

FOR LEASE

URBAN
WORKS

3930 RICKEY ST SE | SALEM, OR



JUNIOR ANCHOR BUILDING

EXCELLENT LOCATION WITH
HIGH VISIBILITY FROM HWY 22
& EXPOSURE TO OVER 76,000 CPD

SIZE | 20,660 SF

CONTACT FOR ADDITIONAL
INFORMATION ABOUT THE
OPPORTUNITY:



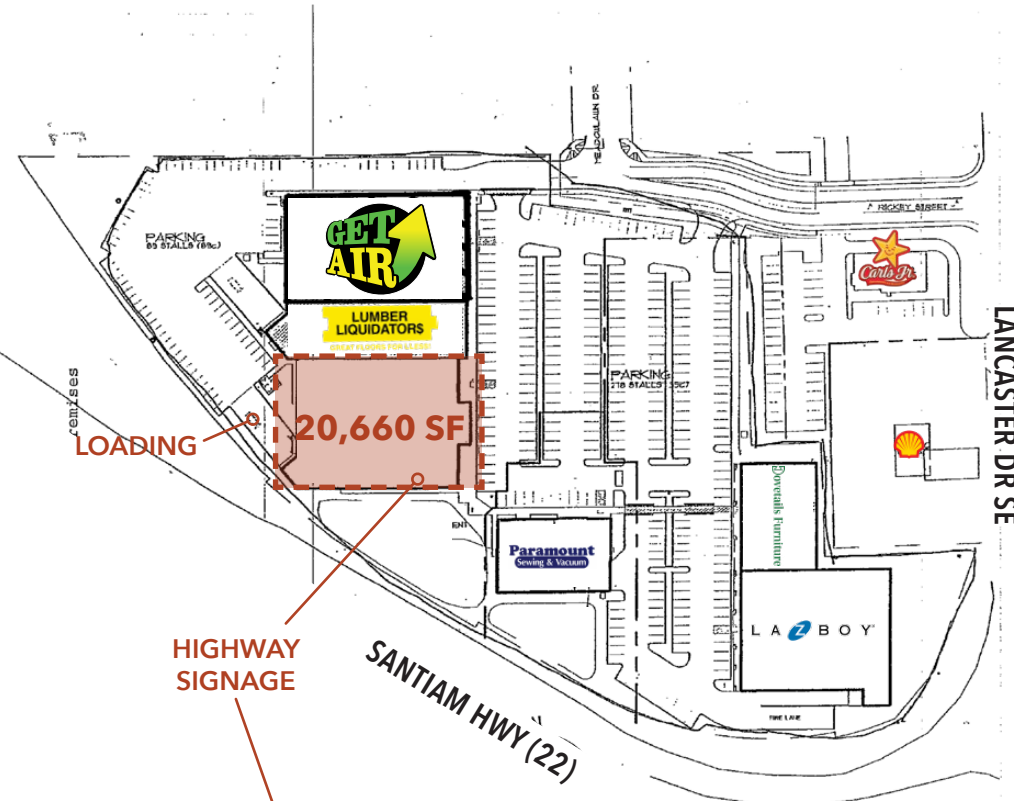
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SALEM TRIANGLE

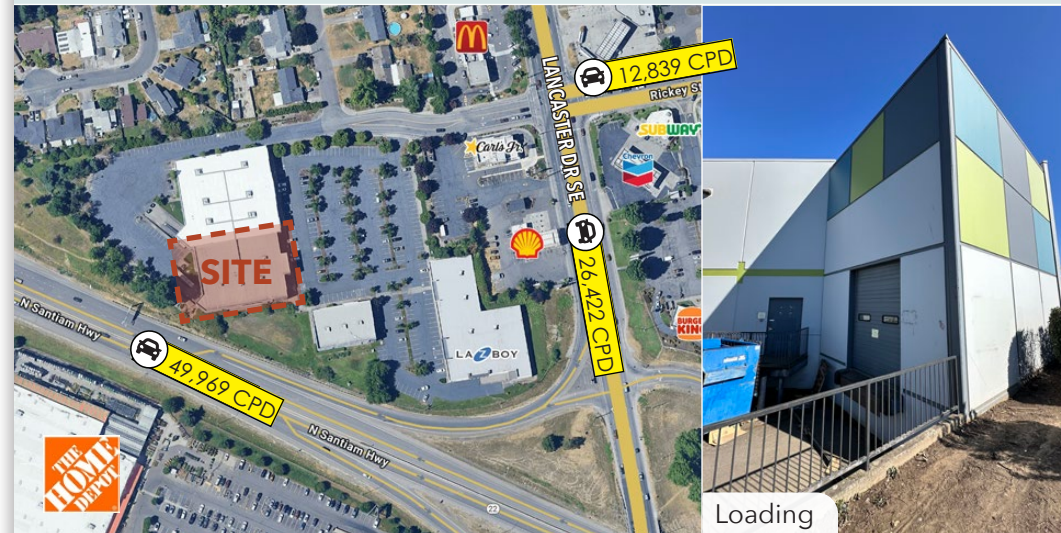
ADDRESS | 3930 RICKEY ST SE
SALEM, OR



Highway Signage

HIGHLIGHTS

- Central location off of I-5 / Santiam Hwy 22 with access to over 10.7 Million visitors per year
- Freeway signage
- Dock high loading
- Ample parking
- Strong traffic counts along Lancaster Dr SE & Hwy 22
- Nearby retailers include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	11,193	80,054	194,879
TOTAL HOUSEHOLDS	4,122	28,201	72,332
AVERAGE HH INCOME	\$73,494	\$87,313	\$95,298
TOTAL BUSINESSES	306	3,487	8,949
TOTAL EMPLOYEES	3,927	46,159	103,641





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.