



OFFERED AT
\$1.15/ SF/ Mo. MG

700 High Street NE. Suite #100, Salem, OR. 97301

High traffic location with parking in downtown!

Located just north of the CBD for downtown Salem, this location benefits from being downtown without the additional parking tax.

Lease rate is Modified Gross. The landlord is responsible for base year real estate taxes, base building fire insurance, and exterior building maintenance. Tenant is responsible for all utilities, services, and interior suite maintenance.

FEATURES

- COMMERCIAL RETAIL ZONE
- 2400 TOTAL SF
- REMODELED IN 2016
- BROADWAY/ HIGH ST OVERLAY
- STREET FRONTAGE
- BACK LIT SIGN CAN
- HEAT AND AC
- 2 ADA RESTROOMS
- OPEN FLOOR PLAN
- 10' CEILING HEIGHT



Ian Levin, Principal Broker
NATHAN LEVIN CO.

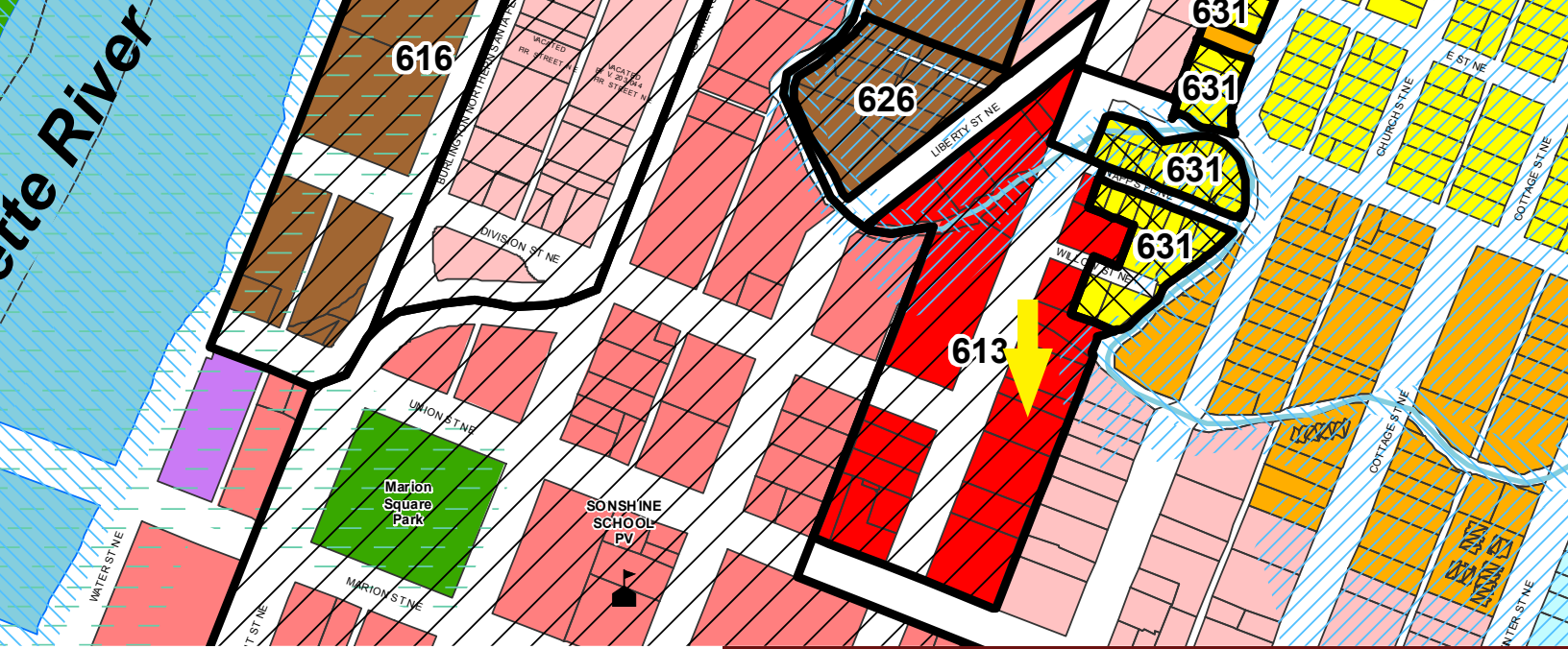
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November 20, 2019





