



**COLDWELL
BANKER
COMMERCIAL**

MOUNTAIN WEST REAL ESTATE

FOR LEASE

PORTLAND ROAD CROSSING

\$18.00 SF/yr (NNN)

4628 Portland Road NE
Salem, OR 97305

AVAILABLE SPACE
981 SF

FEATURES

- Located on Hwy 99
- Adjacent to I-5
- Outstanding visibility
- Excellent ingress/egress
- Great co-tenancy

AREA

This property is located on Hwy 99, adjacent to I-5, at the Portland Road Exit!



OFFICE

Shadya Jones
503.884.6281
shadya@shadyajones.com

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**COLDWELL BANKER COMMERCIAL
MOUNTAIN WEST REAL ESTATE
960 Liberty Street SE, Suite 250, Salem, OR 97302
503.588.3508**



PORTLAND ROAD CROSSING

4628 Portland Road NE , Salem, OR 97305

LEASE



OFFERING SUMMARY

Available SF: 981 SF

Lease Rate: \$18.00 SF/yr (NNN)

NNN's Annual: +/- \$4.50/SF

Building Size: 5,168 SF

Zoning: CR

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PROPERTY OVERVIEW

Outstanding opportunity to lease a smaller space in this thriving retail strip center!

PROPERTY HIGHLIGHTS

- Located on Hwy 99
- Adjacent to I-5
- Outstanding visibility
- Excellent ingress/egress
- Great co-tenancy

