



**OFFERED AT
\$14.00–16.00/ SF NNN annually**

435 Liberty St NE Salem OR 97301

IDEAL LOCATION FOR SERVING DOWNTOWN AND WEST

Introducing a premium retail space in the heart of downtown Salem, Oregon, perfectly positioned to attract high foot traffic from both local residents and visitors. This 25,000 square foot property offers an unbeatable location with direct access from West Salem, making it easily accessible to a growing and dynamic customer base. The building's versatile layout is ideal for a variety of retail concepts, from flagship stores to multi-tenant retail centers.

Developments coming to downtown include the CANNERY with 374 residential units planned mixed with retail, and another 300 residential units planned between multiple development sites in downtown. The city also has Block 50 for sale to a developer that will bring another residential heavy mixed use project to Salem

FEATURES

- CBD ZONE
- 25,000 SF
- LARGE PARKING LOT
- HARD CORNER LOCATION
- 2.64 ACRE SITE
- WALKABILITY SCORE 81
- TRANSIT SCORE 61
- 120 SURFACE PARKING STALLS
- DRAW FOR WEST SALEM
- MULTIPLE SIGN LOCATIONS



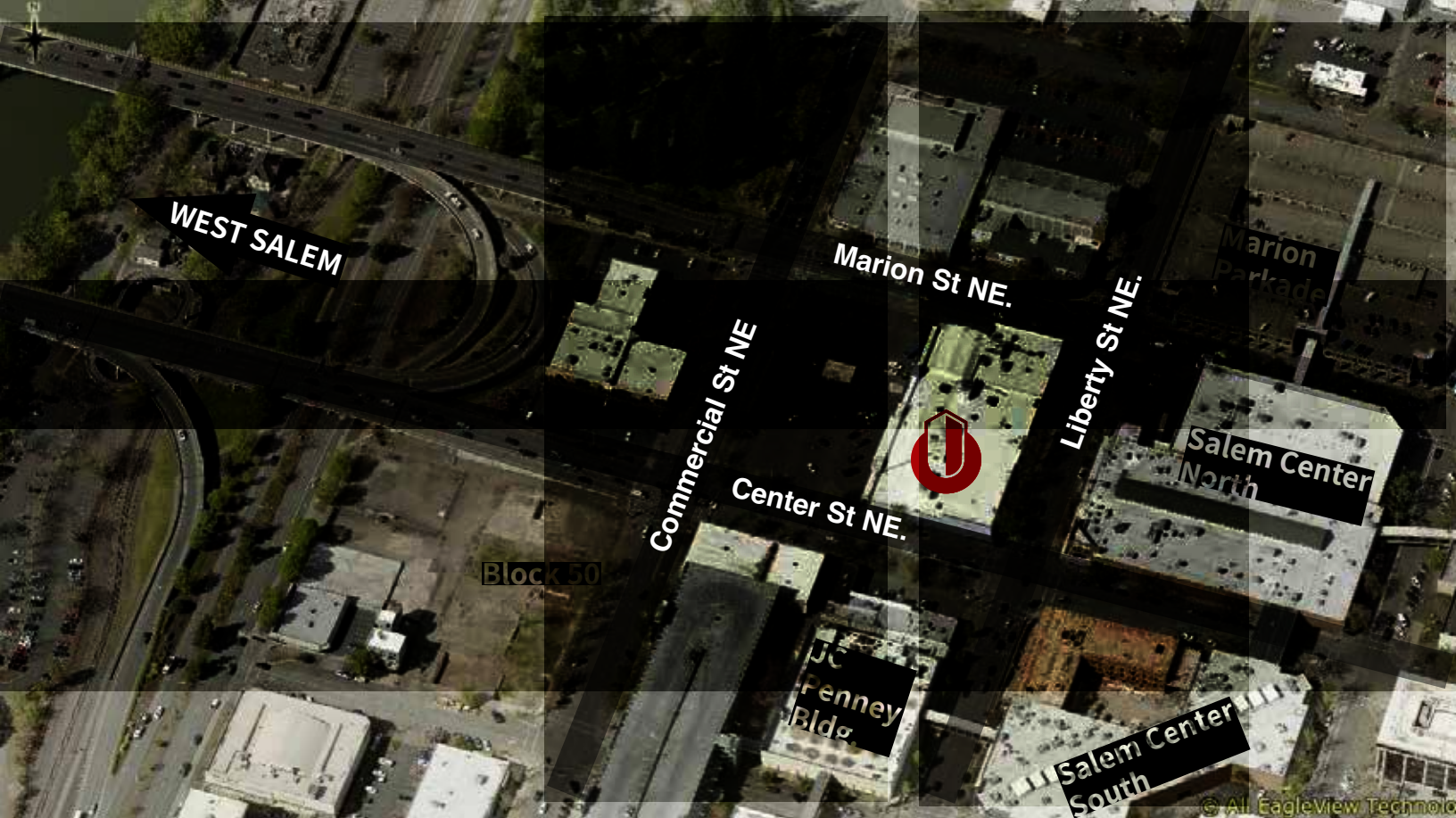
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October 22, 2024



