



**OFFERED AT
\$488,000**

2793-2797 12th ST SE Oregon 97302

PRIME REDEVELOPMENT OPPORTUNITY – IDEAL FOR RESTAURANT OR RETAIL!

Bring new life to this highly visible property in a walkable southeast Salem neighborhood! Featuring 3,660 SF of flexible space in the retail commercial zone, this site is ideal for a restaurant, café, or local grocery market looking to serve the growing surrounding community.

The property offers a newly paved parking lot, dedicated outdoor seating area, and excellent signage visibility along 12th Street SE—just 2 miles from I-5 for easy access. With strong remodel potential, this location provides a rare opportunity to create a destination spot that combines neighborhood charm with high traffic exposure.

Unlock the potential – make this your next successful project!

FEATURES

- RETAIL COMMERCIAL ZONE
- 3,660 SQUARE FOOT BUILDING
- 15,839 SQUARE FOOT LOT
- 2 PARCELS
- NEW PARKING LOT
- OUTDOOR SEATING AREA
- REMODEL POTENTIAL
- SIGNAGE
- WALKABLE NEIGHBORHOOD
- 2 MILES TO I-5



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December 30, 2025



LOCAL BUSINESSES

- Phiz Spa
- Rank & Karnes Law, PC
- Java Crew
- Pet Designs
- Haider Family Dentistry
- Light Benders
- Boatwright Engineering
- Waterlab Corp.
- Premium Property Management
- US Market



LOCATION

Area Map

2793-2797 12th St SE Salem OR 97302

Ideally located for servicing the SE neighborhoods with food service or retail.