NATHAN LEVIN CO.
 COMMERCIAL | INDUSTRIAL REAL ESTATE

- Planning Division**
- Zoning Designations**
- Central Business District
 - General Commercial
 - Neighborhood Commercial
 - Commercial Office
 - Retail Commercial**
 - Employment Center
 - Exclusive Farm Use
 - Fairview Mixed-Use
 - South Waterfront Mixed-Use
 - Industrial Business Campus
 - Industrial Commercial
 - General Industrial
 - Industrial Park
 - Intensive Industrial
 - Public Amusement
 - Public-Private Cemetary
 - Public-Private Education
 - Public Health
 - Capitol Mall
 - Public Service
 - Residential Agriculture
 - Duplex Residential
 - Multiple Family High-Rise Residential
 - Multiple Family Residential 1
 - Multiple Family Residential 2
 - Single Family Residential
 - Edgewater/Wallace Road Overlay Zone *

LAND USE ZONE MAP

702 High St NE. #100, Salem, OR. 97301

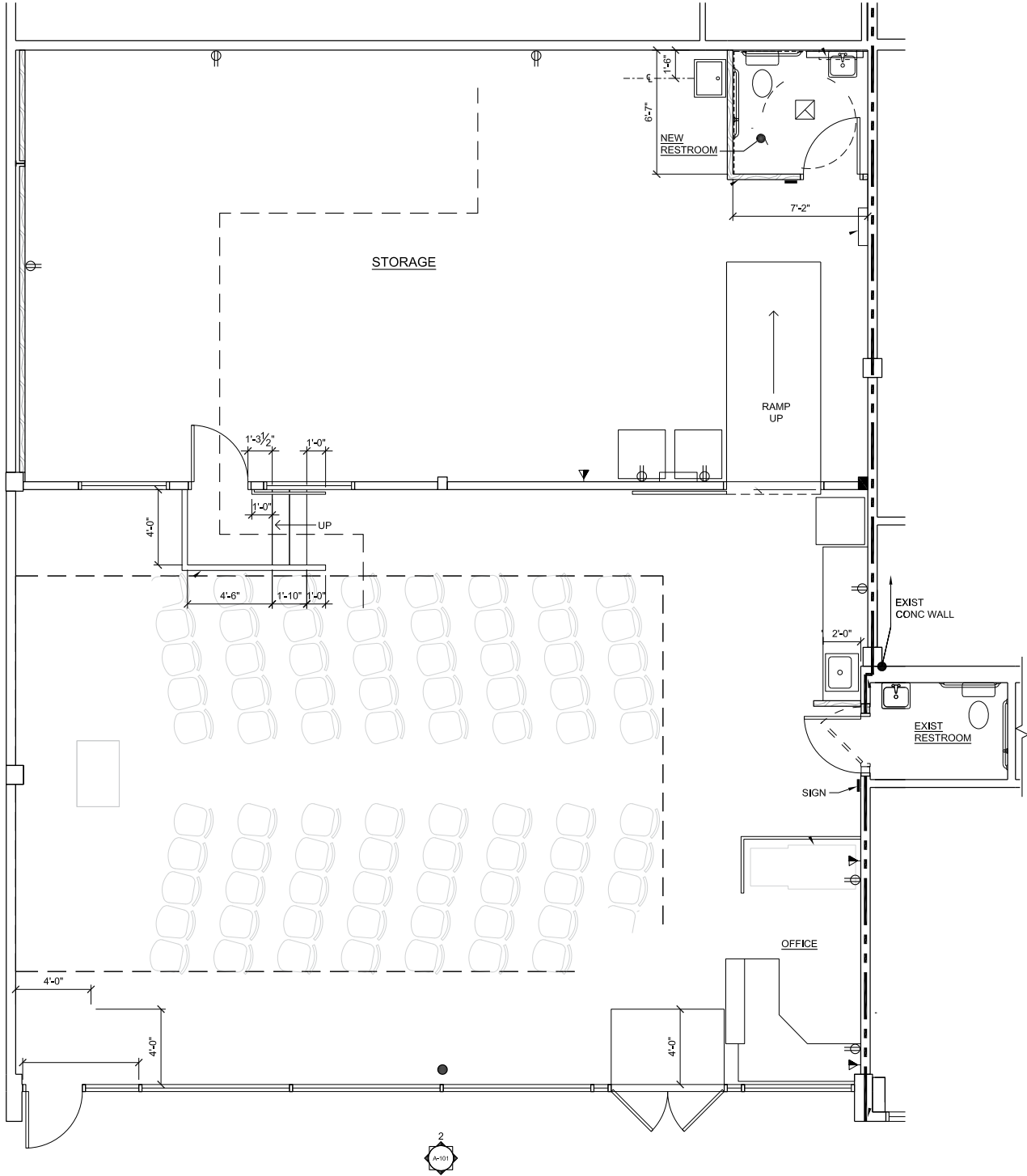
Commercial Retail (CR) Zone allows for all types of retail sales and some light manufacturing related to on-site sales such as a brew pub. Updated throughout in 2016 with new electrical service, HVAC system, insulation, and restrooms.



