



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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Oregon Real Estate Agency Disclosure Pamphlet

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

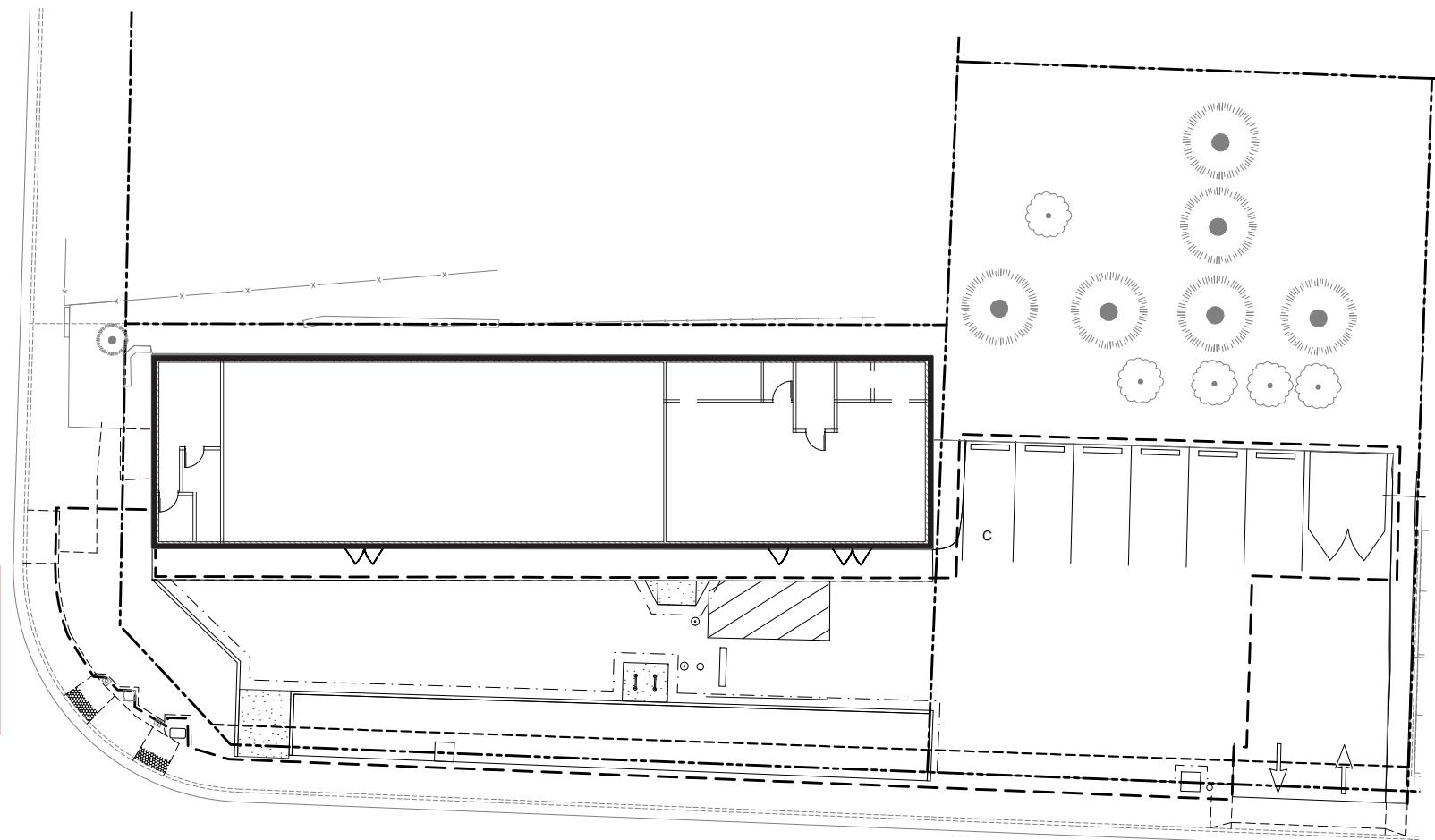
Ideally located for servicing the SE neighborhoods with food service or retail.



