



**OFFERED AT
\$1.38/MO MG**

702 High St NE #100 Salem OR 97301 STREET FRONT RETAIL | HIGH VISIBILITY | PARKING INCLUDED

Position your business in one of Salem's most recognizable commercial corridors. This versatile 2,590 SF street-front suite offers outstanding visibility along High Street NE, just blocks from the downtown core. The open floor plan provides flexibility for retail, showroom, fitness, creative office, service businesses, or specialty commercial users. Customers and employees will appreciate the convenience of on-site parking while remaining within walking distance of downtown restaurants, shops, entertainment, and government offices.

This property offers an excellent opportunity for businesses seeking a central Salem location with strong traffic exposure, signage opportunities, and convenient access to both downtown and major transportation routes.

FEATURES

- STREET FRONTAGE
- HIGH VISIBILITY
- 2,590 SF
- OPEN FLOOR PLAN
- 3 DEDICATED PARKING
- BACKLIT SIGNAGE
- HEAT AND AC
- 2 ADA RESTROOMS
- 10' CEILING HEIGHT
- FLEXIBLE COMMERCIAL USE



Ian Levin, CCIM | NLCO

Main: 971 707 4590
ian@nathanlevinco.com

www.nathanlevinco.com
lic #200510306

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LOCAL BUSINESSES

- Oregon Axe
- Extreme Chocolates
- The Club
- Q's Corner Barbershop
- Kingdom City Coffeehouse
- The Cozy Taberna
- Escape Tech
- MaPS Insurance
- Salem Tire
- Chemeketa CCBI
- Salem Police Department
- Taqueria Marco's Place



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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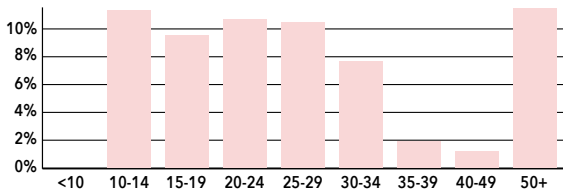
COMMUNITY SUMMARY

702 High St NE, Salem, Oregon, 97301 3
Ring of 1 mile

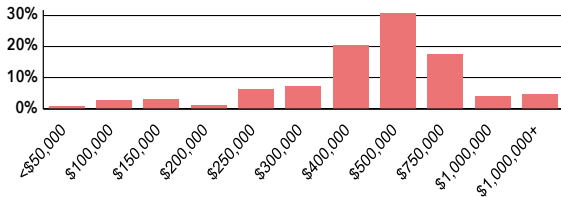
13,784 **0.97%** **2.05** **65.5** **33.8** **\$64,595** **\$426,661** **\$45,457** **15.4%** **69.1%** **15.5%**
 Population Total Population Growth Average HH Size Diversity Index Median Age Median HH Income Median Home Value Median Net Worth Age <18 Age 18-64 Age 65+

 **20.1%** **20.5%** **59.4%**
 Services Blue Collar White Collar

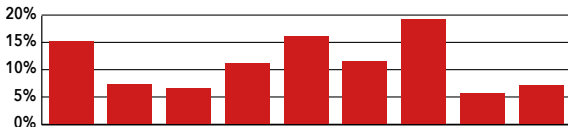
Mortgage as Percent of Salary



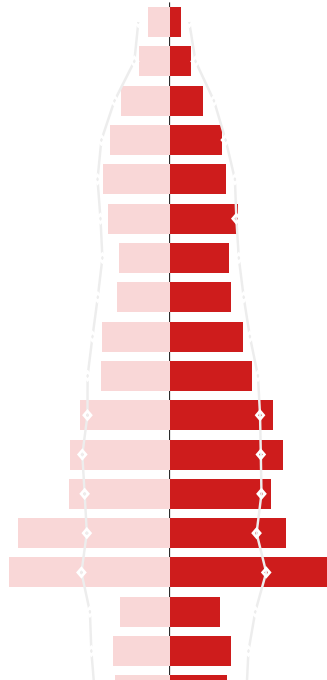
Home Value



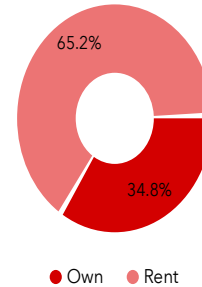
Household Income



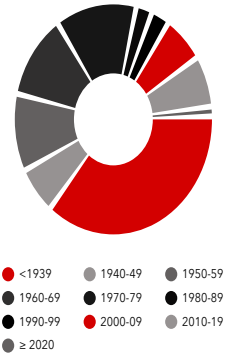
Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