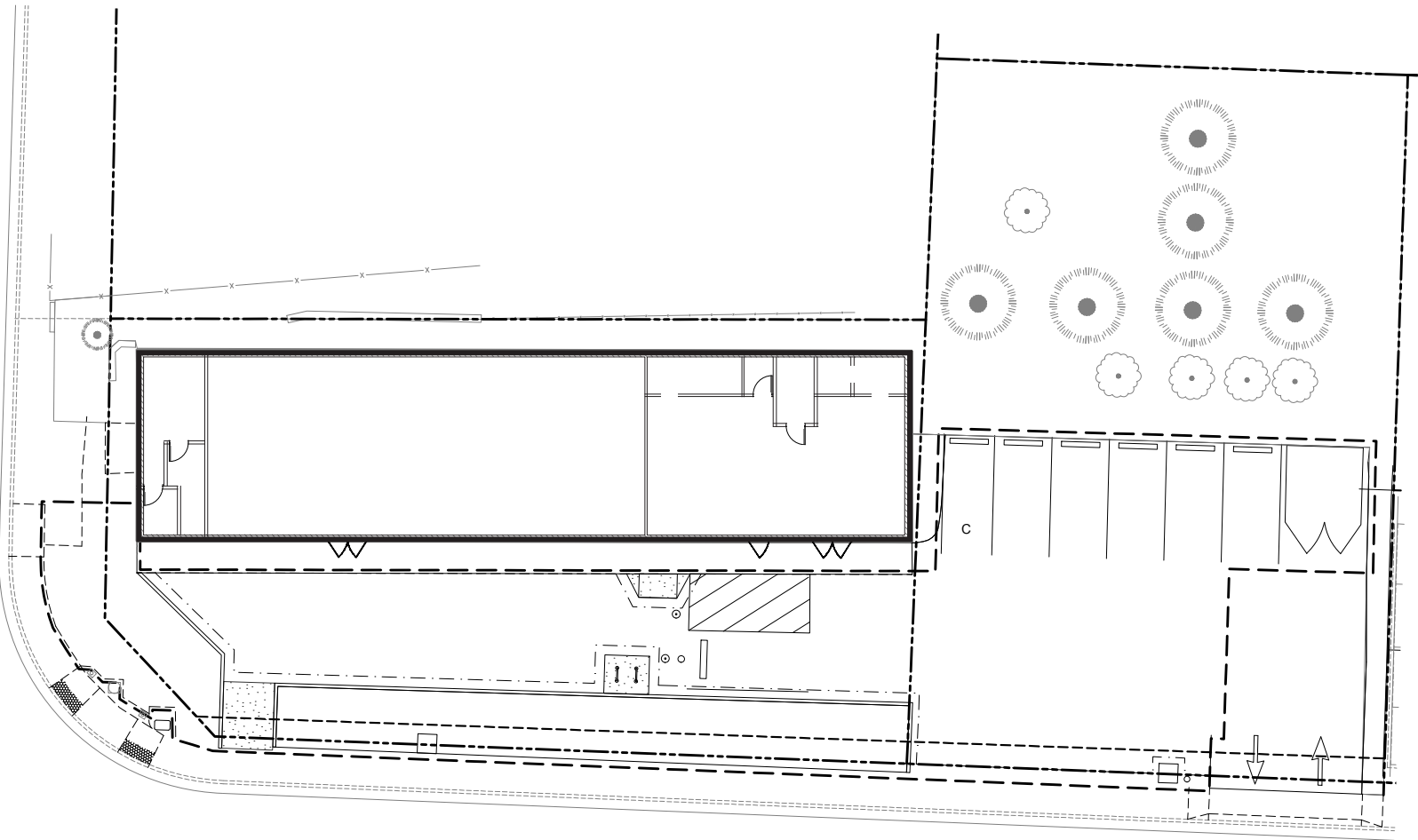
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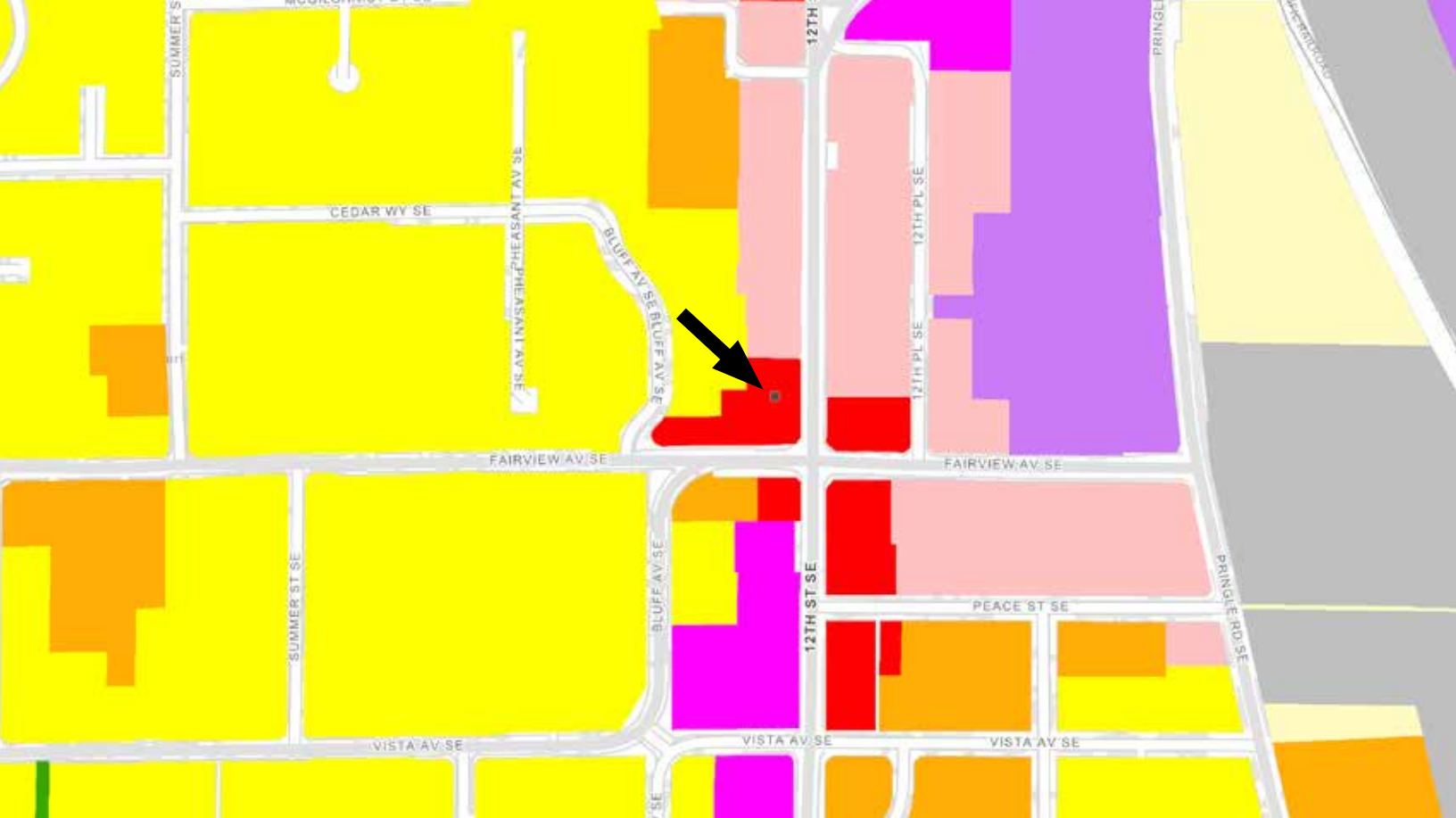


