



**COLDWELL
BANKER
COMMERCIAL**

MOUNTAIN WEST REAL ESTATE

CHELSICA PLAZA

2927 Broadway St, Salem, OR 97303
Salem, OR 97303

AREA

This property is located just North from downtown Salem on Broadway, at the convergence of Salem Parkway, River Road, and Commercial St. with easy access to and from I-5. Traffic counts in excess of 56,251 ADT between Salem Parkway (23,600), River Road (17,931), and Broadway (14,720) Anchored by Fred Meyer and Dollar Tree.



FOR LEASE

CBCWORLDWIDE.COM

OFFICE

Pam Rushing
503.566.5706
prushing@cbcre.com

Melissa Rodriguez
503.566.5718
mrodriguez@cbcre.com

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



CHELSICA PLAZA

2927 Broadway St, Salem, OR 97303

LEASE



LEASE RATE **\$12.00 - 16.00 SF/ YR**

OFFERING SUMMARY

Available SF: 1,200 - 7,079 SF

Lease Rate: \$12.00 - 16.00 SF/yr
(NNN)

Lot Size: 2.21 Acres

Year Built: 2001

Building Size: 28,645 SF

Zoning: Commercial Retail

PROPERTY OVERVIEW

Center is located in the middle of a busy retail location that is right off Salem Parkway and just North from Downtown Salem. Co-Tenants include Dollar Tree, Sally Beauty, H&R Block, Love Love Teriyaki, Valley Vapors and more. Surrounding area retailers in close proximity include Jack in the Box, Les Schwab, McDonalds, Key Bank and multiple New Car Dealerships.

PROPERTY HIGHLIGHTS

- Ample Parking
- Established co-tenants
- Well Maintained shopping center
- Dividable space

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
180	\$16.00 SF/yr	1,200 - 2,482 SF
165	\$16.00 SF/yr	1,226 SF
100	\$12.00 SF/yr	7,079 SF

