



**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.

Located within the Broadway/High Street Overlay District, 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**
- **BROADWAY/ HIGH ST OVERLAY**
- **3 DEDICATED PARKING**
- **BACKLIT SIGNAGE**
- **HEAT AND AC**
- **2 ADA RESTROOMS**
- **10' CEILING HEIGHT**
- **FLEXIBLE COMMERCIAL USE**



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June 29, 2026



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

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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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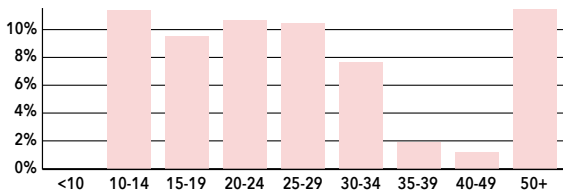
COMMUNITY SUMMARY

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

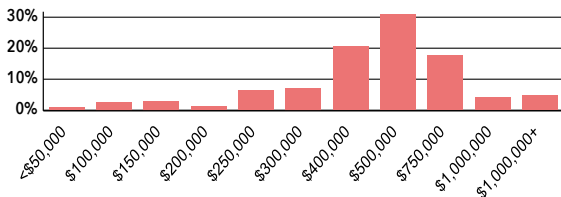
13,784 Population Total
0.97% Population Growth
2.05 Average HH Size
65.5 Diversity Index
33.8 Median Age
\$64,595 Median HH Income
\$426,661 Median Home Value
\$45,457 Median Net Worth
15.4% Age <18
69.1% Age 18-64
15.5% Age 65+

