



**OFFERED AT**  
**\$1.10/ SF NNN | \$900,000.00**

## **1695 Fairgrounds Rd. NE. Salem Oregon 97301**

### **TUCKER AUTO DEALERSHIP**

**Corner location with excellent access to downtown and I-5**

Once upon a time this was a car dealership. This flatiron building with zero lot lines was built in 1948. It has been updated and modified over the decades and today is a multi-tenant retail building. Some unique features include a bow string truss framed roof which provides beautiful architecture and tall ceiling in the shop area of the building. The main retail floor is an open showroom with 10' ceilings for a traditional retail appearance. Lots of storefront windows along Fairgrounds Rd provides a large canvas to draw customers into the store. The current tenant space is about 1000 SF and is the most updated interior with modern ADA restroom and newer back office.

### **FEATURES**

- MU II ZONE
- 5000 SQUARE FEET
- CORNER LOCATION
- SIGNAGE
- OPEN SHOWROOM
- SHOP BAY WITH OFFICE
- 3 PHASE POWER
- NEW ROOF IN 2019
- POSSIBLE LIVE/ WORK
- 7,750 DAILY TRAFFIC COUNT
- SELLER CARRIED FINANCING



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## LOCAL BUSINESSES

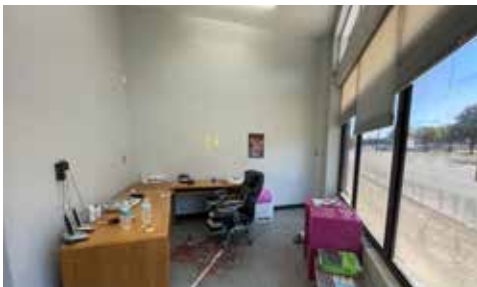
- Kamacho Knudson PC
- Michael The Archangel
- Salem Clinic
- M&S Sales
- Cycle Country
- Harbor Freight
- Chemeketa Community Coll.
- Portland General Electric
- Bulletproof Meals
- KP Health



## LOCATION Area Map

**1695 Fairgrounds Rd. NE. Salem OR.**

Incredible location with exposure and access from both Portland Rd NE and Lancaster Dr. NE



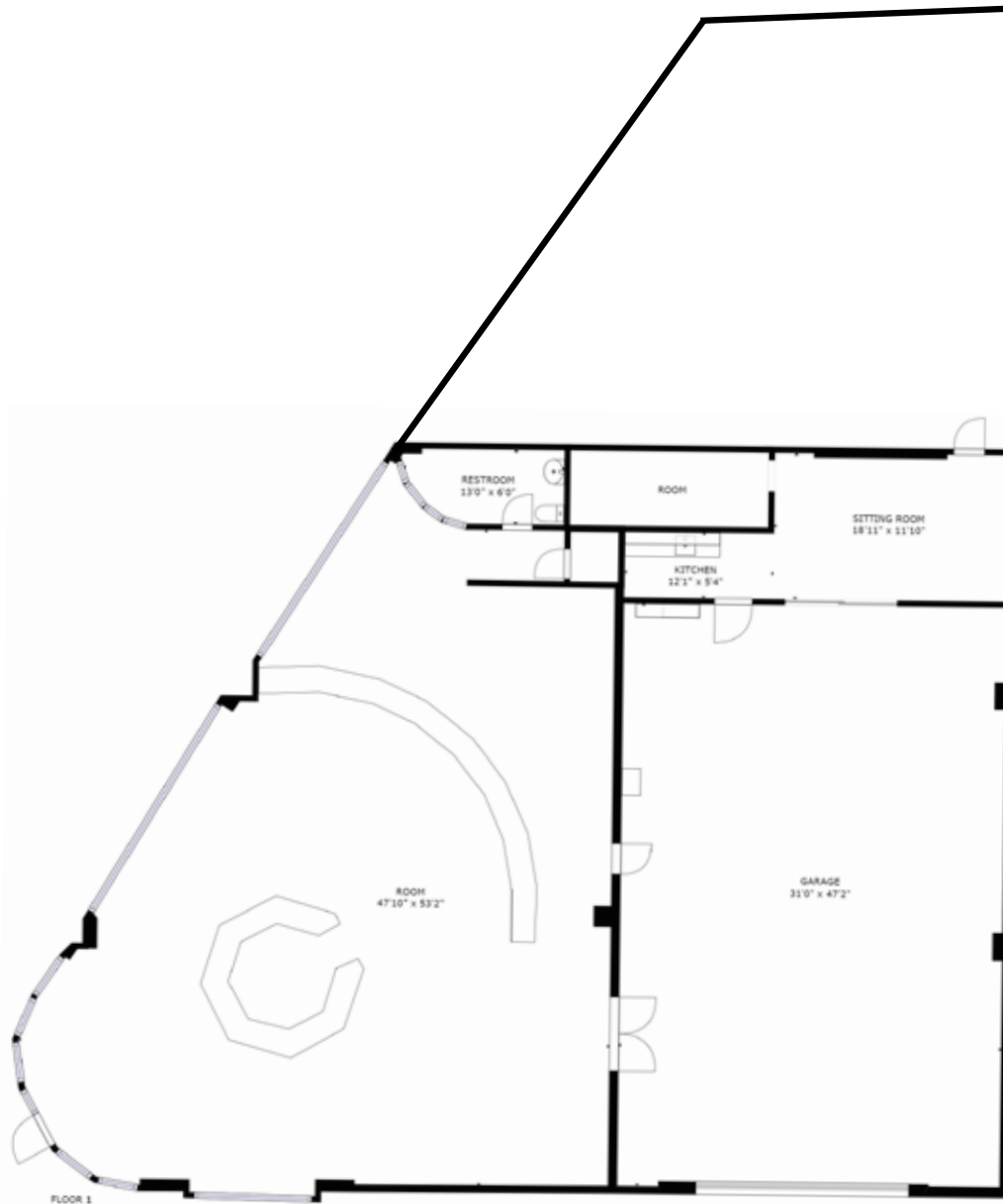
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#### Zoning Designations

