

# VILLAGE EAST

## SHOPPING CENTER



FOR LEASE > SALEM, OR

### ADDRESS

2295 Lancaster Drive NE | Salem, Oregon



### AVAILABLE SPACE

- Suite 2295 - 4,092 SF
- Suite 2395 - 6,080 SF
- Suite 2421 - 14,440 SF
- Potential Future Pad up to 4,500 SF

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

Lancaster Drive NE - 29,841 ADT ('18)  
Sunnyview Rd NE - 15,090 ADT ('18)

### HIGHLIGHTS

- Located on busy Lancaster Dr NE with high traffic counts. Just north of Willamette Town Center and across the street from Kaiser Permanente Medical Office.
- Shadow anchored by Bi-Mart and Big Lots. Other co-tenants include Big 5 Sporting Goods, Ross Dress for Less, Five Guys Burgers and Fries and many more.
- Other nearby retailers include Walmart Supercenter, PetSmart, Fred Meyer, Grocery Outlet, Dollar Tree, Safeway, Banfield Pet Hospital, Les Schwab Tire Center and Planet Fitness.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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# VILLAGE EAST

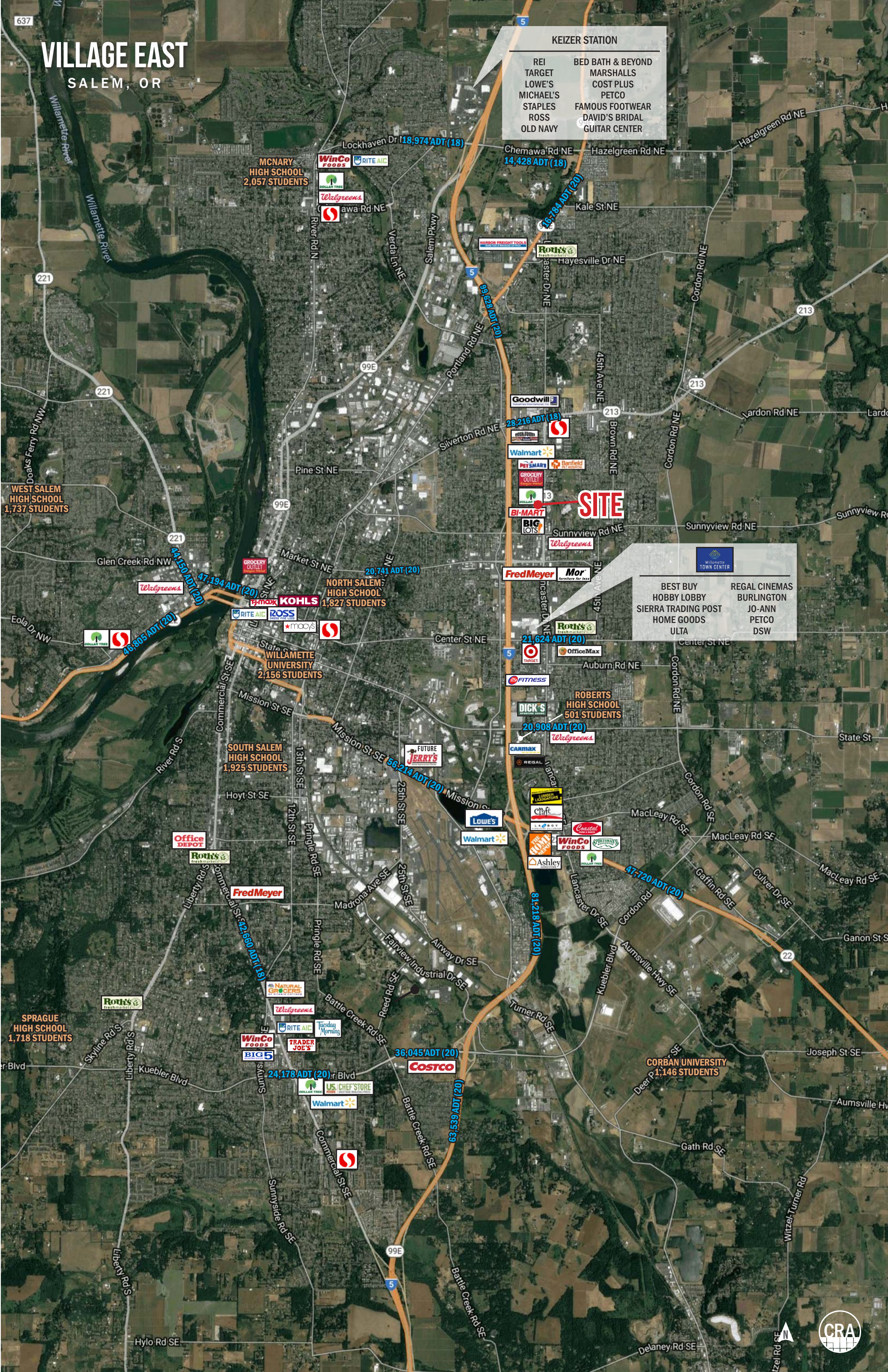
SALEM, OR

**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

**WILLAMETTE TOWN CENTER**

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



MCNARY HIGH SCHOOL  
2,057 STUDENTS

WEST SALEM HIGH SCHOOL  
1,737 STUDENTS

SPRAGUE HIGH SCHOOL  
1,718 STUDENTS

KOHL'S  
1,827 STUDENTS

WILLAMETTE UNIVERSITY  
2,156 STUDENTS

SOUTH SALEM HIGH SCHOOL  
1,925 STUDENTS

NORTH SALEM HIGH SCHOOL  
1,827 STUDENTS

ROBERTS HIGH SCHOOL  
501 STUDENTS

CORBAN UNIVERSITY  
1,146 STUDENTS

18,974 ADT (18)

14,428 ADT (18)

16,784 ADT (20)

98,828 ADT (20)

28,216 ADT (18)

44,150 ADT (20)

47,194 ADT (20)

46,805 ADT (20)

20,741 ADT (20)

21,624 ADT (20)

20,908 ADT (20)

56,214 ADT (20)

32,660 ADT (18)

36,045 ADT (20)

24,178 ADT (20)

63,539 ADT (20)

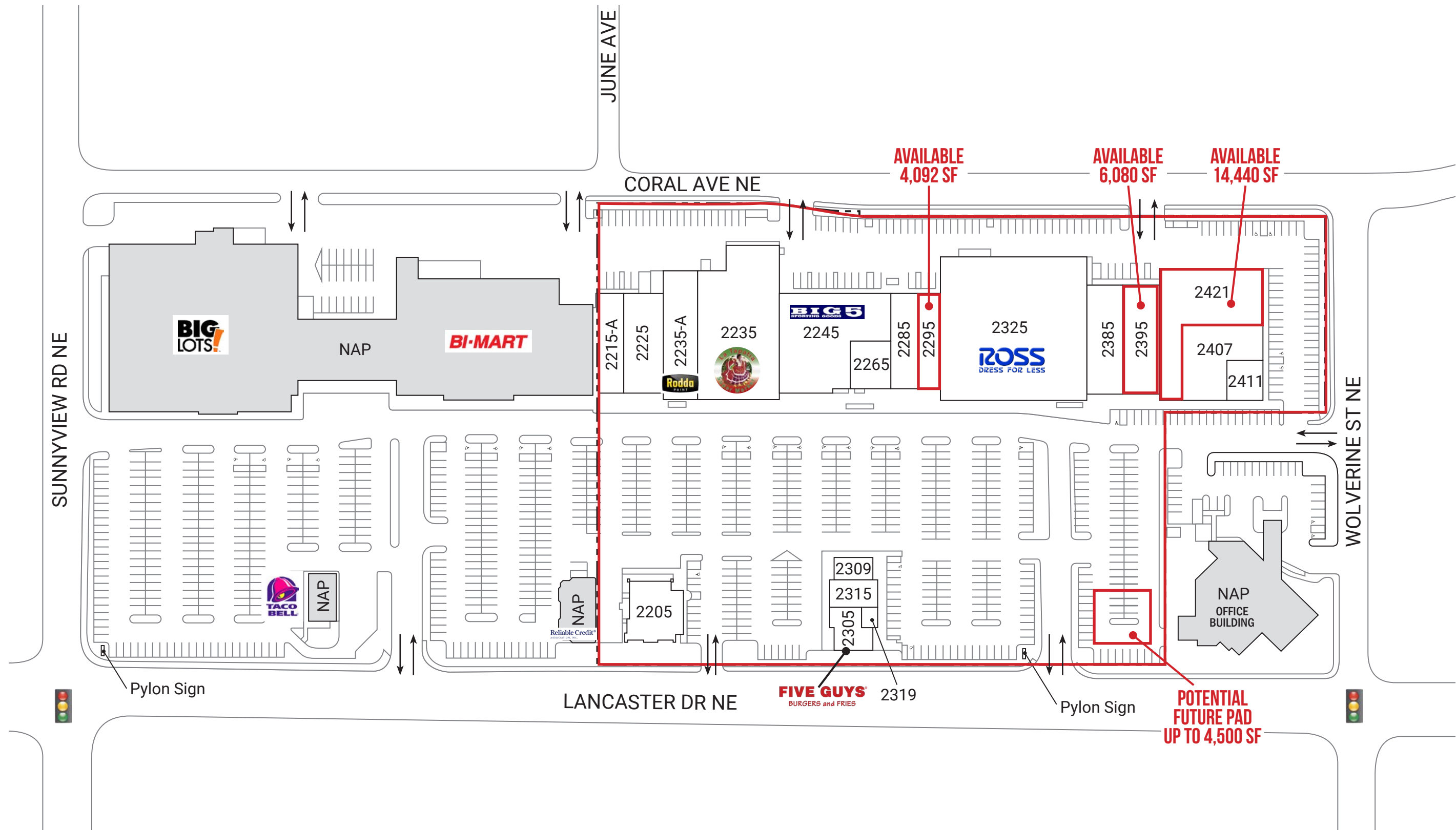
47,720 ADT (20)