Educational Attainment



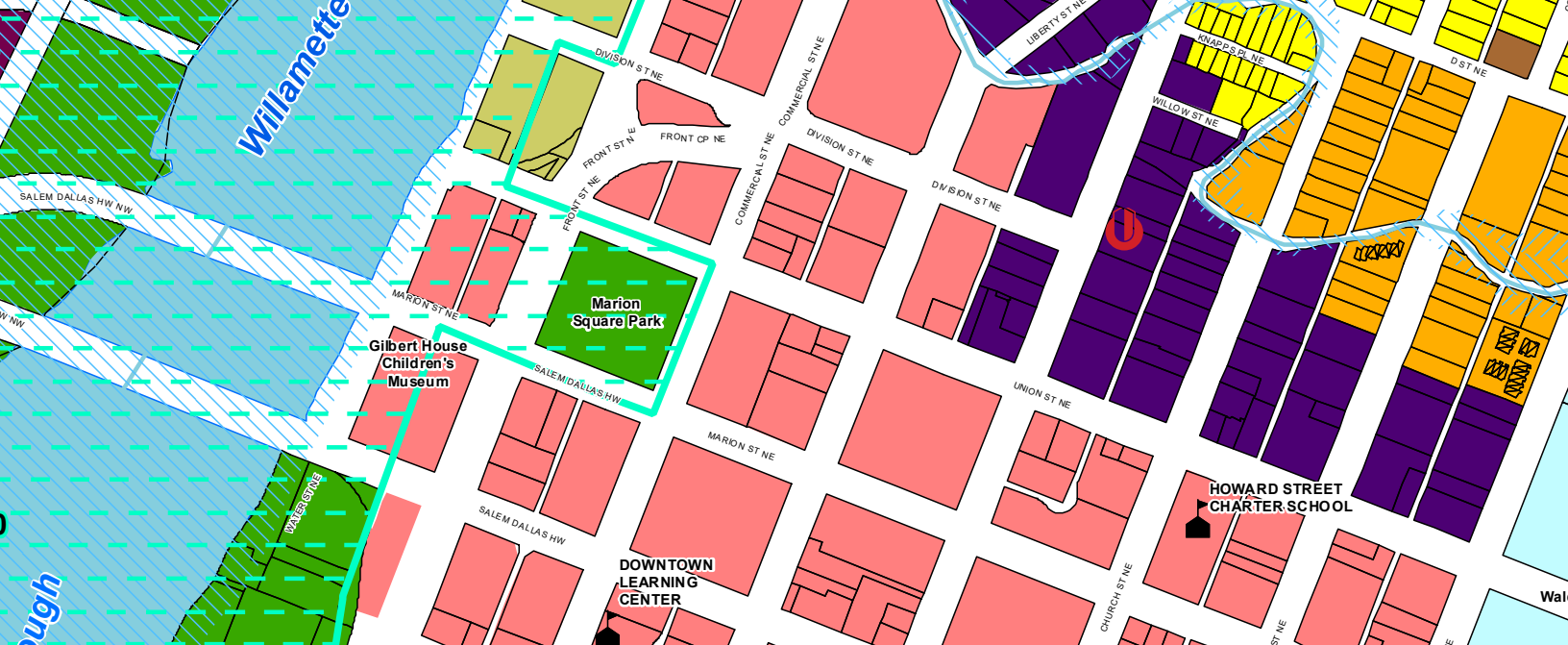
Commute Time: Minutes



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Zoning Designations

- CB - Central Business District
- CG - General Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I**
- MU-II - Mixed Use-II
- MU-III - Mixed Use-III
- MU-R - Mixed Use - Riverfront
- NH - Neighborhood Hub
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential
- SWMU - South Waterfront Mixed-Use
- WCSB - West Salem Central Business District
- Overlay Zone *
- Historic District *
- Willamette Greenway/Compatibility Review Boundary
- Flood Plain
- Flood Way
- City Limits
- Urban Growth Boundary
- Taxlots
- Water
- Schools



ZONING DESCRIPTION (MUI) Mixed Use I

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Mixed Use I is a newly adopted zone that allows for a broad range of uses within a single property. These can be retail, office, light industrial, and residential.

