



FOR SALE

TURNKEY RETAIL INVESTMENT

3965-3985 RICH DR NE, SALEM, OR 97305

ZACH REICHL

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PROPERTY DESCRIPTION

The property is a 3,125-square-foot freestanding retail building on 0.25 acres just off Lancaster Drive NE in the heart of Salem, Oregon's capital city. It is fully leased to two well-established tenants, Odd Moe's Pizza and Jackson Hewitt Tax Service, both of whom have operated at this location for over two decades, underscoring the site's proven performance and long-term tenant commitment. Offered as a turnkey investment at a 7% return, the asset features 17 striped parking spaces and a clean, low-maintenance profile that requires no immediate capital or leasing attention from a new owner.

Positioned along the high-traffic Lancaster Drive corridor — one of Salem's most active retail arterials — the property sits near the Willamette Town Center and major national retailers including Target, Dick's Sporting Goods, and Walgreens. Surrounded by dense residential neighborhoods, the location enjoys steady daily traffic and a deep, built-in customer base, making 3965 Rich Dr NE a rare, management-light opportunity to own a durable, income-producing retail asset with proven tenant longevity.

OFFERING SUMMARY

Sale Price:	\$855,000
Cap Rate:	7.01%
NOI:	\$59,903.20
Occupancy:	100%
Number of Units:	2
Building Size:	3,125 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	600	2,408	8,638
Total Population	1,778	7,304	27,474
Average HH Income	\$51,718	\$53,258	\$63,176



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RENT ROLL

SUITE	TENANT NAME	SF	MONTHLY GROSS RENT	ANNUALL GROSS RENT	ESCALATIONS	LEASE END	OPTIONS
3965	Jackson Hewitt Tax Service	1,450	\$2,936	\$35,232	2.10%	4/30/2028	-
3985	Odd Moe's Pizza	1,560	\$3,100	\$37,200	CPI	12/31/2029	One (1) Five (5) Year
TOTALS		3,010	\$6,036	\$72,432			

FINANCIAL ANALYSIS

INCOME	MONTHLY	ANNUAL	EXPENSES	MONTHLY	ANNUAL
Total Gross Income	\$6,036.00	\$72,432.00	Real Estate Taxes (2025-26)	\$544.92	\$6,539.00
Total Expenses	\$893.17	\$10,718.00	Insurance	\$298.08	\$3,577.00
Vacancy Reserve - 2.5%	\$150.90	\$1,810.80	Marketing Sign	\$50.17	\$602.00
NET OPERATING INCOME	\$4,991.93	\$59,903.20	TOTAL EXPENSES	\$893.17	\$10,718.00

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JACKSON HEWITT TAX SERVICE

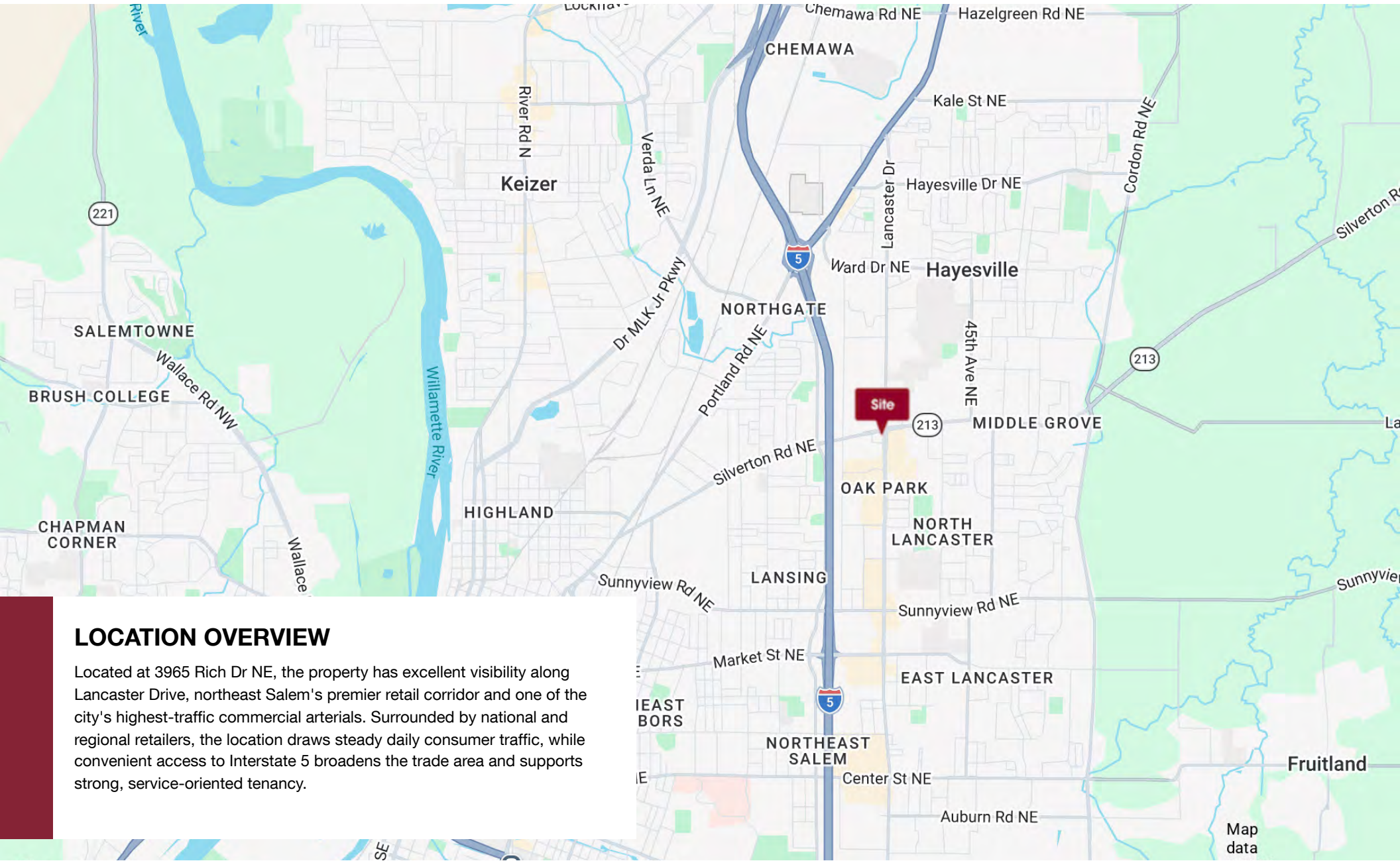
Jackson Hewitt is one of the nation's largest tax preparation companies, with 40+ years of experience and over 5,100 locations nationwide. The company has filed more than 65 million tax returns and serves everyday working Americans with in-person filing, drop-off service, and refund advances — open year-round including evenings and weekends.

ODD MOE'S PIZZA

Odd Moe's Pizza is an Oregon-based pizza chain with 7 locations across the Willamette Valley, including three in Salem. Known for gourmet pizzas, craft beer, wings, and ribs, Odd Moe's has been a local staple since 1999 and recently won Gold for Best Pizza in the Best of the Willamette Valley awards.

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LOCATION OVERVIEW

Located at 3965 Rich Dr NE, the property has excellent visibility along Lancaster Drive, northeast Salem's premier retail corridor and one of the city's highest-traffic commercial arterials. Surrounded by national and regional retailers, the location draws steady daily consumer traffic, while convenient access to Interstate 5 broadens the trade area and supports strong, service-oriented tenancy.

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