81,218 ADT (20)



ENTIRE SITE PLAN

VILLAGE EAST  
2295 LANCASTER DR NE  
SALEM, OR



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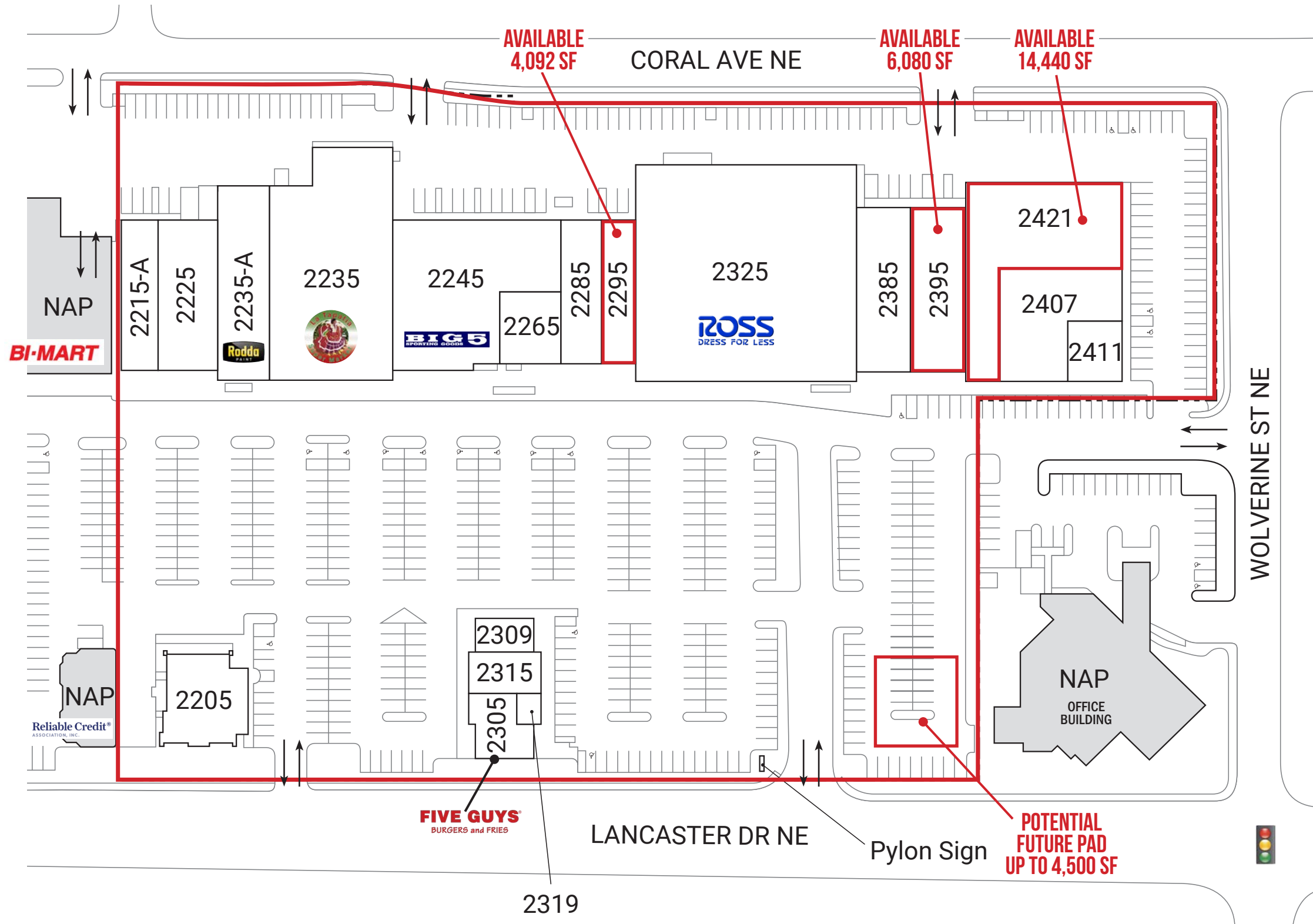