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- | | |
|---|-------------------------------------|
| CB - Central Business District | MU-R - Mixed Use - Riverfront |
| CG - General Commercial | NH - Neighborhood Hub |
| CO - Commercial Office | PA - Public Amusement |
| CR - Retail Commercial | PC - Public/Private Cemetery |
| EC - Employment Center | PE - Public/Private Education |
| EFU - Exclusive Farm Use | PH - Public Health |
| ESMU - Edgewater/Second Street Mixed-Use Corridor | PM - Capitol Mall |
| FMU - Fairview Mixed-Use | PS - Public Service |
| IBC - Industrial Business Campus | RA - Residential Agriculture |
| IC - Industrial Commercial | RM1 - Multiple Family Residential 1 |
| IG - General Industrial | RM2 - Multiple Family Residential 2 |
| IP - Industrial Park | RM3 - Multiple Family Residential 3 |
| MU-I - Mixed Use-I | RS - Single Family Residential |
| MU-II - Mixed Use-II | |



ZONING DESCRIPTION

CR - Retail Commercial

2793 12th ST SE Salem OR 97302

The CR - Retail Commercial zoning is designed for a wide variety of retail and office uses. It allows for a range of activities, including general retail sales, office spaces, personal services, and some motor vehicle sales and services, all intended to implement the city's comprehensive plan for commercial areas.



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COMMUNITY SUMMARY

12th Street Pub & Grub
Walk time of 5 minutes

639	1.24%	2.27	64.8	36.2	\$76,749	\$463,889	\$93,989	23.3%	60.4%	16.4%
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+



22.6%
Services

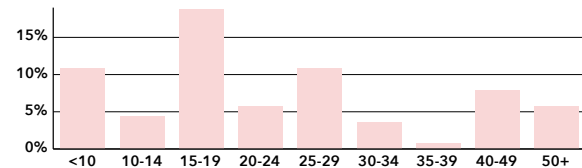


16.4%
Blue Collar

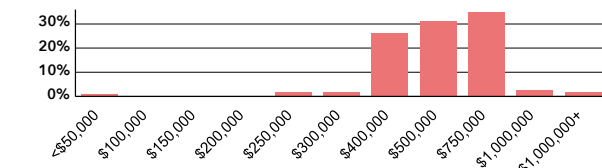


60.4%
White Collar

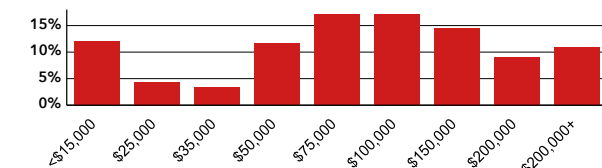
Mortgage as Percent of Salary



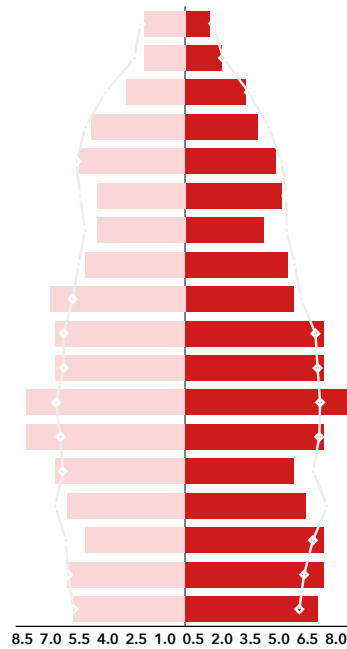
Home Value



Household Income



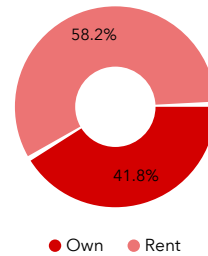
Age Profile: 5 Year Increments



8.5 7.0 5.5 4.0 2.5 1.0 0.5 2.0 3.5 5.0 6.5 8.0

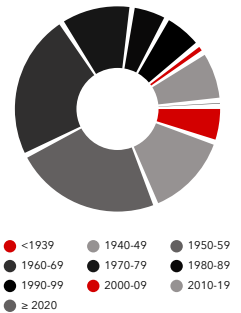
Dots show comparison to Marion County

Home Ownership

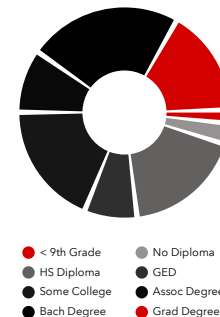


● Own ● Rent

Housing: Year Built

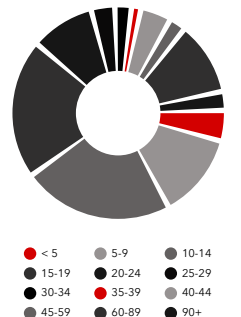


Educational Attainment



● < 9th Grade ● HS Diploma ● Some College ● Bach Degree ● No Diploma ● GED ● Assoc Degree ● Grad Degree

