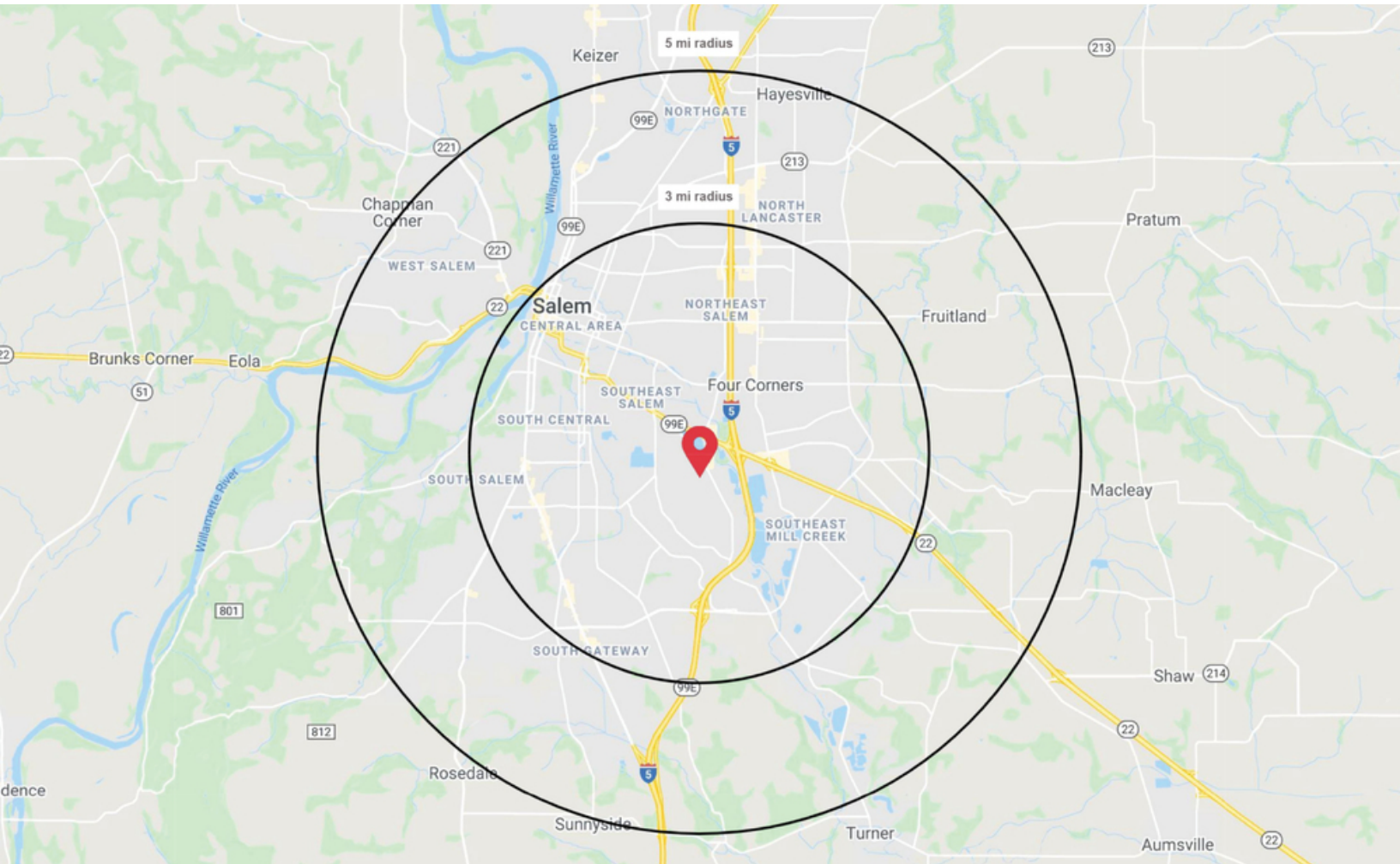
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# Demographics summary



	3 MILE	5 MILE
Estimated Total Population 2022	96,511	210,407
Projected Total Population 2027	98,896	218,947
Average HH Income	\$73,632	\$80,558
Median Home Value	\$342,279	\$355,522
Estimated Total Households	34,540	76,514
Daytime Demographics 16+	117,327	181,116

Source: Regis – SitesUSA (2022)

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# Demographics — full profile