20.1% Services
20.5% Blue Collar
59.4% White Collar

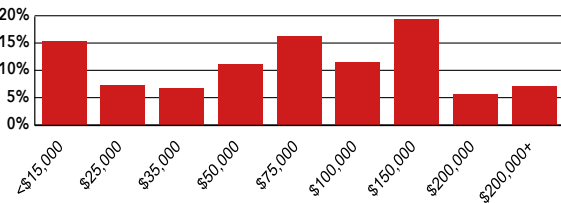
Mortgage as Percent of Salary



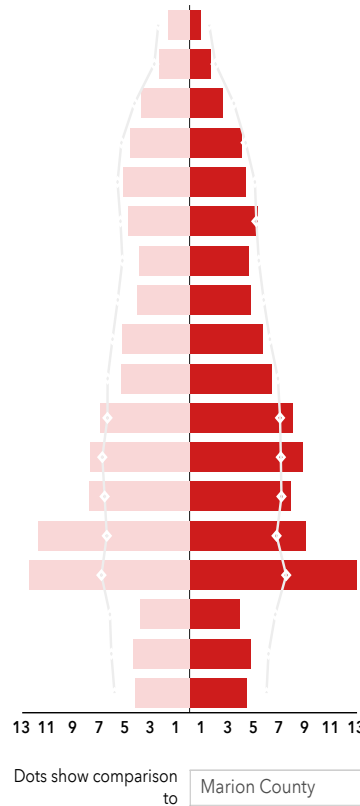
Home Value



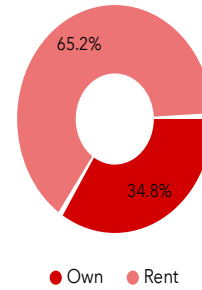
Household Income



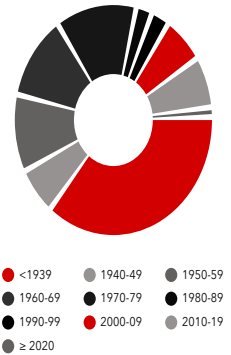
Age Profile: 5 Year Increments



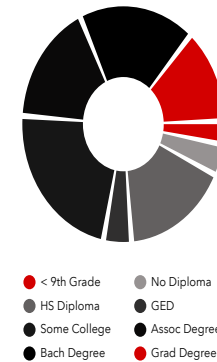
Home Ownership



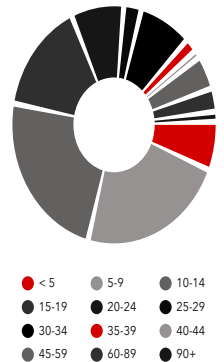
Housing: Year Built



Educational Attainment



Commute Time: Minutes

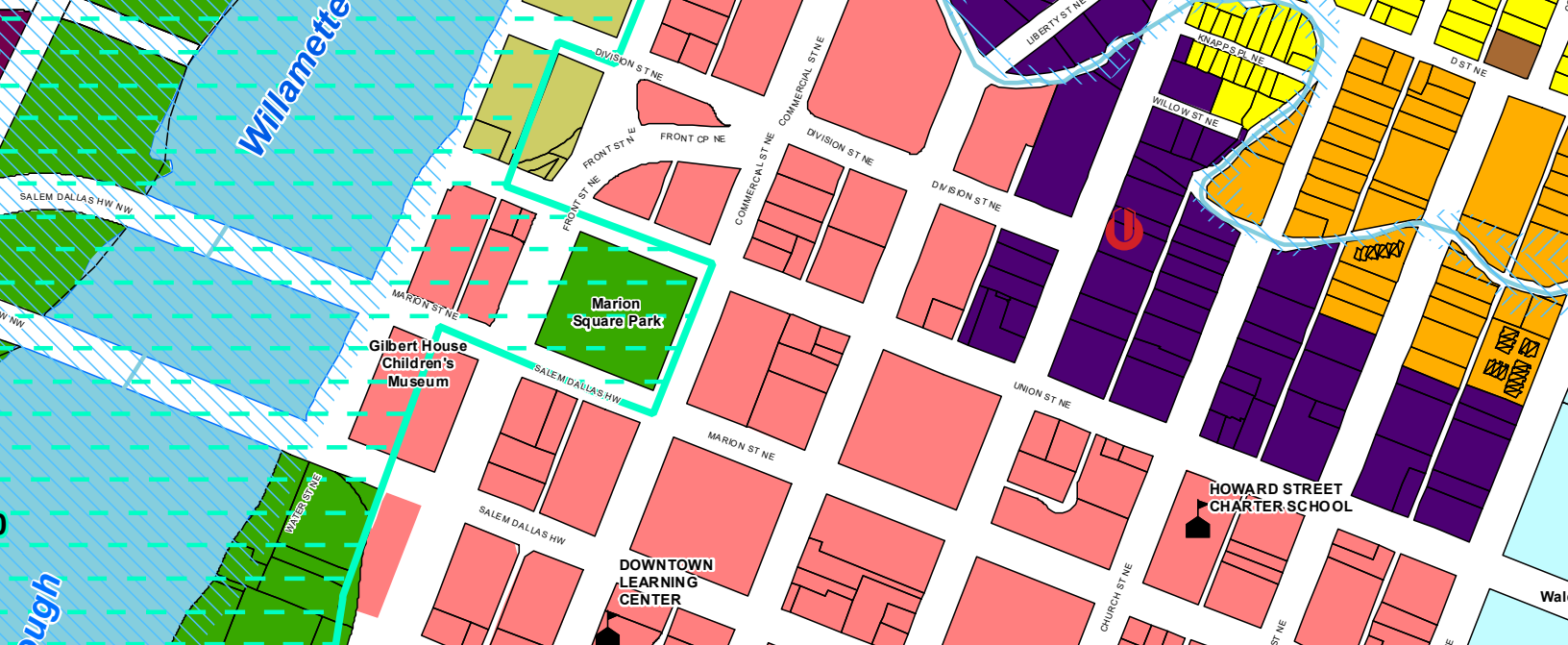


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Zoning Designations

- 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 Industrial

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The purpose of the Mixed Use-I (MU-I) zone is to identify allowed uses and establish development standards that promote pedestrian-oriented development in vibrant mixed-use districts, encourage a mix of compatible uses in multi-story buildings, and emphasize active commercial uses on ground floors facing major streets.