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## 2295 LANCASTER DR NE

SALEM, OR

### SITE PLAN



SUITE	TENANT	SF
2205	Shortcuts Restaurant	4,783 SF
2215-A	La Consentida	3,500 SF
2225/2215-B	Access Technologies	6,252 SF
2235	La Tapatia Super Market	17,880 SF
2235-A	Rodda Paint	6,466 SF
2245	Big 5 Sporting Goods	11,960 SF
2265	Mr Formal	1,868 SF
2285	Mariscos	6,500 SF
<b>2295</b>	<b>AVAILABLE</b>	<b>4,092 SF</b>
2305	Five Guys	2,538 SF
2309	Cigarette Outlet	1,368 SF
2315	Santiam Subs	1,800 SF
2319	Nails Now	610 SF
2325	Ross Dress for Less	32,396 SF
2385	Once Upon a Child	6,085 SF
<b>2395</b>	<b>AVAILABLE</b>	<b>6,080 SF</b>
<b>2421</b>	<b>AVAILABLE</b>	<b>14,440 SF</b>
2407	China Buffet	5,631 SF
2411	Valley Pub	1,228 SF

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## 2295 LANCASTER DR NE

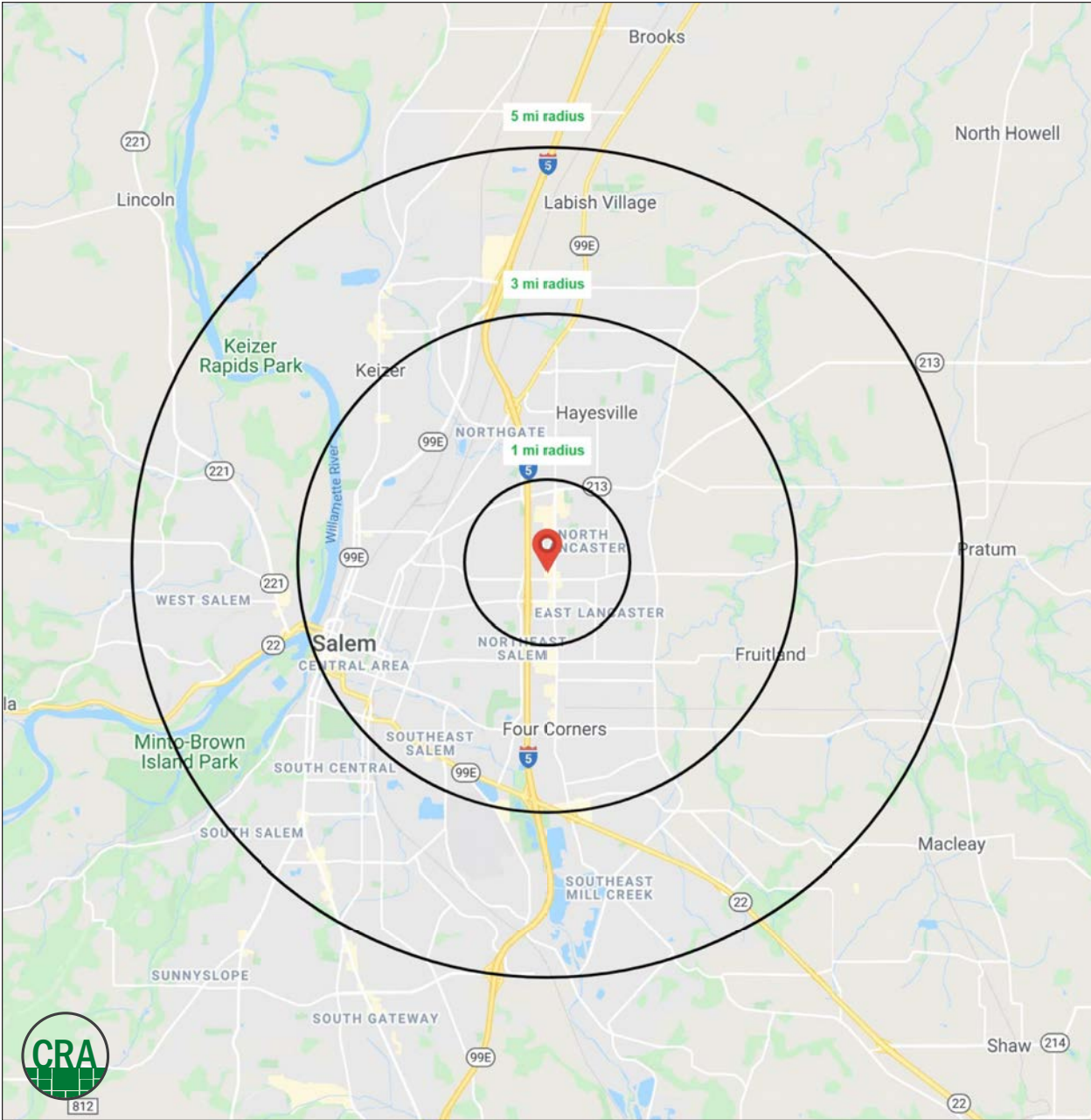
SALEM, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	23,225	117,891	203,835
Projected Population 2026	24,077	121,236	211,618
Average HH Income	\$55,198	\$64,478	\$73,648
Median Home Value	\$241,879	\$260,446	\$276,056
Daytime Demographics 16+	15,703	102,706	168,454

