

RUSHING STAYTON

1750-1760 N 1ST AVE, STAYTON, OR 97383



PROPERTY DESCRIPTION

Beautiful modern shopping center with two end cap spaces available. Both have fantastic visibility from the main thoroughfare of 1st Avenue. The front end cap space available is a former Quiznos that is 1,614 square feet. This space has amazing walk in coolers, ample storage and a fully built out kitchen. It also includes a bright dining area and a order preparation counter. Many of the existing equipment and dining sets come with the space. The other end cap available is +/- 1,500 SF and has floor-to-ceiling windows along the entire frontage as well as the north side of the space. It was formerly a yoga studio and is fit for nearly any retail or office use.

PROPERTY HIGHLIGHTS

- +/-1,500 square foot end cap
- +/-1,614 Square foot end cap
- Just south of signalized Shaff Rd intersection
- less than one mile south of Hwy 22
- Prime frontage on N 1st Ave
- Lease rate: \$12-16/SF/Year
- Estimated NNN: \$5.05/SF/Year

LOCATION DESCRIPTION

Located on the main road in Stayton directly across from Regis and Stayton High Schools and surrounded by a subdivision. Stayton is the shopping and commerce hub for all the surrounding rural areas including Sublimity, Lyons, Mill City and Aumsville, Turner, Jefferson and Scio. Serving a population of approx. 50,000+/-

OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr (NNN)
Available SF:	1,500 - 1,614 SF
Lot Size:	0.95 Acres
Building Size:	10,262 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,518	4,815	5,910
Total Population	3,814	12,309	15,588
Average HH Income	\$66,296	\$66,055	\$65,592

BO RUSHING

503.588.8500 X103
bo@rushinggroup.com



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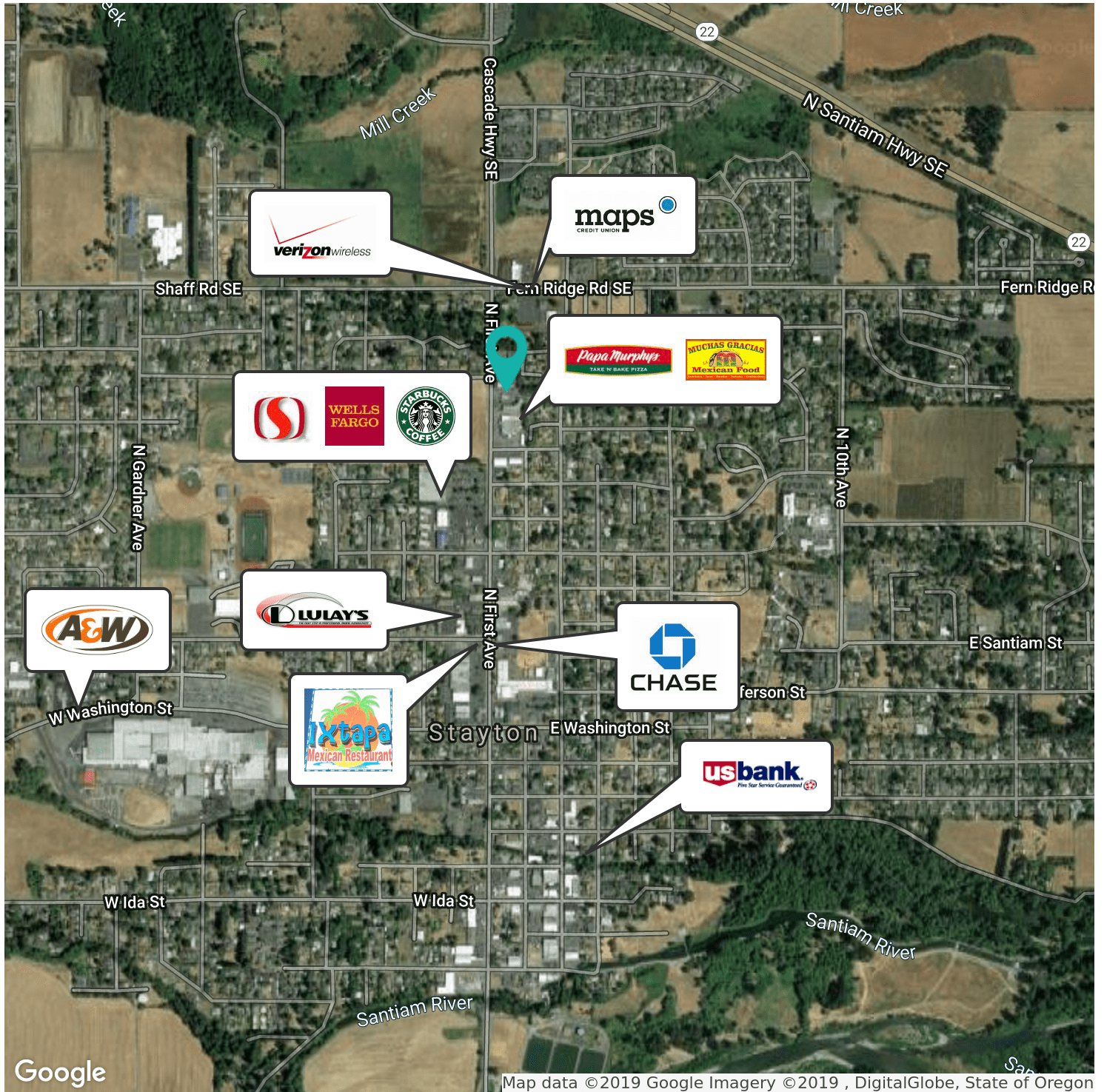