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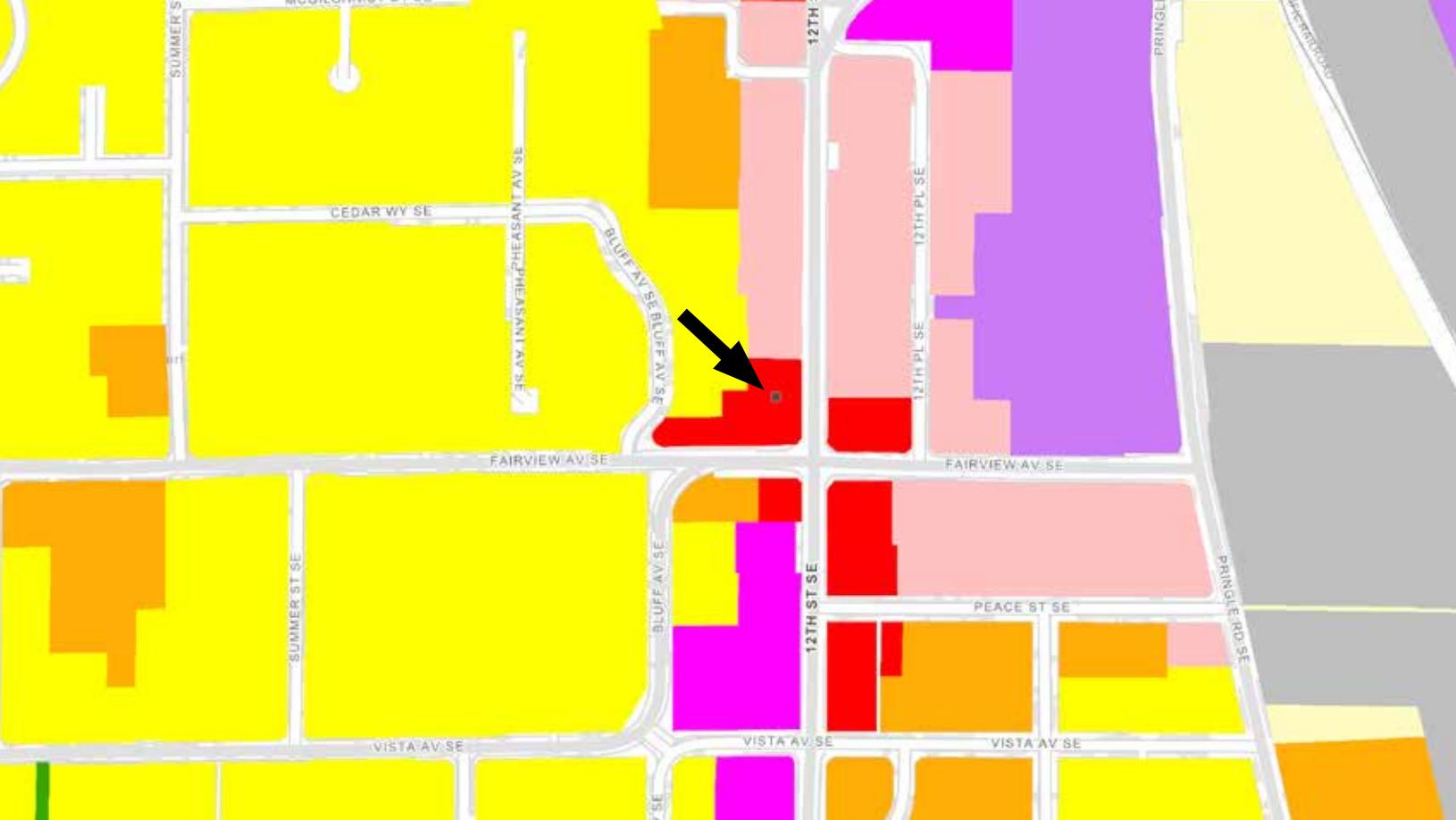
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CB - Central Business District	MU-R - Mixed Use - Riverfront
CG - General Commercial	NH - Neighborhood Hub
CO - Commercial Office	PA - Public Amusement
CR - Retail Commercial	PC - Public/Private Cemetery
EC - Employment Center	PE - Public/Private Education
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**

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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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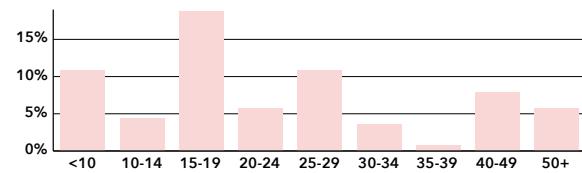


COMMUNITY SUMMARY

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+

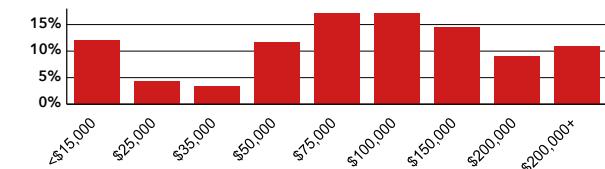
Mortgage as Percent of Salary



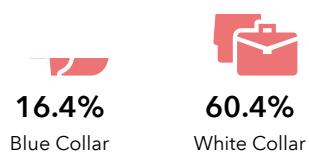
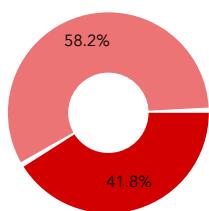
Age Profile: 5 Year Increments