## 2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 44.9149/-122.9985

Mission Lakes Center Salem, OR 97302	3 mi radius	5 mi radius
<b>Population</b>		
2022 Estimated Population	96,511	210,407
2027 Projected Population	98,896	218,947
2020 Census Population	96,334	208,080
2010 Census Population	89,100	186,846
Projected Annual Growth 2022 to 2027	0.5%	0.8%
Historical Annual Growth 2010 to 2022	0.7%	1.1%
<b>Households</b>		
2022 Estimated Households	34,540	76,514
2027 Projected Households	36,778	82,566
2020 Census Households	34,240	75,091
2010 Census Households	31,943	68,291
Projected Annual Growth 2022 to 2027	1.3%	1.6%
Historical Annual Growth 2010 to 2022	0.7%	1.0%
<b>Age</b>		
2022 Est. Population Under 10 Years	12.1%	13.0%
2022 Est. Population 10 to 19 Years	13.9%	13.9%
2022 Est. Population 20 to 29 Years	16.1%	15.0%
2022 Est. Population 30 to 44 Years	21.1%	21.0%
2022 Est. Population 45 to 59 Years	17.1%	17.2%
2022 Est. Population 60 to 74 Years	14.0%	14.2%
2022 Est. Population 75 Years or Over	5.8%	5.6%
2022 Est. Median Age	34.8	35.0
<b>Marital Status &amp; Gender</b>		
2022 Est. Male Population	51.4%	50.2%
2022 Est. Female Population	48.6%	49.8%
2022 Est. Never Married	38.9%	35.9%
2022 Est. Now Married	38.4%	42.2%
2022 Est. Separated or Divorced	17.4%	16.6%
2022 Est. Widowed	5.2%	5.3%
<b>Income</b>		
2022 Est. HH Income \$200,000 or More	3.4%	4.4%
2022 Est. HH Income \$150,000 to \$199,999	4.3%	5.7%
2022 Est. HH Income \$100,000 to \$149,999	16.1%	16.6%
2022 Est. HH Income \$75,000 to \$99,999	15.0%	15.1%
2022 Est. HH Income \$50,000 to \$74,999	21.3%	20.4%
2022 Est. HH Income \$35,000 to \$49,999	13.2%	13.0%
2022 Est. HH Income \$25,000 to \$34,999	9.5%	9.0%
2022 Est. HH Income \$15,000 to \$24,999	8.1%	7.3%
2022 Est. HH Income Under \$15,000	9.2%	8.6%
2022 Est. Average Household Income	\$73,632	\$80,558
2022 Est. Median Household Income	\$61,808	\$67,666
2022 Est. Per Capita Income	\$27,648	\$29,968
2022 Est. Total Businesses	5,798	9,180
2022 Est. Total Employees	84,281	113,653

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<b>Race</b>		
2022 Est. White	63.9%	66.9%
2022 Est. Black	6.5%	4.1%
2022 Est. Asian or Pacific Islander	6.1%	5.3%
2022 Est. American Indian or Alaska Native	1.4%	1.4%
2022 Est. Other Races	22.1%	22.3%
<b>Hispanic</b>		
2022 Est. Hispanic Population	26,433	57,334
2022 Est. Hispanic Population	27.4%	27.2%
2027 Proj. Hispanic Population	27.4%	27.3%
2020 Hispanic Population	29.6%	29.8%
<b>Education (Adults 25 &amp; Older)</b>		
2022 Est. Adult Population (25 Years or Over)	63,724	138,456
2022 Est. Elementary (Grade Level 0 to 8)	5.7%	6.0%
2022 Est. Some High School (Grade Level 9 to 11)	6.7%	6.4%
2022 Est. High School Graduate	26.9%	24.3%
2022 Est. Some College	25.9%	25.7%
2022 Est. Associate Degree Only	9.3%	9.3%
2022 Est. Bachelor Degree Only	15.8%	17.2%
2022 Est. Graduate Degree	9.7%	11.2%
<b>Housing</b>		
2022 Est. Total Housing Units	36,455	80,544
2022 Est. Owner-Occupied	54.4%	57.3%
2022 Est. Renter-Occupied	40.4%	37.7%
2022 Est. Vacant Housing	5.3%	5.0%
<b>Homes Built by Year</b>		
2022 Homes Built 2010 or later	5.9%	7.9%
2022 Homes Built 2000 to 2009	8.7%	11.1%
2022 Homes Built 1990 to 1999	11.0%	13.3%
2022 Homes Built 1980 to 1989	7.6%	8.5%
2022 Homes Built 1970 to 1979	20.0%	20.0%
2022 Homes Built 1960 to 1969	9.8%	10.2%
2022 Homes Built 1950 to 1959	11.2%	9.5%
2022 Homes Built Before 1949	20.4%	14.5%
<b>Home Values</b>		
2022 Home Value \$1,000,000 or More	1.4%	1.3%
2022 Home Value \$500,000 to \$999,999	15.1%	18.1%
2022 Home Value \$400,000 to \$499,999	16.6%	16.8%
2022 Home Value \$300,000 to \$399,999	31.5%	32.2%
2022 Home Value \$200,000 to \$299,999	18.3%	16.9%
2022 Home Value \$150,000 to \$199,999	4.3%	3.6%
2022 Home Value \$100,000 to \$149,999	4.9%	4.0%
2022 Home Value \$50,000 to \$99,999	2.7%	2.4%
2022 Home Value \$25,000 to \$49,999	2.3%	2.6%
2022 Home Value Under \$25,000	2.8%	2.2%
2022 Median Home Value	\$342,279	\$355,522
2022 Median Rent	\$1,055	\$1,048