- 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
- 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
- WSCB - West Salem Central Business District



## ZONING DESCRIPTION

# (MU) Mixed Use II

**1695 Fairgrounds Rd NE Salem OR.**

Newly updated zone allows for a broader set of uses than the previous Commercial Retail.



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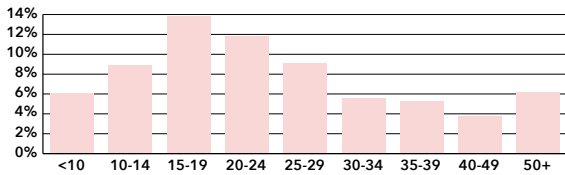
## COMMUNITY SUMMARY

1620 Oxford St Se, Salem, Oregon, 97302  
Drive time of 5 minutes

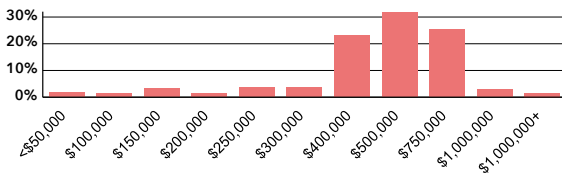
<b>20,168</b>	<b>0.34%</b>	<b>2.44</b>	<b>65.8</b>	<b>36.0</b>	<b>\$64,567</b>	<b>\$437,902</b>	<b>\$79,080</b>	<b>17.2%</b>	<b>67.5%</b>	<b>15.4%</b>
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

<b>19.7%</b>	<b>19.1%</b>	<b>61.2%</b>
Services	Blue Collar	White Collar

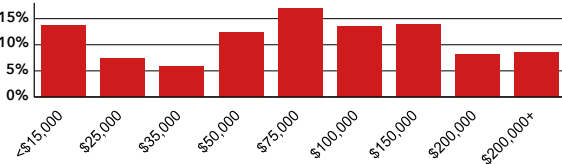
Mortgage as Percent of Salary



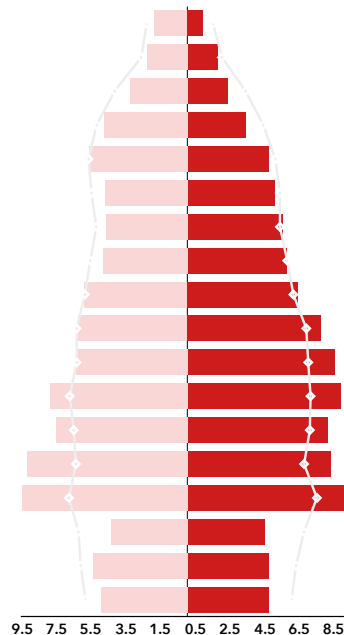
Home Value



Household Income

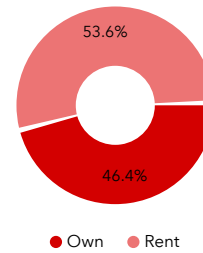


Age Profile: 5 Year Increments

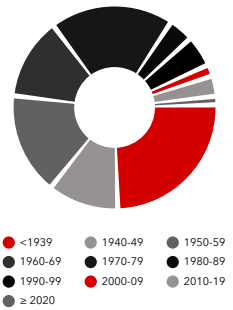


Dots show comparison to Marion County

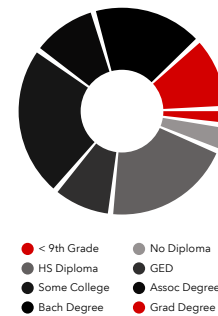
Home Ownership



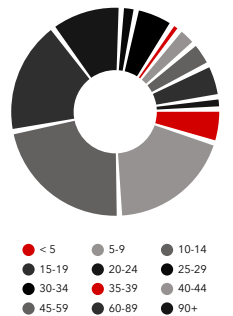
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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## COUNTY RECORDS