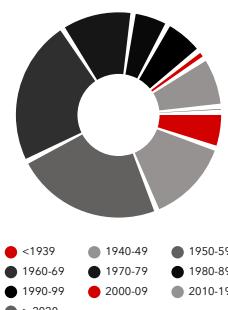
Household Income



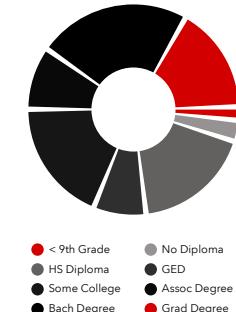
Home Ownership



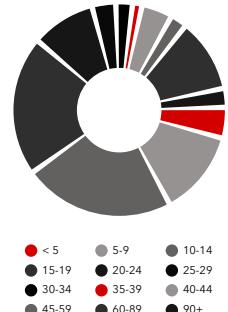
Housing: Year Built



Educational Attainment



Commute Time: Minutes



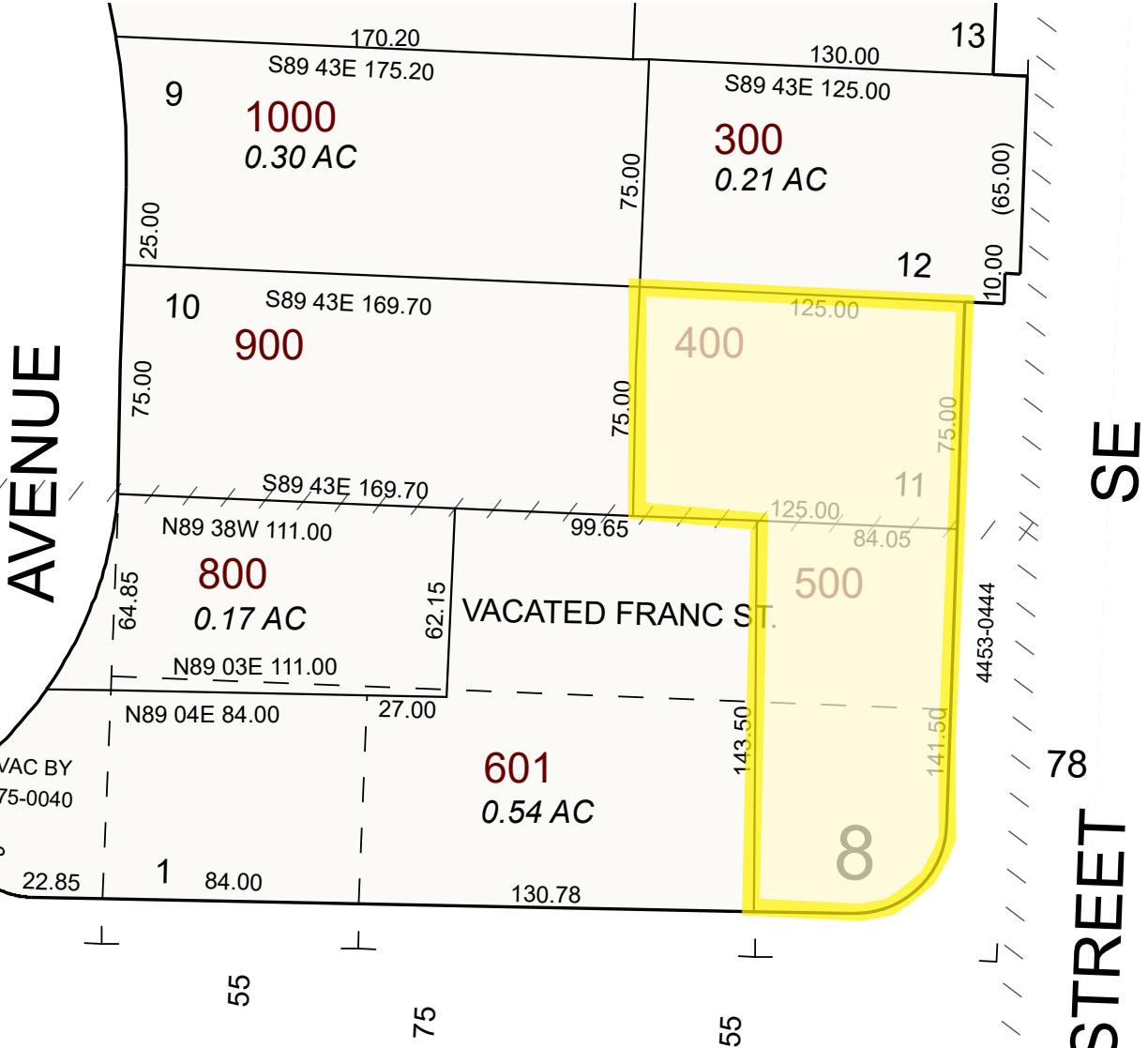
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COUNTY RECORDS