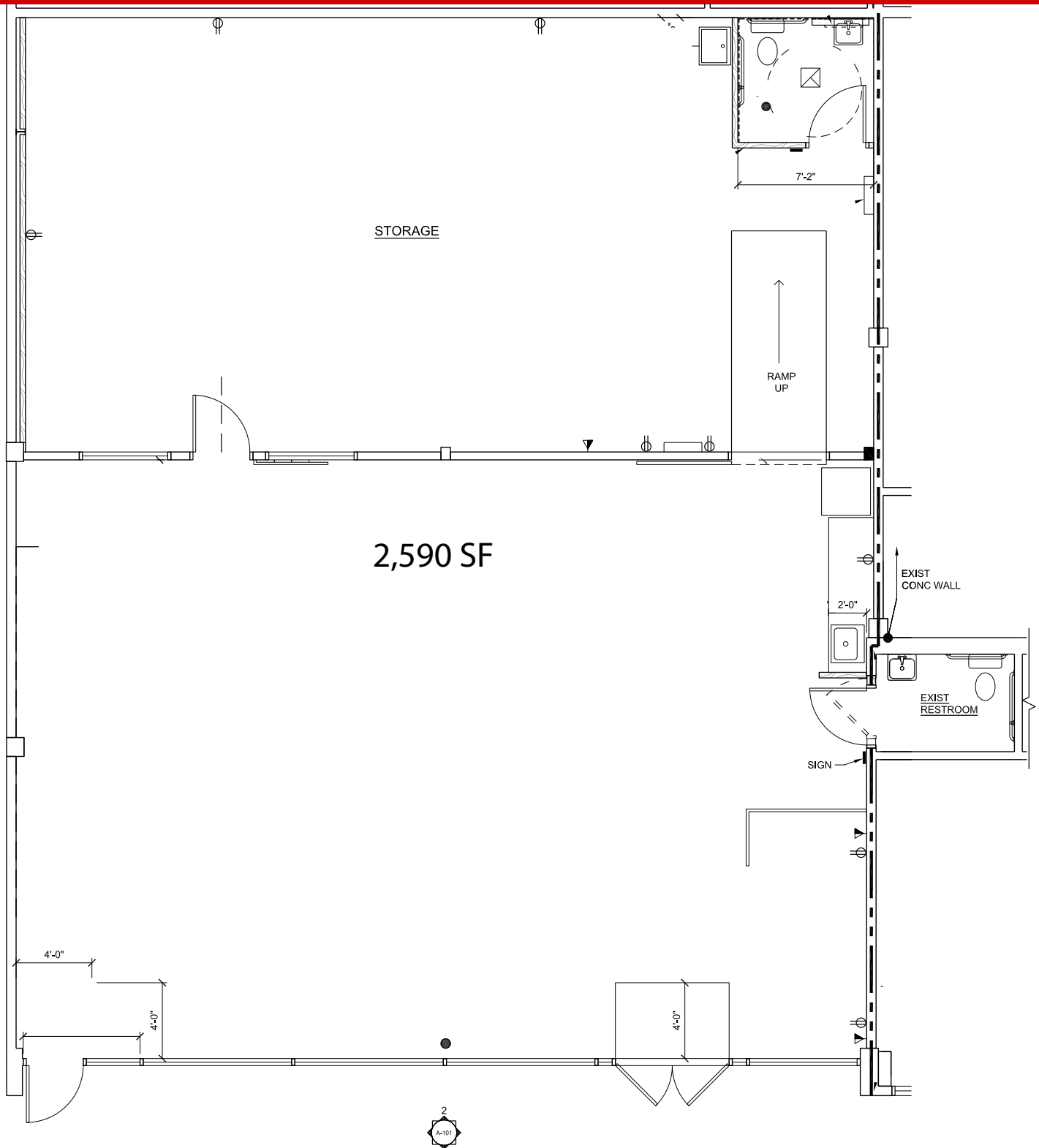
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LOCATION

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.