LOCAL BUSINESSES

- Family Dollar
- Cinebar
- Ross
- Kohl's
- Salem Center Mall
- Macy's
- La Margarita Express
- Jacksons Jewelers
- Isaacs Room
- The Forge



LOCATION Area Map

435 Liberty St NE Salem OR 97301

Connecting west Salem with downtown. This high traffic retail location is well situated to serve the central business core as well as residents of west Salem.



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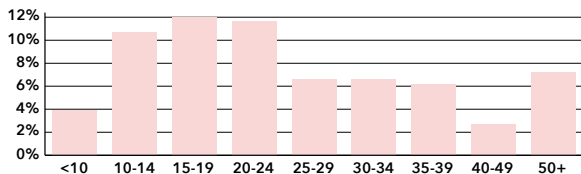
COMMUNITY SUMMARY

Metabank
Drive time: 5 minute radius

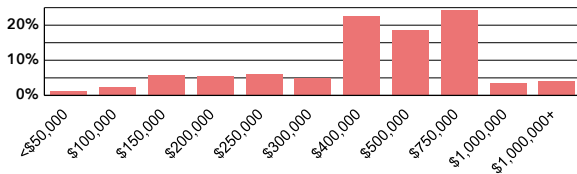
| | | | | | | | | | | |
|------------------|-------------------|-----------------|-----------------|------------|------------------|-------------------|------------------|---------|-----------|---------|
| 26,289 | 0.34% | 2.25 | 64.3 | 35.4 | \$55,420 | \$407,662 | \$48,316 | 17.9% | 65.5% | 16.7% |
| 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+ |

| | | |
|----------|-------------|--------------|
| 22.4% | 18.2% | 59.5% |
| Services | Blue Collar | White Collar |