- 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



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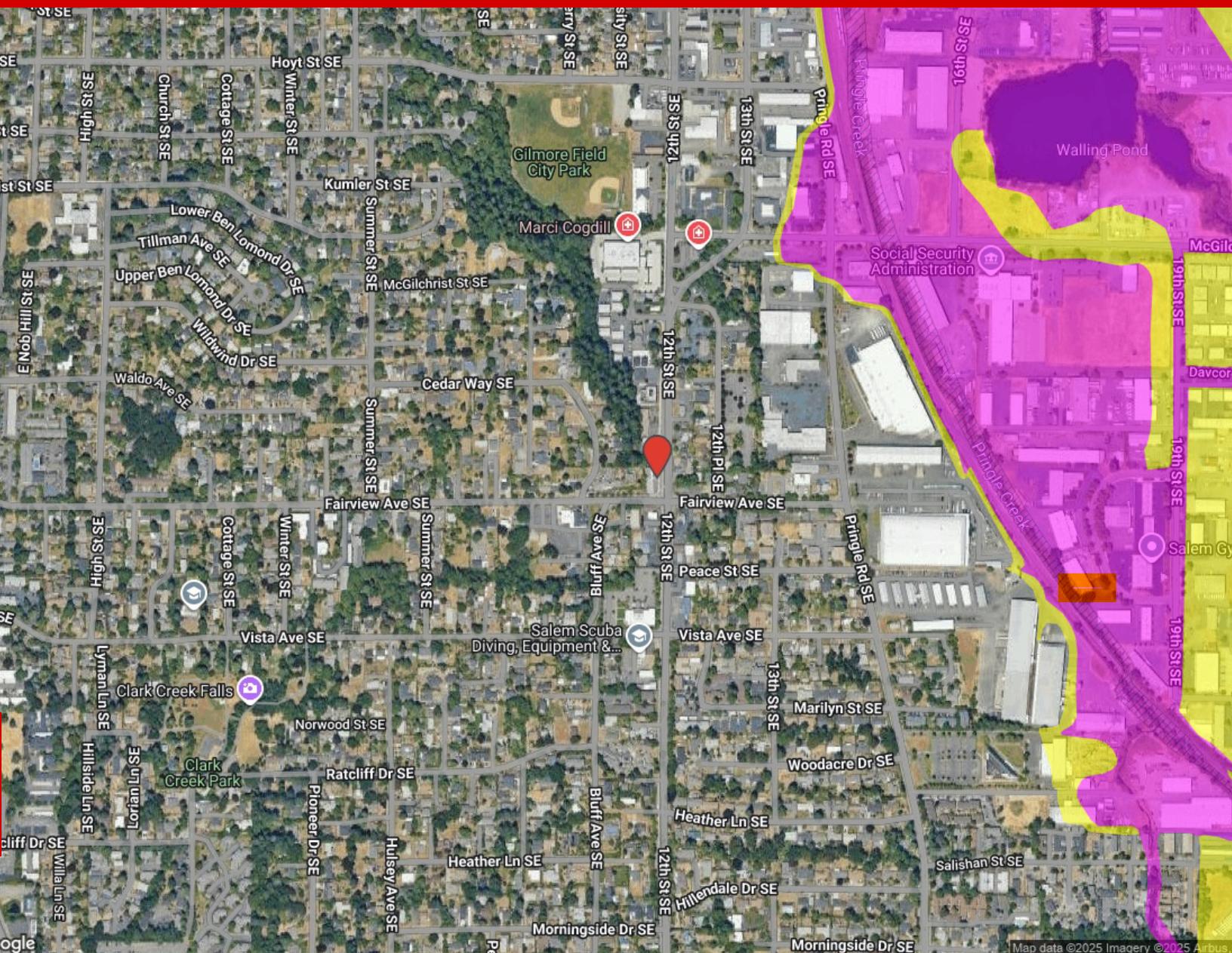
LOCATION Parcel Map

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



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