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<b>Labor Force</b>		
2022 Est. Labor Population Age 16 Years or Over	77,343	165,509
2022 Est. Civilian Employed	57.1%	59.0%
2022 Est. Civilian Unemployed	3.0%	2.9%
2022 Est. in Armed Forces	0.2%	0.3%
2022 Est. not in Labor Force	39.8%	37.8%
2022 Labor Force Males	51.5%	50.0%
2022 Labor Force Females	48.5%	50.0%
<b>Occupation</b>		
2022 Occupation: Population Age 16 Years or Over	44,137	97,622
2022 Mgmt, Business, & Financial Operations	13.5%	15.0%
2022 Professional, Related	18.5%	19.1%
2022 Service	21.5%	20.3%
2022 Sales, Office	22.0%	20.8%
2022 Farming, Fishing, Forestry	2.2%	2.0%
2022 Construction, Extraction, Maintenance	7.7%	8.4%
2022 Production, Transport, Material Moving	14.6%	14.3%
2022 White Collar Workers	54.0%	55.0%
2022 Blue Collar Workers	46.0%	45.0%
<b>Transportation to Work</b>		
2022 Drive to Work Alone	70.7%	73.0%
2022 Drive to Work in Carpool	12.1%	11.1%
2022 Travel to Work by Public Transportation	3.0%	2.5%
2022 Drive to Work on Motorcycle	0.2%	0.2%
2022 Walk or Bicycle to Work	6.1%	4.0%
2022 Other Means	1.1%	1.0%
2022 Work at Home	6.8%	8.3%
<b>Travel Time</b>		
2022 Travel to Work in 14 Minutes or Less	36.0%	31.4%
2022 Travel to Work in 15 to 29 Minutes	36.4%	40.5%
2022 Travel to Work in 30 to 59 Minutes	21.5%	21.4%
2022 Travel to Work in 60 Minutes or More	6.0%	6.7%
2022 Average Travel Time to Work	17.8	18.6
<b>Consumer Expenditure</b>		
2022 Est. Total Household Expenditure	\$1.95 B	\$4.58 B
2022 Est. Apparel	\$68.23 M	\$160.93 M
2022 Est. Contributions, Gifts	\$107.7 M	\$256.11 M
2022 Est. Education, Reading	\$58.6 M	\$141.75 M
2022 Est. Entertainment	\$108.96 M	\$257.68 M
2022 Est. Food, Beverages, Tobacco	\$303.19 M	\$707.43 M
2022 Est. Furnishings, Equipment	\$67.87 M	\$160.32 M
2022 Est. Health Care, Insurance	\$181.16 M	\$422.41 M
2022 Est. Household Operations, Shelter, Utilities	\$637.17 M	\$1.49 B
2022 Est. Miscellaneous Expenses	\$36.8 M	\$86.39 M
2022 Est. Personal Care	\$26.24 M	\$61.54 M
2022 Est. Transportation	\$357.97 M	\$839.4 M

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