Commute Time: Minutes



● < 5 ● 5-9 ● 10-14 ● 15-19 ● 20-24 ● 25-29 ● 30-34 ● 35-39 ● 40-44 ● 45-59 ● 60-89 ● 90+

Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

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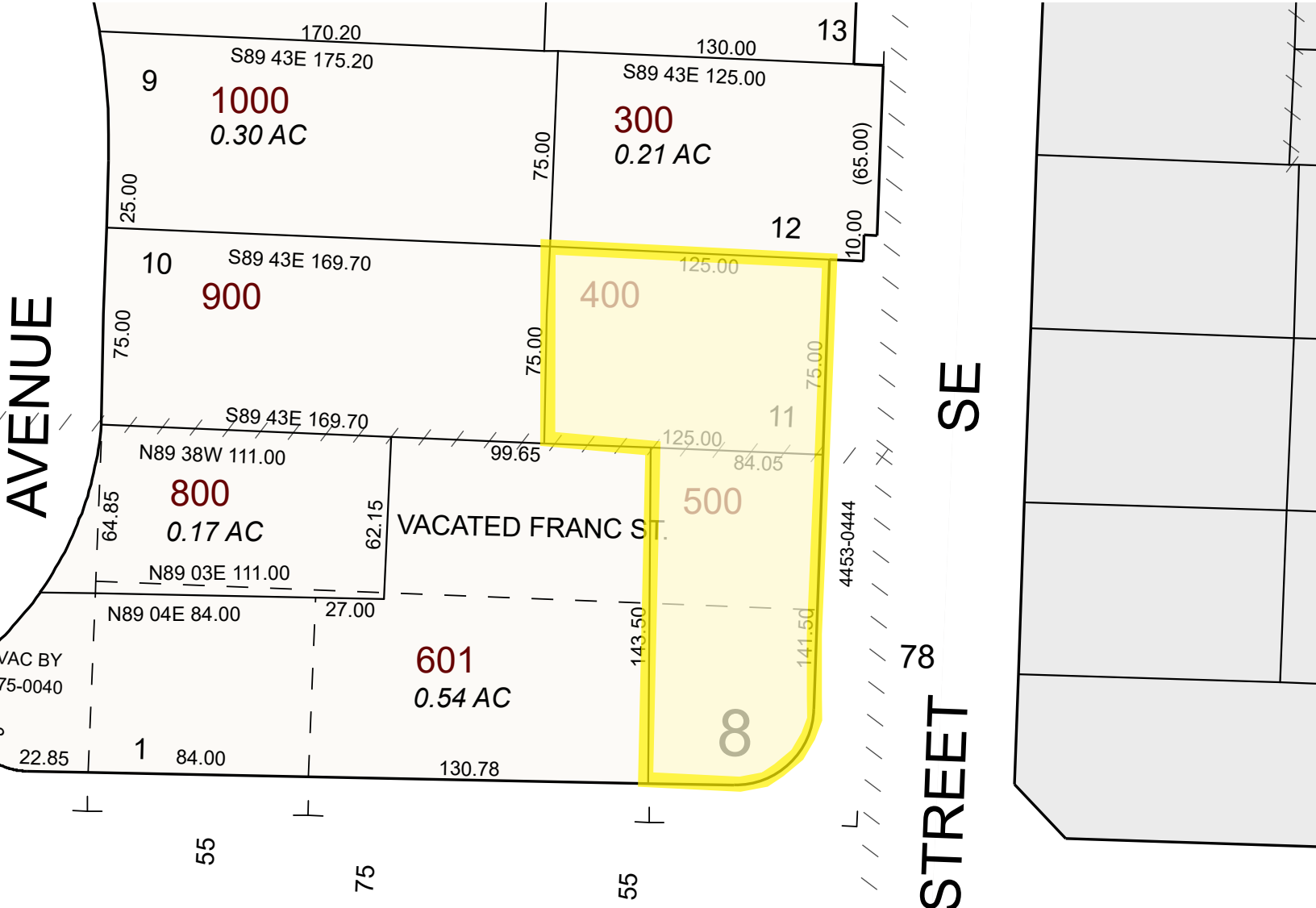
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COUNTY RECORDS

- Account Number 582702 & 566732
- Map Tax Lot #073W34DD00500 & #073W34DD00400
- 3,660 Square Feet Building
- 15,839 Square Feet Lot
- Parcel #8, 400 & 500
- Land Use 201
- 2024 taxes \$3,954.75
- Zoning: Salem-CR - Retail Commercial



LOCATION

Parcel Map

2793-2797 12th Street SE Salem OR 97302

Great corner location on signalized intersection. Backs up to single family residence neighborhood.