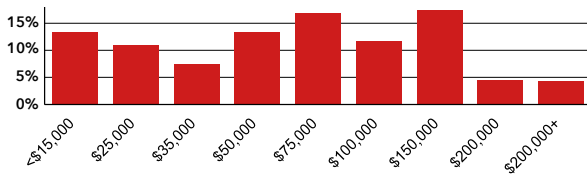
Mortgage as Percent of Salary



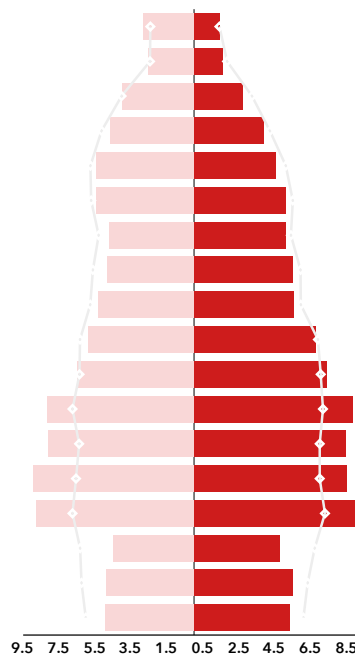
Home Value



Household Income

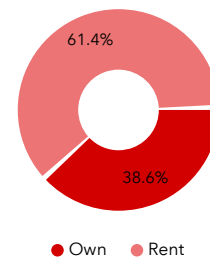


Age Profile: 5 Year Increments

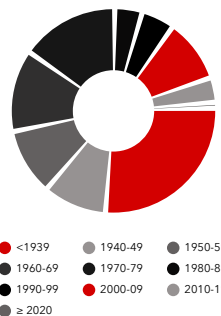


Dots show comparison to Marion County

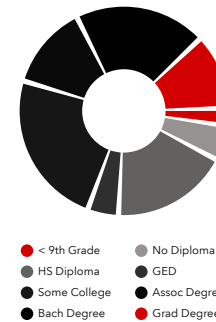
Home Ownership



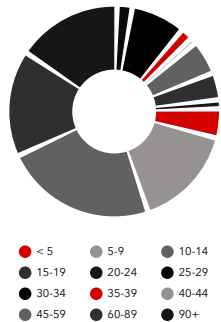
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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Zoning Designations

- EFU - Exclusive Farm Use
- RA - Residential Agriculture
- RS - Single Family Residential
- RD - Duplex Residential
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RH - Multiple Family High-Rise Residential
- CO - Commercial Office
- CN - Neighborhood Commercial
- CR - Retail Commercial
- CG - General Commercial
- CB - Central Business District
- WSCB - West Salem Central Business District
- IC - Industrial Commercial
- IBC - Industrial Business Campus
- IP - Industrial Park
- IG - General Industrial
- SCI - Second Street Craft Industrial Corridor
- II - Intensive Industrial
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health



ZONING DESCRIPTION (CBD) Central Business Dist.

435 Liberty St NE Salem OR 97301

The Central Business District like most communities, is the downtown area focused on retail activity. Parking is mostly on street or in structured parking. Advantage of this location is the direct access off the center st bridge, making the first stop for West Salem residents. Because the property sits between Center and Marion st, there is easy access to and from West Salem.