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SUITE 180 ENDCAP

INTERIOR 180



SUITE 165 INLINE



WASH BOWLS/ SALON 165



MESSAGE/PRIVATE ROOM 165

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SHOWROOM Suite 100

SHOWROOM/ OFFICE

SHOWROOM COUNTER



DOUBLE DOORS TO BACK



BACK STORAGE AREA



ROLL DOOR IN BACK

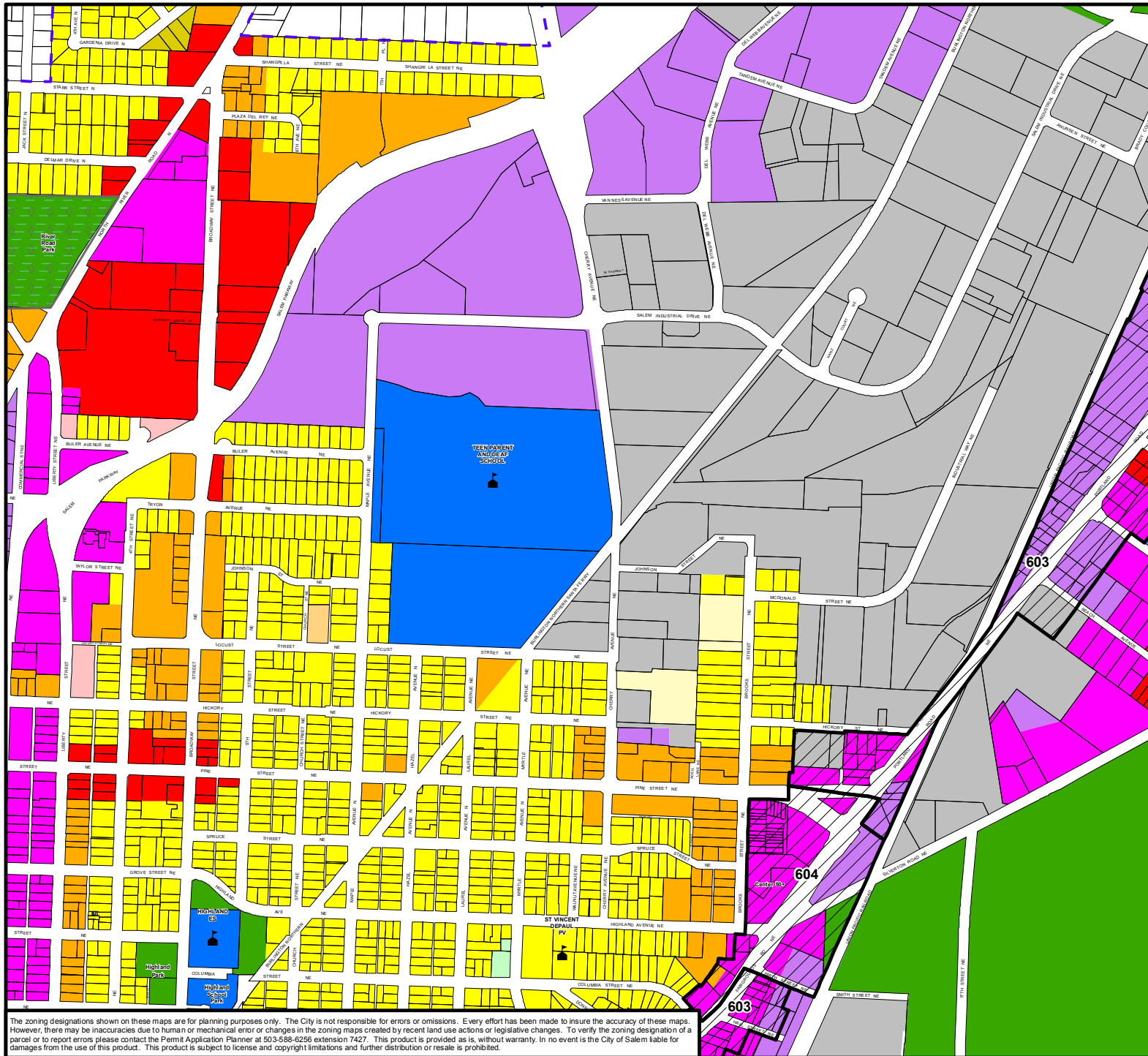
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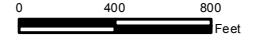
Zoning

City of Salem, Oregon
Community Development
Planning Division

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
- PM - Capitol Mall
- PS - Public Service
- EC - Employment Center
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II
- NCMU - Neighborhood Center Mixed-Use
- SWMU - South Waterfront Mixed-Use
- Overlay Zone *
- Compact Development Overlay Zone *
- Historic District *
- Mixed-Use Overlay Zone *
- Edgewater/Wallace Road Overlay Zone *
- Wilamette Greenway Overlay
- Greenway Boundary
- Flood Plain
- Flood Way
- City Limits
- Urban Growth Boundary
- Taxlots
- Water
- School

* For the number/letter descriptions shown on the map, see "Overlay Zones/Districts Locator" document:
<http://geoweb.cityofsalem.net/pdfs/Planning/Zoning/Overlays.pdf>



7314N

CITY OF Salem
AT YOUR SERVICE

Community Development Dept.

Created on: 1/15/2020

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7314S

The zoning designations shown on these maps are for planning purposes only. The City is not responsible for errors or omissions. Every effort has been made to insure the accuracy of these maps. However, there may be inaccuracies due to human or mechanical error or changes in the zoning maps created by recent land use actions or legislative changes. To verify the zoning designation of a parcel or to report errors please contact the Permit Application Planner at 503-588-6256 extension 7427. This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