- 584799
- Map Tax Lot #072W06BD02900
- .11 Acres
- 4634 Square Feet
- Parcel #6900
- Property Class 201
- 2021 taxes \$4,875.93



# NLCO

## LOCATION

## Parcel Map

### 1695 Fairgrounds Rd NE Salem OR.

Unique location in NE Salem with lots of surrounding neighborhoods. Highest and best use of the property would be service oriented like child care, retail sales, etc.



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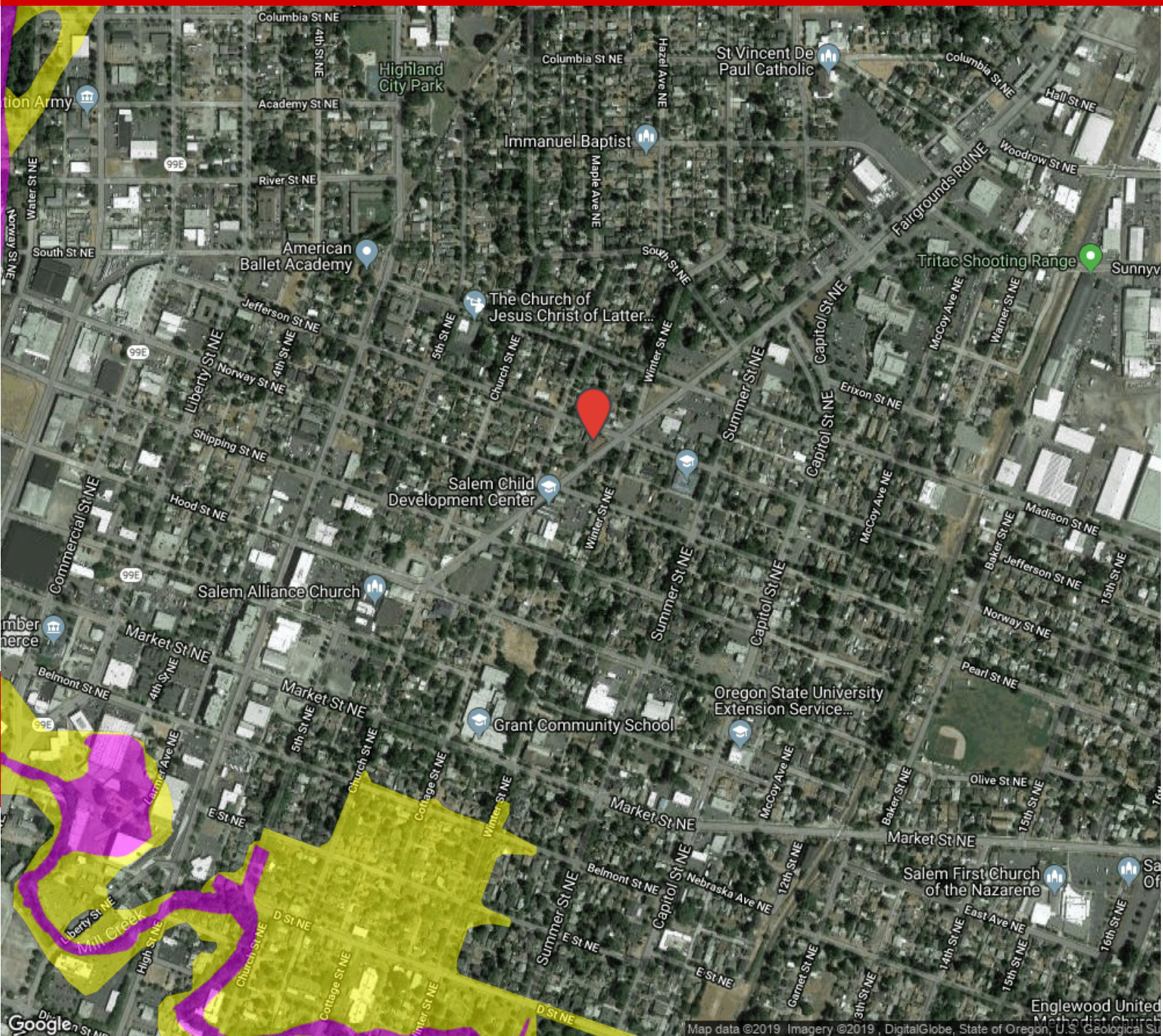
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Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA



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