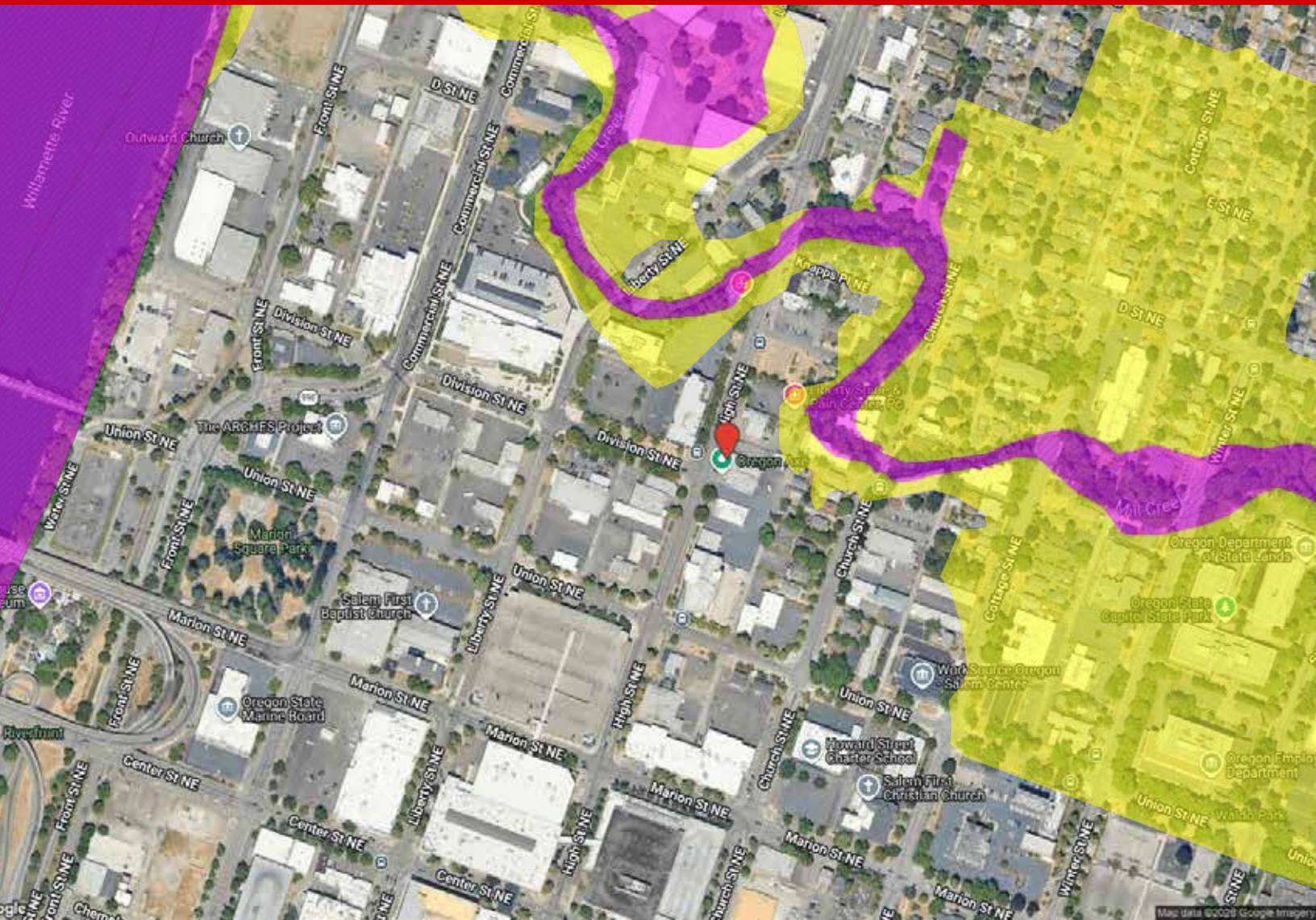


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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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