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 FLOOR PLAN
1/4" = 1'-0"



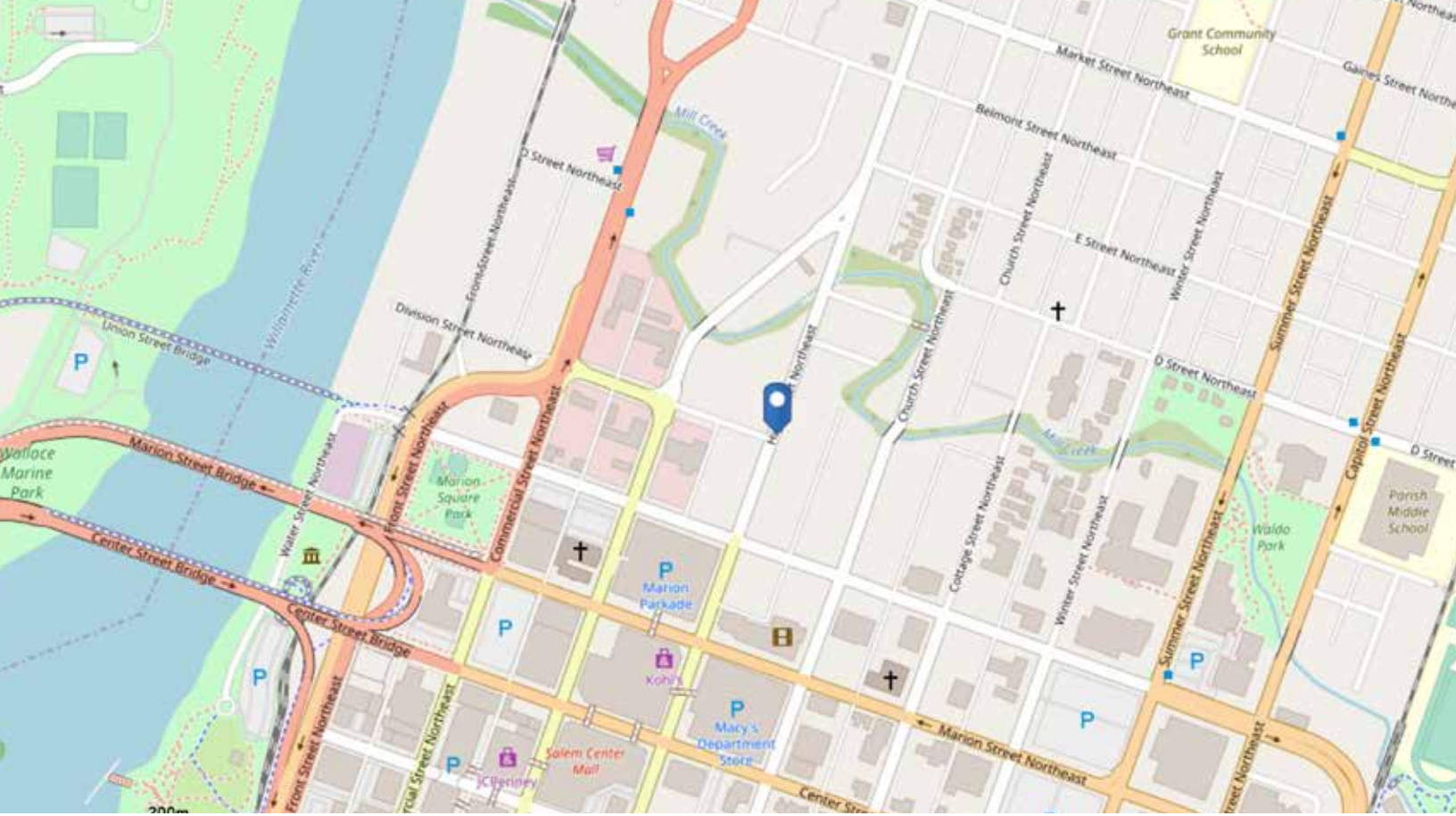
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LOCAL BUSINESSES

