

SUB LEASE

URBAN
WORKS

1010 HAWTHORNE AVE SE | SALEM, OR



FORMER COSTCO BOX

EXCELLENT LOCATION APPROXIMATELY
THREE MINUTES FROM I-5
WITH EXPOSURE TO OVER 63,000 CPD

SIZE | 87,415 SF

CONTACT FOR ADDITIONAL
INFORMATION ABOUT THE
OPPORTUNITY:



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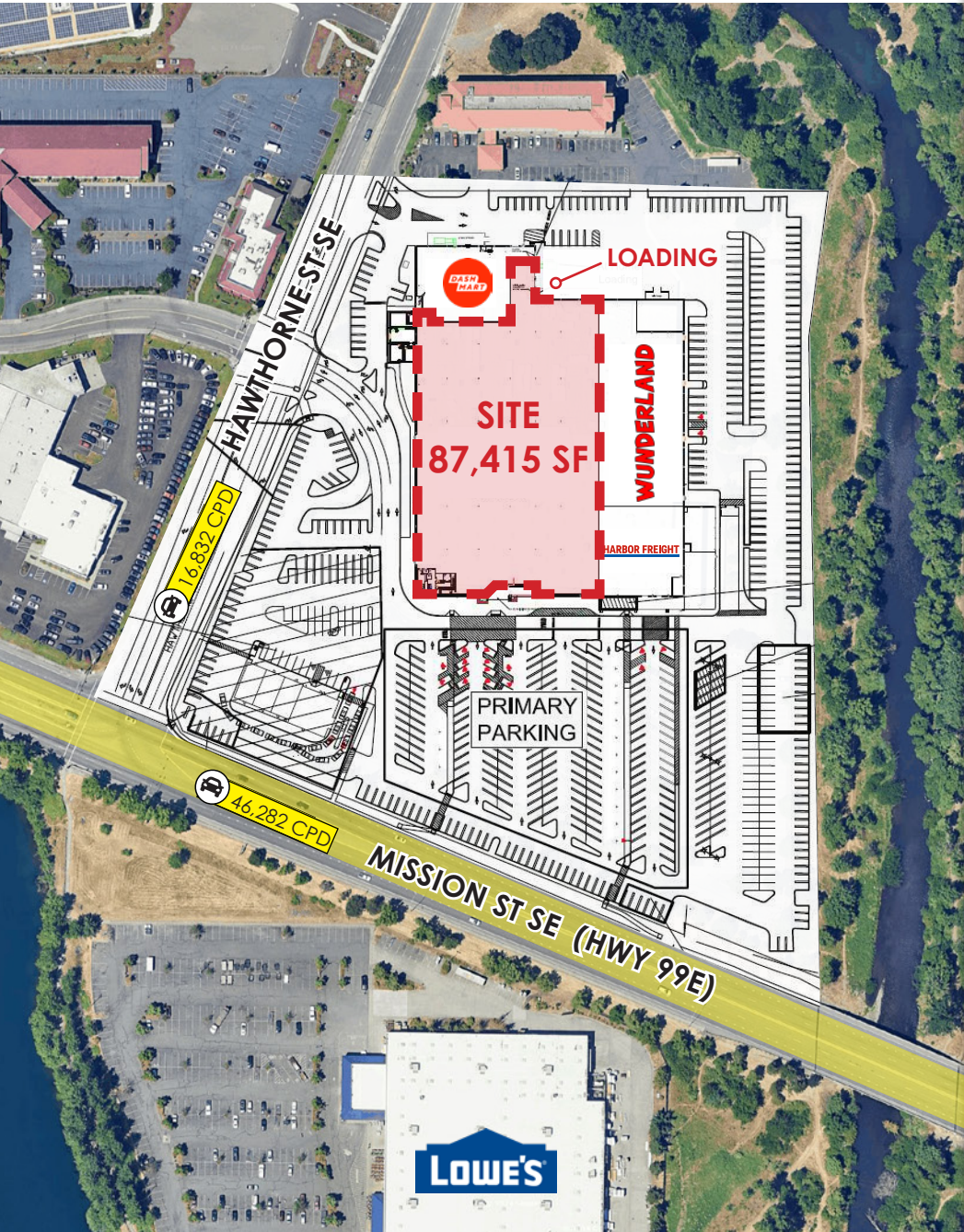
REAL RETAIL

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SUBLEASE OPPORTUNITY

ADDRESS | 1010 HAWTHORNE AVE SE
SALEM, OR



HIGHLIGHTS

- Central location off of I-5 with access to over 10.7 Million visitors per year
- Prominent signage
- Ample parking
- Strong traffic counts along Mission St Se (46,282 CPD)
- Trade area incorporates over 214,000 residents and 9,400 total businesses within a 5 mile radius
- Nearby retailers include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	4,266	96,305	214,736
TOTAL HOUSEHOLDS	1,515	35,320	79,754
AVERAGE HH INCOME	\$65,895	\$89,590	\$100,301
TOTAL BUSINESSES	427	5,772	9,443
TOTAL EMPLOYEES	6,887	78,582	106,616





SALEM, OREGON

MARKET AREA



OVER 10.7 MILLION VISITORS PER YEAR

COUNTED IN THIS PICTURED TRADE AREA

CELL PHONE DATA PROVIDED BY SITES USA



MARKET OVERVIEW | Salem is experiencing notable growth with significant expansion in development of new shopping centers and a surge in new housing projects. This expansion is driven by Salem's appeal as an affordable and family-friendly city within close proximity to major employers including the State of Oregon, as well as multiple food processors and factories.

LOCATION | This property's central location on I-5 and Mission St SE (Hwy 99E) conveniently connects people from surrounding cities and rural areas with this retail core trade area bringing in over 10 Million visitors per year.

The information contained herein is believed to be reliable, but is not warranted as to its accuracy and may change or be updated without notice. Seller makes no representation as to the condition of the property and recommends purchaser's independent investigation.

