



**OFFERED AT
\$900,000.00**

OPERATING DAYCARE CENTER

STRONG CLIENT BASE WITH EXPANSION POTENTIAL

Downtown based business

This daycare is classed as a child center, and has been in operation for over 40 years. Seller's motivation is to retire. The desired Buyer is an owner/operator with a passion for families and youth development. Currently run under the license capacity by choice of the operator, the license allows up to 150 children.

FEATURES

- CHILD CENTER
- LONG TERM LEASE
- ALL ASSETS INCLUDED
- SELLER WILL TRAIN
- 40 YEAR OPERATING HISTORY
- POSITIVE CASH FLOW
- UP TO 150 STUDENTS
- INDOOR/ OUTDOOR PLAY
- WALKABLE TO DOWNTOWN



Ian Levin, Principal Broker | CCIM
NATHAN LEVIN CO.

Main: 971 707 4590
ian@nathanlevinco.com

www.nathanlevinco.com
lic #200510306

Hector Garcia, Principal Broker
JOHN L. SCOTT

Main: 503 585 0100
hectorgarcia@comcast.net

saleoffice.johnlscott.com
lic #200504159





LOCAL BUSINESSES

- State of Oregon
- Salem Health
- Willamette University
- SAIF Corp
- Salfeld Griggs PC
- City of Salem
- CB Two Architect
- YMCA



LOCATION Area Map

445 High ST. SE. Salem OR. 97301

The map highlights the volume of large employers within walking distance of the facility.



Ian Levin, Principal Broker | CCIM
NATHAN LEVIN CO.

Main: 971 707 4590
ian@nathanlevinco.com

www.nathanlevinco.com
lic #200510306

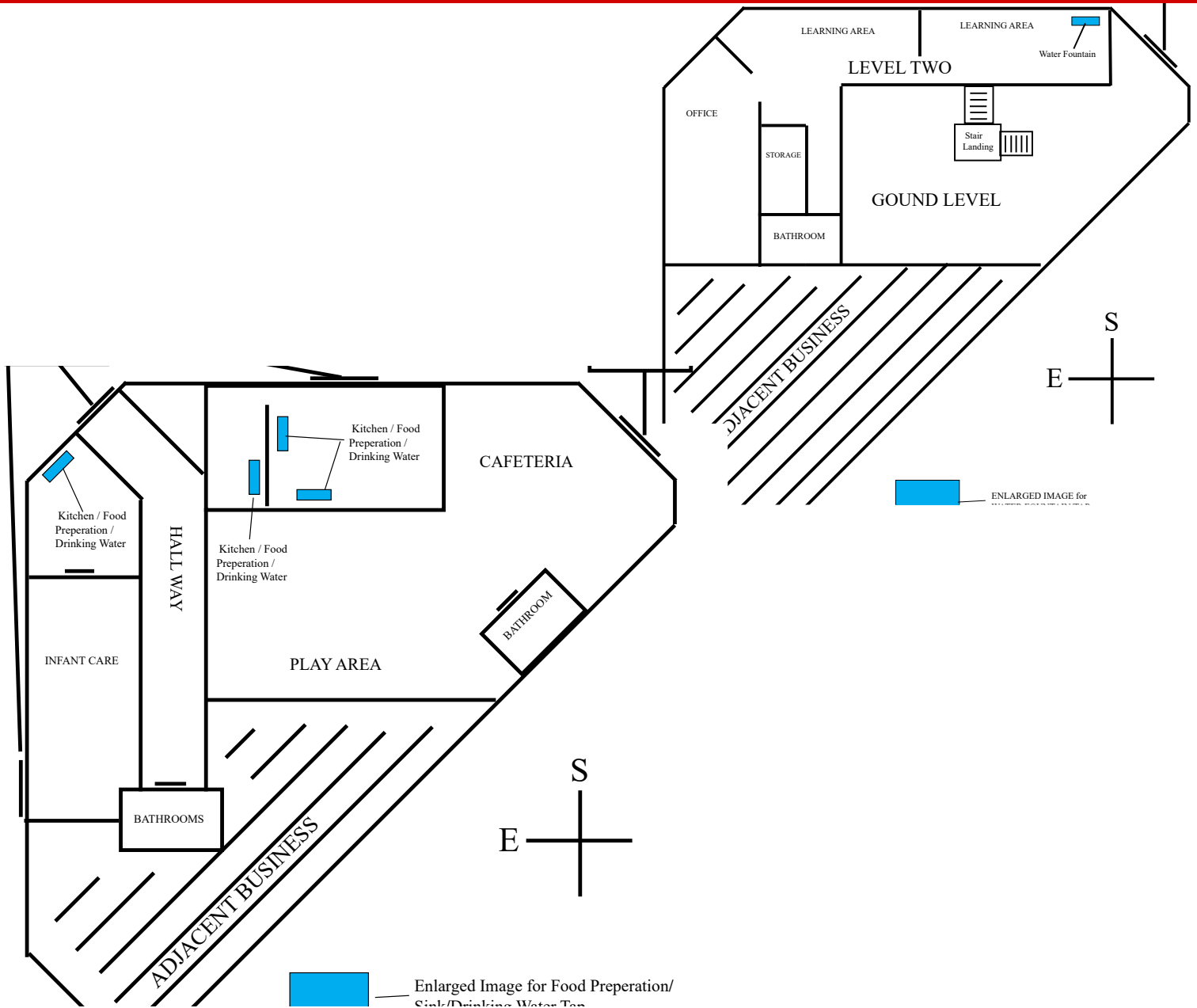
Hector Garcia, Principal Broker
JOHN L. SCOTT

Main: 503 585 0100
hectorgarcia@comcast.net

salemoffice.johnlscott.com
lic #200504159



SPACE PLAN



Ian Levin, Principal Broker | CCIM
NATHAN LEVIN CO.

Main: 971 707 4590
ian@nathanlevinco.com
www.nathanlevinco.com
lic #200510306

Hector Garcia, Principal Broker
JOHN L. SCOTT

Main: 503 585 0100
hectorlgarcia@comcast.net
salemoffice.johnlscott.com
lic #200504159



DEMOGRAPHICS

445 High St SE, Salem, Oregon, 97301



Set to Impress

Dominant Tapestry Segment

KEY FACTS



19,061
Total Population



\$309,366
Median Home Value



2,419
Businesses



38,940
Daytime Population



34.6
Median Age



0.5%
2010-2021 Pop
Growth Rate



\$25,098
Per Capita Income



2.1
Avg Household
Size



\$50,042
Median Household
Income



Ian Levin, Principal Broker | CCIM
NATHAN LEVIN CO.

Main: 971 707 4590
ian@nathanlevinco.com

www.nathanlevinco.com
lic #200510306

Hector Garcia, Principal Broker
JOHN L. SCOTT

Main: 503 585 0100
hectorlgarcia@comcast.net

salemoffice.johnlscott.com
lic #200504159