- Oregon Axe
- Extreme Chocolates
- The Club
- Q's Corner Barbershop
- McGinty & Belcher PC
- MaPS Insurance
- Salem Tire
- Business Connections
- Chemeketa CCBI
- Marco's Place

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COMMERCIAL | INDUSTRIAL REAL ESTATE

LOCATION Area Map

702 High ST. NE. #100, Salem, OR. 97301

Surrounded by a wide variety of uses from personal services, to amusement and retail sales, to professional and legal.



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RETAIL SUMMARY

1 mile radius



INCOME



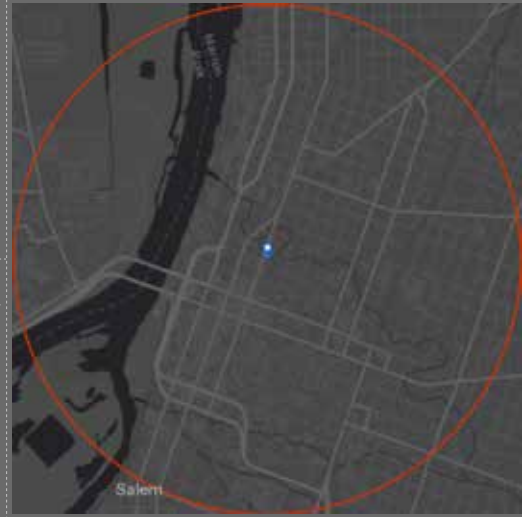
\$44,500
Median Household Income



\$25,277
Per Capita Income



\$18,123
Median Net Worth



KEY FACTS

13,148
Population

32.7
Median Age



5,323
Households

\$36,587
Median Disposable Income

ANNUAL LIFESTYLE SPENDING



\$1,500
Travel



\$54
Theatre/Operas/
Concerts



\$66
Movies/Museums/
Parks



\$42
Sports Events



\$4
Online Games

ANNUAL HOUSEHOLD SPENDING



\$1,587
Apparel &
Services



\$132
Computers &
Hardware



\$2,718
Eating Out



\$3,792
Groceries



\$4,087
Health Care

EMPLOYMENT

59%
White Collar

19%
Blue Collar

22%
Services

4.7%
Unemployment Rate

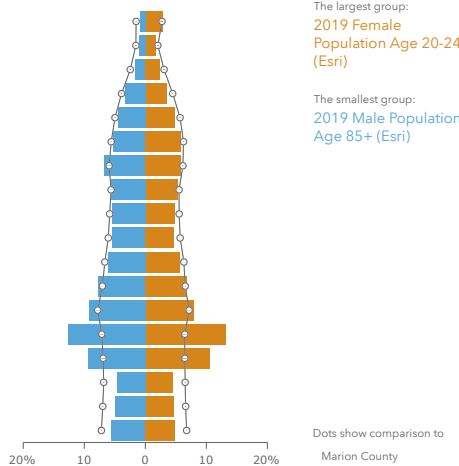
MARKETING PROFILE

702 High St NE, Salem, Oregon, 97301



Ring of 1 mile

Age Pyramid



ANNUAL LIFESTYLE SPENDING



\$1,500
Travel



\$54
Theatre/Operas/
Concerts



\$66
Movies/Museums/
Parks



\$42
Sports Events



\$4
Online Games

KEY FACTS

13,148
Population

32.7
Median Age



2.2
Average Household Size

\$44,500
Median Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,587
Apparel &
Services



\$132
Computers &
Hardware



\$2,718
Eating Out



\$3,792
Groceries



\$4,087
Health Care

EDUCATION

10%
No High School Diploma



28%
High School Graduate



31%
Some College



31%
Bachelor's/Grad/Prof Degree

Tapestry Segments

11D Set to Impress
1,843 households
34.6% of Households

14B College Towns
1,517 households
28.5% of Households

8C Bright Young Professionals
667 households
12.5% of Households



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