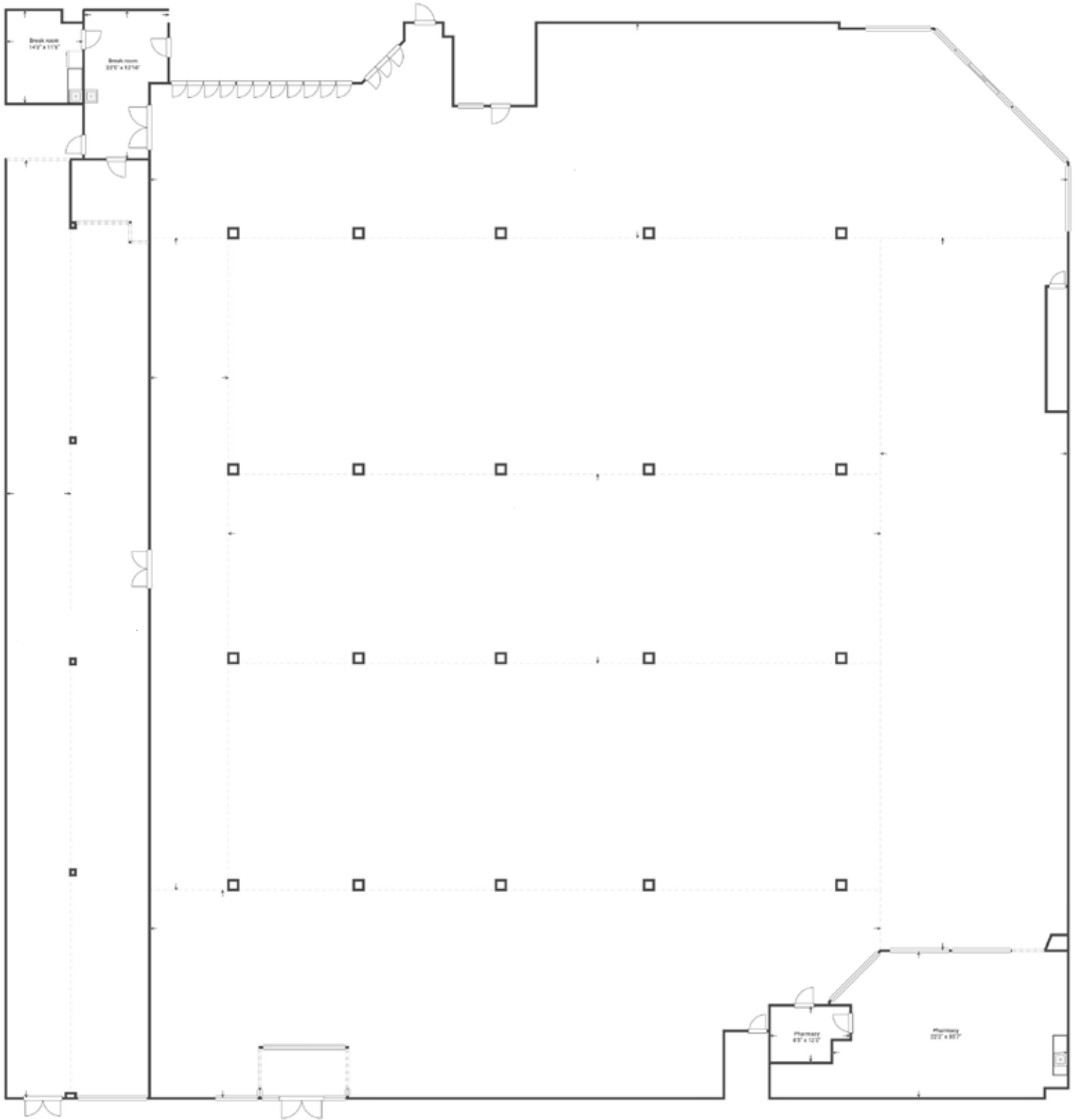


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07 3W 22DC

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SALEM

MARION COUNTY, OREGON
SW1/4 SE1/4 SEC22 T7S R3W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES
 Taxlot Boundary
 Road Right-of-Way
 Railroad Right-of-Way
 Private Road ROW
 Subdivision/Plat Bndry
 Waterline - Taxlot Bndry

Historical Boundary
 Easement
 Railroad Centerline
 Taxcode Line
 Map Boundary
 Waterline - Non Bndry

CORNER TYPES
 + 1/16TH Section Cor.
 @ DLC Corner
 1/4 Section Cor.
 16 15 Section Corner
 21 22

NUMBERS
 Tax Code Number
 00 00 0
 Acreage
 0.25 AC
 All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES
 Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

| | |
|------|--------|
| 200 | 3900 |
| 800 | 4200 |
| 800 | 4300 |
| 1000 | 5301 |
| 1200 | 7300A1 |
| 1500 | |
| 2100 | |
| 2200 | |
| 2600 | |
| 2800 | |
| 2901 | |
| 3000 | |
| 3300 | |
| 3700 | |
| 3800 | |

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

COUNTY RECORDS

- 589205
- Map Tax Lot #073W22DC02000
- 2.63 Acres
- 114,562 Square Feet
- Parcel #
- Property Class 200
- 2023 taxes \$79,364.87