**32.3**

Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9569/-122.9854

<b>Village East</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Salem, OR 97305</b>			
<b>Population</b>			
2021 Estimated Population	23,225	117,891	203,835
2026 Projected Population	24,077	121,236	211,618
2020 Census Population	22,458	118,352	202,947
2010 Census Population	21,130	110,389	184,696
Projected Annual Growth 2021 to 2026	0.7%	0.6%	0.8%
Historical Annual Growth 2010 to 2021	0.9%	0.6%	0.9%
2021 Median Age	30.9	32.3	34.9
<b>Households</b>			
2021 Estimated Households	7,761	39,964	73,035
2026 Projected Households	8,146	41,684	76,389
2020 Census Households	7,486	40,205	72,614
2010 Census Households	7,122	37,805	66,913
Projected Annual Growth 2021 to 2026	1.0%	0.9%	0.9%
Historical Annual Growth 2010 to 2021	0.8%	0.5%	0.8%
<b>Race and Ethnicity</b>			
2021 Estimated White	49.2%	54.9%	63.0%
2021 Estimated Black or African American	1.7%	3.6%	3.2%
2021 Estimated Asian or Pacific Islander	6.7%	5.9%	4.9%
2021 Estimated American Indian or Native Alaskan	2.1%	1.9%	1.7%
2021 Estimated Other Races	40.3%	33.6%	27.2%
2021 Estimated Hispanic	48.4%	38.6%	29.6%
<b>Income</b>			
2021 Estimated Average Household Income	\$55,198	\$64,478	\$73,648
2021 Estimated Median Household Income	\$47,419	\$54,519	\$62,944
2021 Estimated Per Capita Income	\$18,622	\$22,533	\$26,945
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	14.5%	10.4%	7.8%
2021 Estimated Some High School (Grade Level 9 to 11)	10.4%	9.2%	7.4%
2021 Estimated High School Graduate	28.0%	29.4%	26.8%
2021 Estimated Some College	26.5%	26.5%	26.5%
2021 Estimated Associates Degree Only	9.2%	8.2%	8.6%
2021 Estimated Bachelors Degree Only	7.4%	10.8%	14.5%
2021 Estimated Graduate Degree	4.0%	5.3%	8.4%
<b>Business</b>			
2021 Estimated Total Businesses	793	5,181	8,650
2021 Estimated Total Employees	8,417	63,106	100,375
2021 Estimated Employee Population per Business	10.6	12.2	11.6
2021 Estimated Residential Population per Business	29.3	22.8	23.6

*For more information, please contact:*

**ALEX MACLEAN** 503.709.3563 | alex@cra-nw.com

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
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*Licensed brokers in Oregon & Washington*

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[www.cra-nw.com](http://www.cra-nw.com)



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.