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Google

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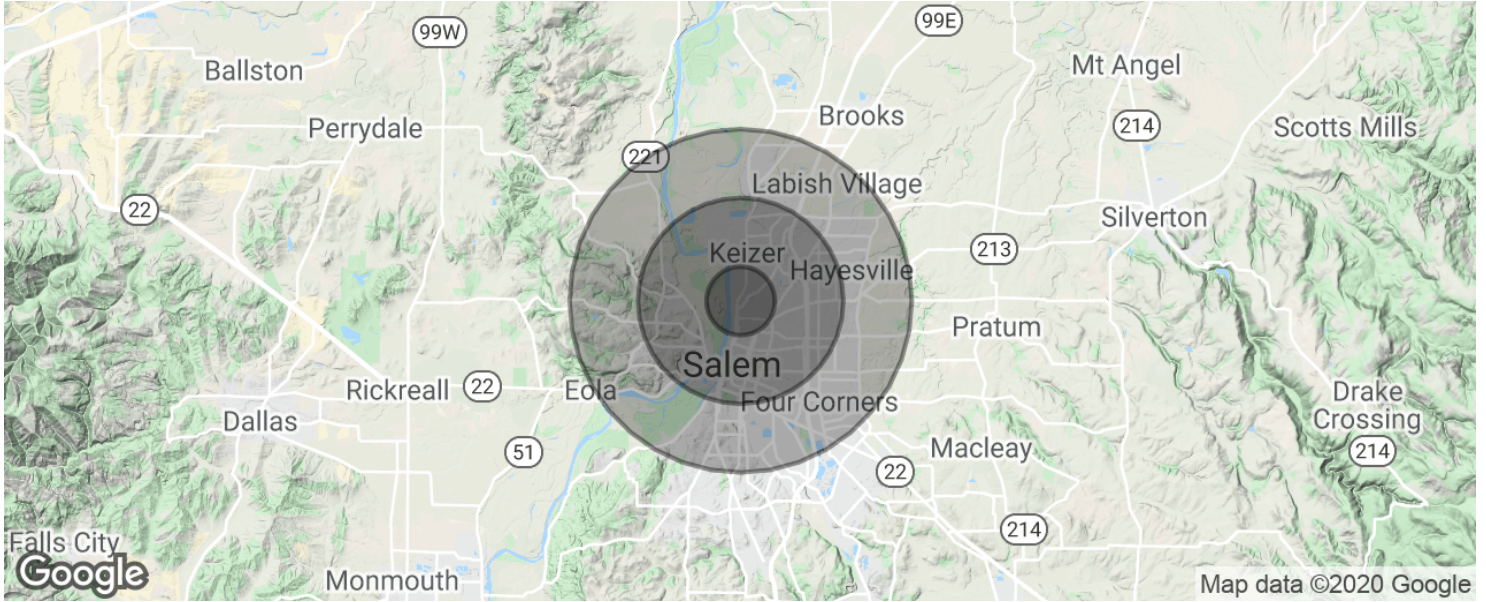
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,814	103,398	219,393
Median age	32.0	33.4	34.5
Median age (Male)	31.0	32.6	33.3
Median age (Female)	33.3	34.7	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,173	37,851	81,756
# of persons per HH	2.6	2.7	2.7
Average HH income	\$44,790	\$51,027	\$53,716
Average house value	\$201,201	\$189,019	\$210,257

* Demographic data derived from 2010 US Census

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2927 Broadway St, Salem, OR 97303

LEASE



PAM RUSHING

Principal Broker

503.884.0457

prushing@cbcre.com



OR #200202271



MELISSA RODRIGUEZ

Broker

971.388.5154

mrodriguez@cbcre.com

OR #201222077

CBCWORLDWIDE.COM

Pam Rushing
503.566.5706
prushing@cbcre.com

Melissa Rodriguez
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mrodriguez@cbcre.com



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INITIAL AGENCY DISCLOSURE PAMPHLET

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent — Represents the seller only.

Buyer's Agent — Represents the buyer only.

Disclosed Limited Agent — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- (1) The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- (2) The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
- (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

- (1) To exercise reasonable care and diligence;
- (2) To account in a timely manner for money and property received from or on behalf of the seller;
- (3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- (4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- (5) To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
 - (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
 - (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.
- A buyer's agent owes the buyer the following affirmative duties:
- (1) To exercise reasonable care and diligence;
 - (2) To account in a timely manner for money and property received from or on behalf of the buyer;
 - (3) To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
 - (4) To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
 - (5) To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
 - (6) To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
 - (7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- (1) To the seller, the duties listed above for a seller's agent;
- (2) To the buyer, the duties listed above for a buyer's agent; and
- (3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - (a) That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - (b) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - (c) Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- (1) To disclose a conflict of interest in writing to all parties;
- (2) To take no action that is adverse or detrimental to either party's interest in the transaction; and
- (3) To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.