The focus of this property is retail and office.



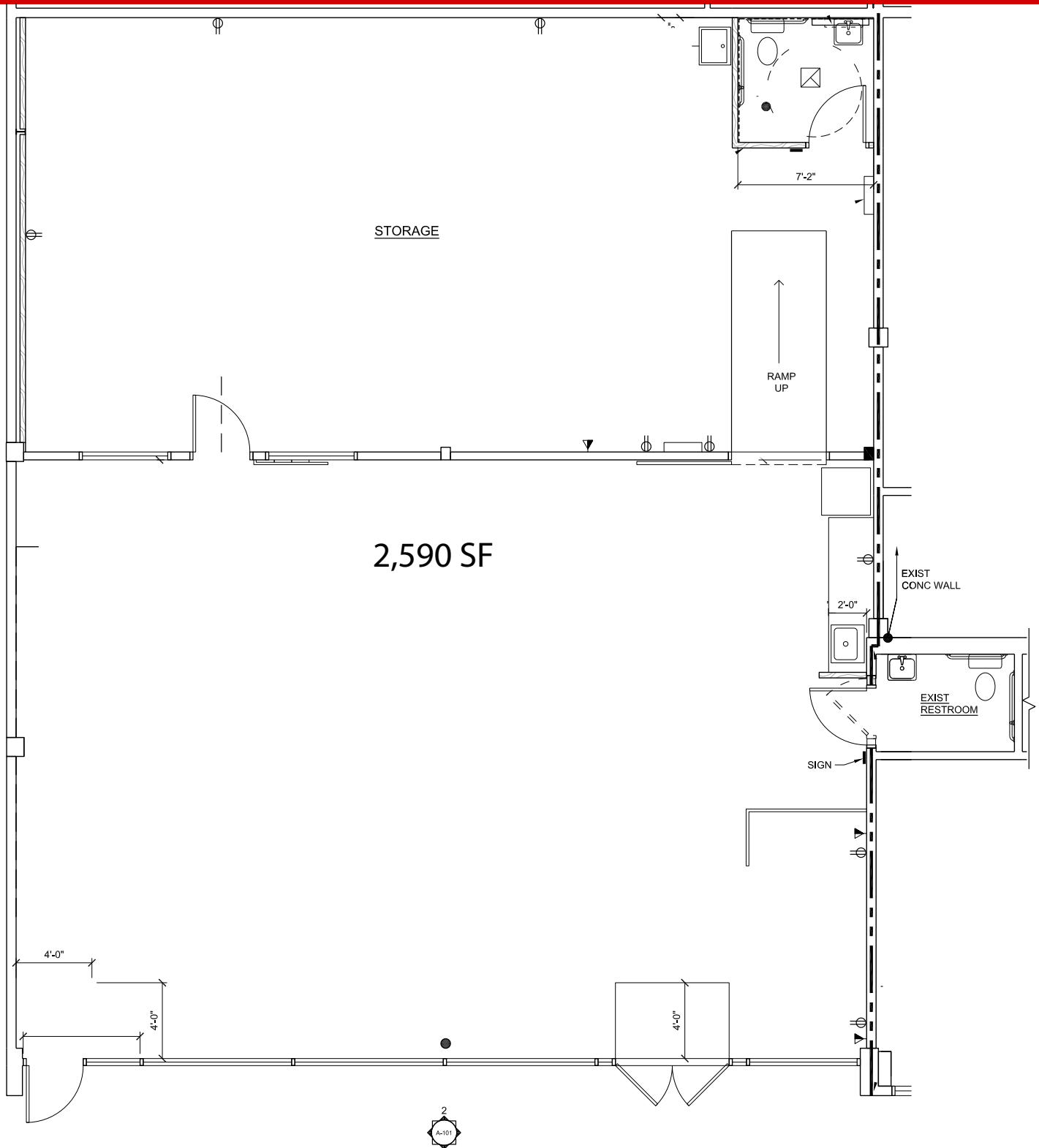
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LOCATION

Parcel Map

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Variety of government incentive programs are available from Marion County and the City of Salem. Check with the Strategic Economic Development Corp (SEDCOR) for guidance on which program is best suited for your business.