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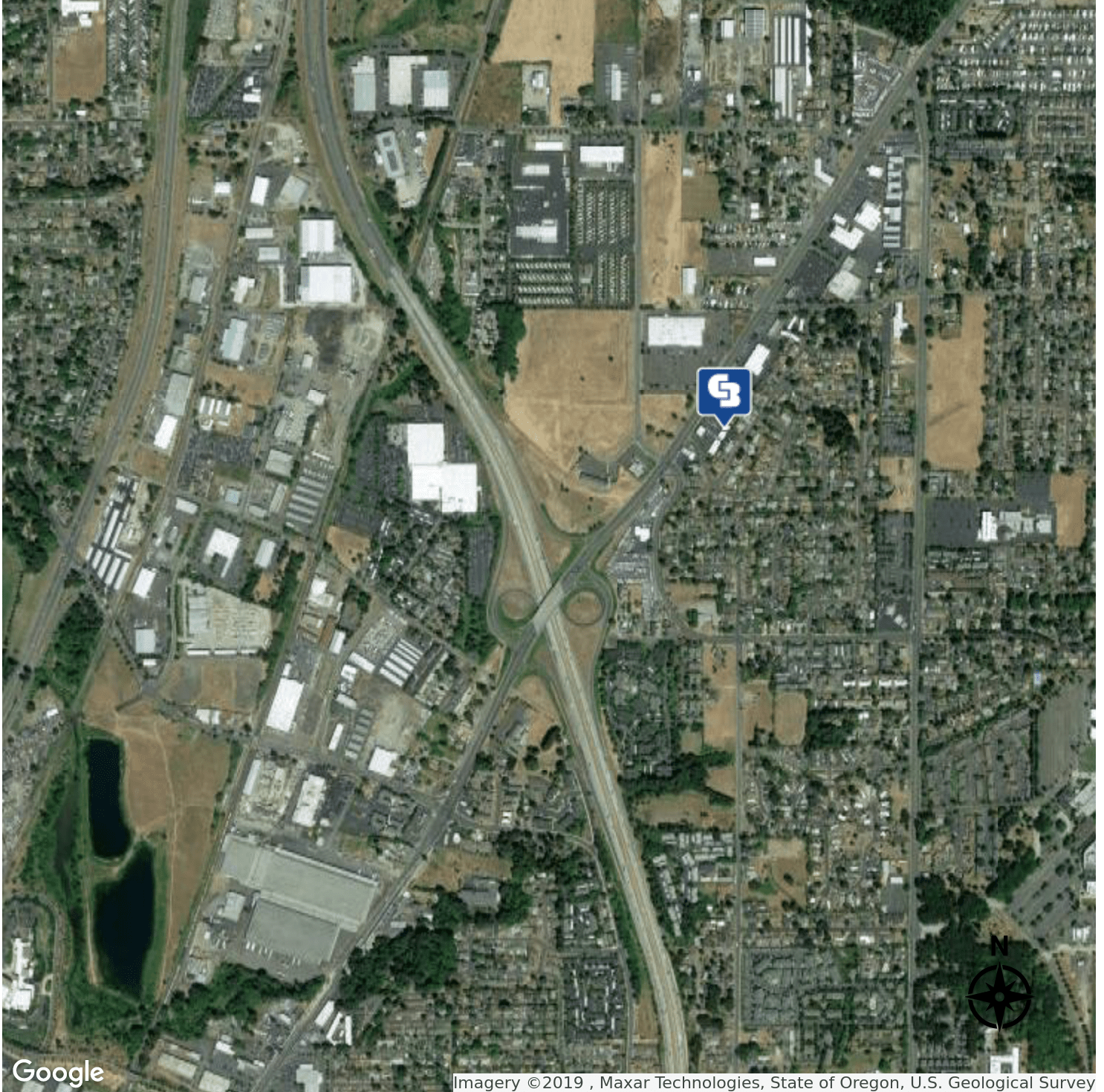
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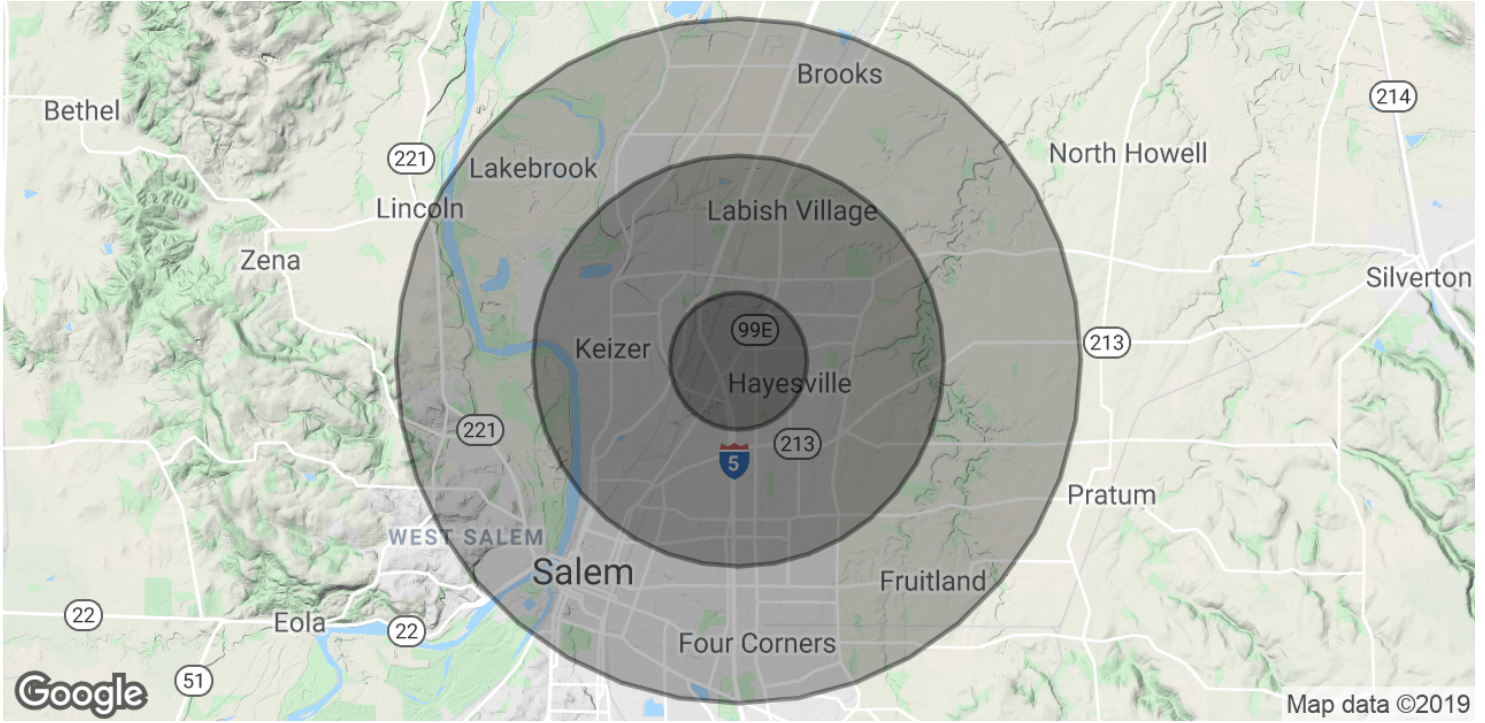


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,048	95,787	189,340
Median age	30.5	31.8	33.0
Median age (Male)	29.9	30.6	32.0
Median age (Female)	30.9	32.9	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,366	34,153	67,926
# of persons per HH	2.8	2.8	2.8
Average HH income	\$47,409	\$49,655	\$51,728
Average house value	\$201,708	\$198,552	\$207,153

* Demographic data derived from 2010 US Census

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