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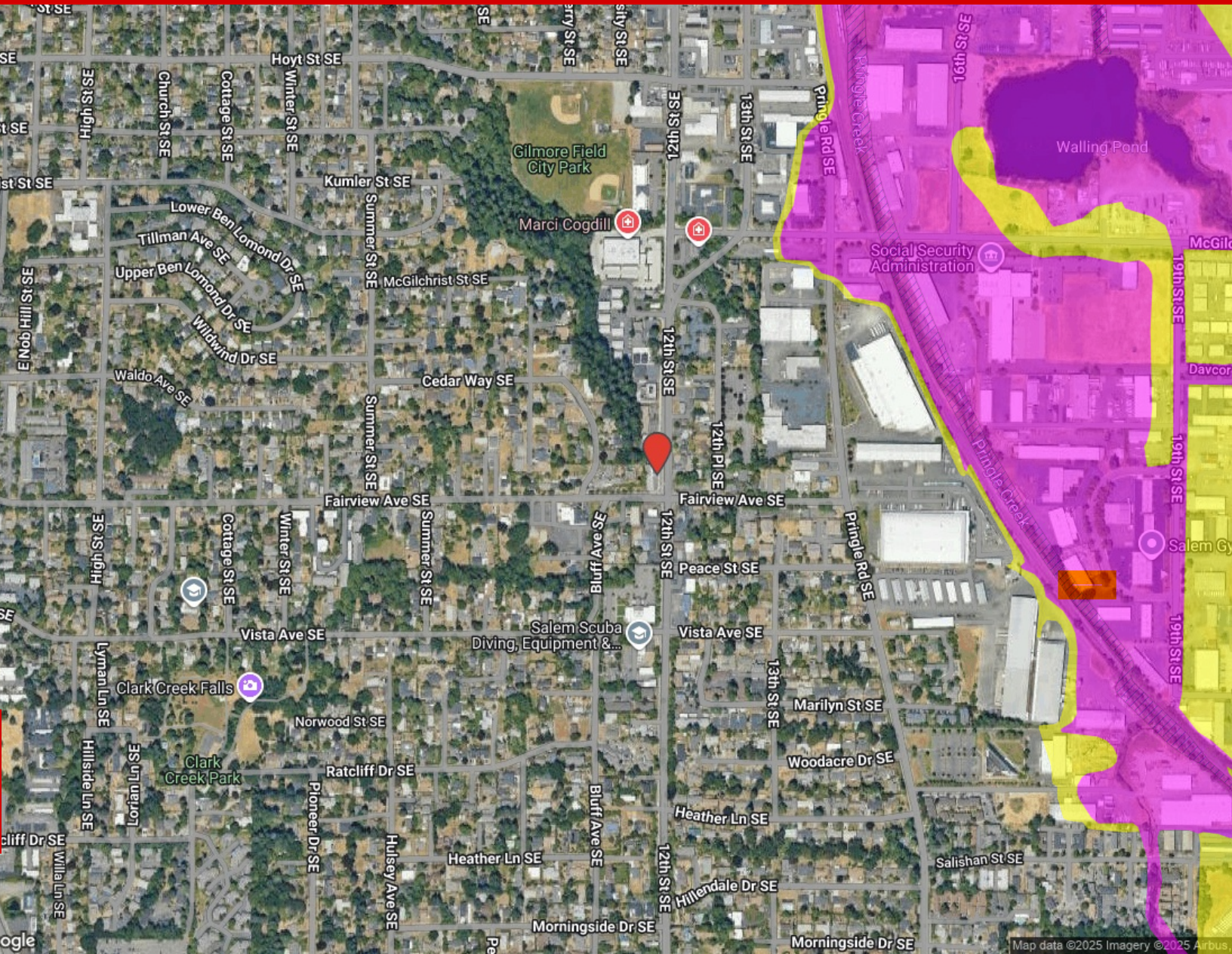
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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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