LOCATION

Parcel Map

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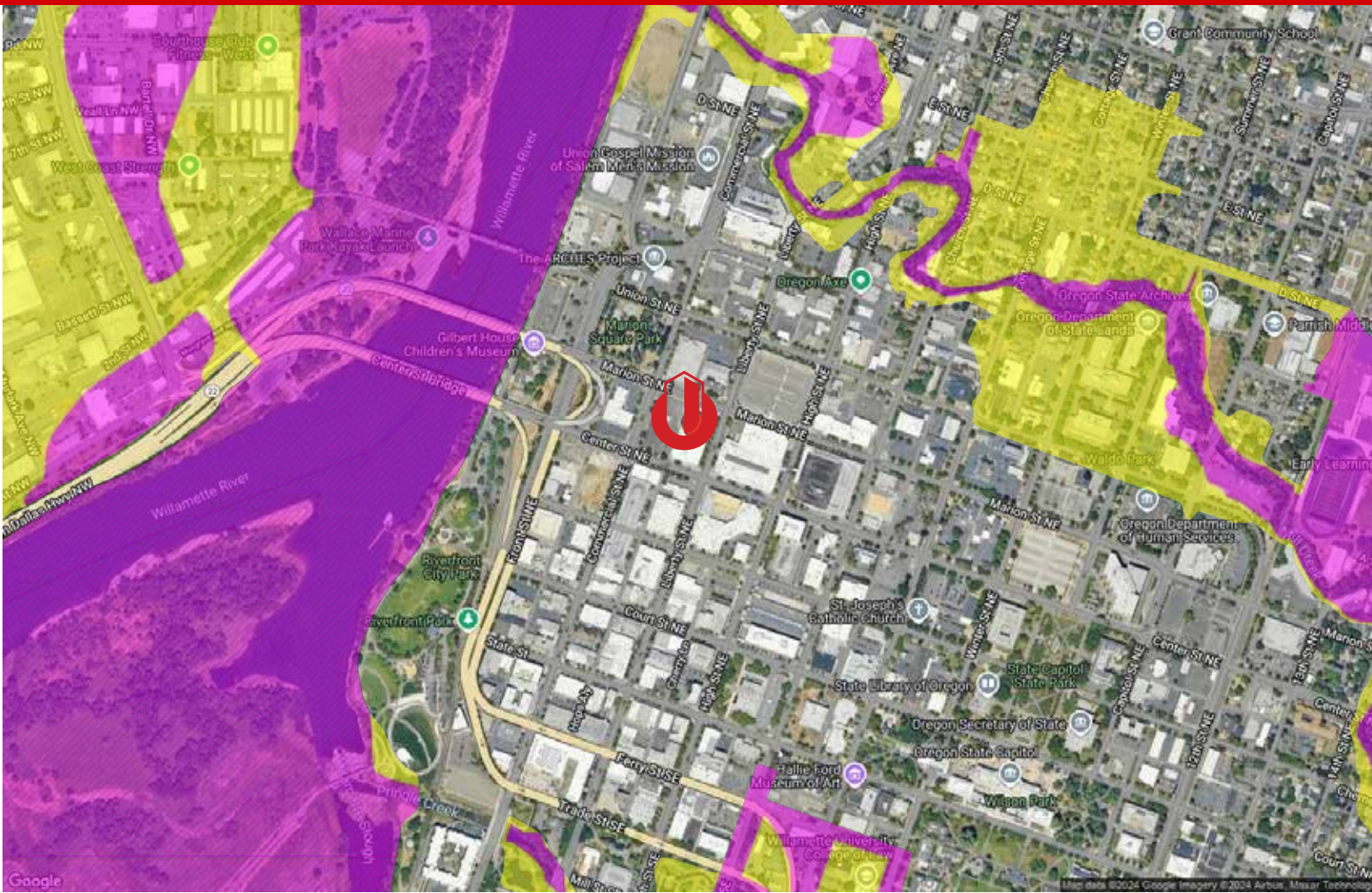
Variety of government incentive programs are available from Marion County and the City of Salem. Check with the Strategic Economic Development Corp (SEDCOR) for guidance on which program is best suited for your business.

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



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