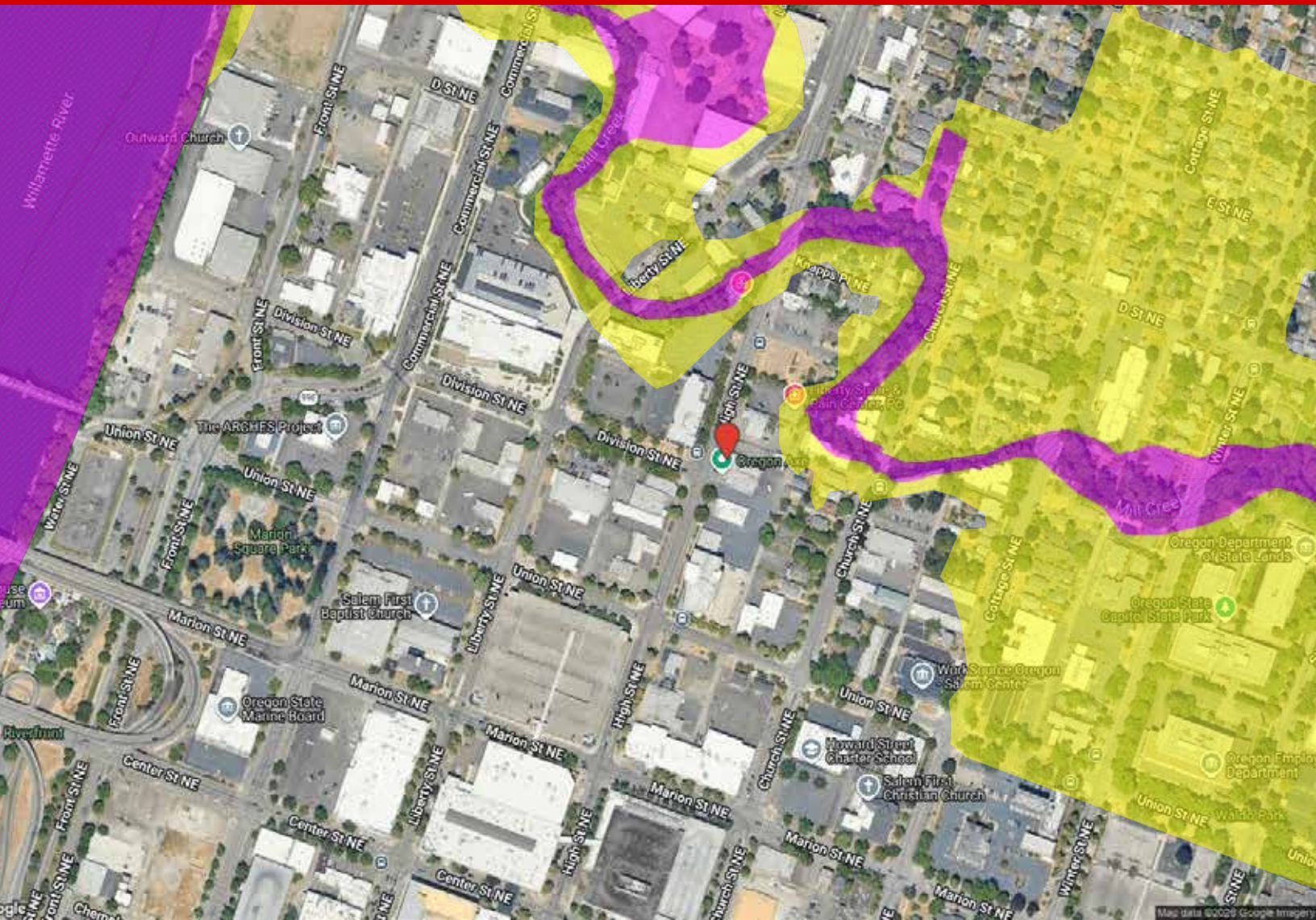
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Map data ©2020 Google Imagery

Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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