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LOCATION INFORMATION

Building Name	Rushing Stayton
Street Address	1750-1760 N 1st Ave
City, State, Zip	Stayton, OR 97383
County	Marion
Side Of The Street	East
Signal Intersection	No
Market Type	Small
Nearest Highway	Hwy 22
Nearest Airport	Salem

BUILDING INFORMATION

Building Class	A
Free Standing	No

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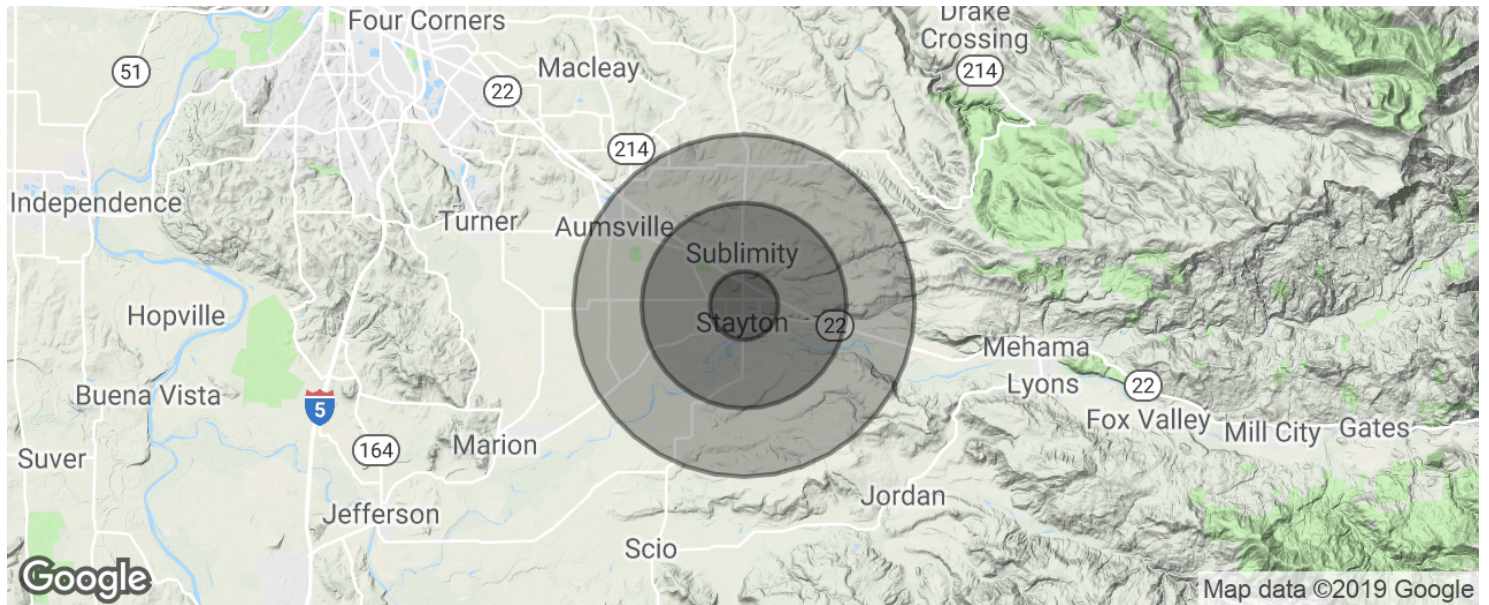
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,814	12,309	15,588
Median age	35.6	36.7	38.6
Median age (Male)	35.7	36.7	38.6
Median age (Female)	35.6	36.7	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,518	4,815	5,910
# of persons per HH	2.5	2.6	2.6
Average HH income	\$66,296	\$66,055	\$65,592
Average house value	\$288,134	\$282,791	\$282,139

* Demographic data derived from 2010 US Census

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