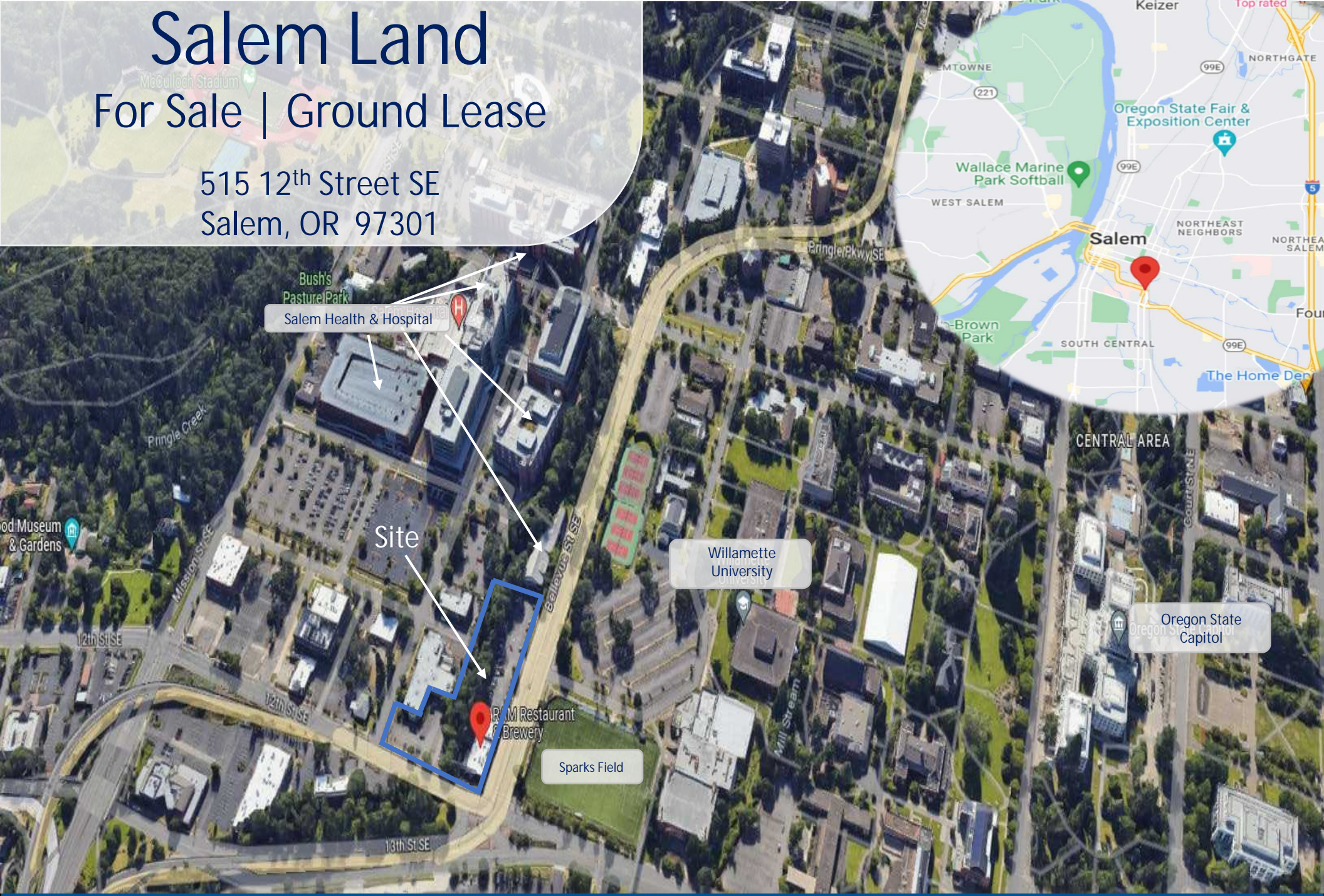


# Salem Land

## For Sale | Ground Lease

515 12<sup>th</sup> Street SE  
Salem, OR 97301





Salem Health  
& Hospital

RAM Restaurant  
& Brewery

Cardtronics ATM

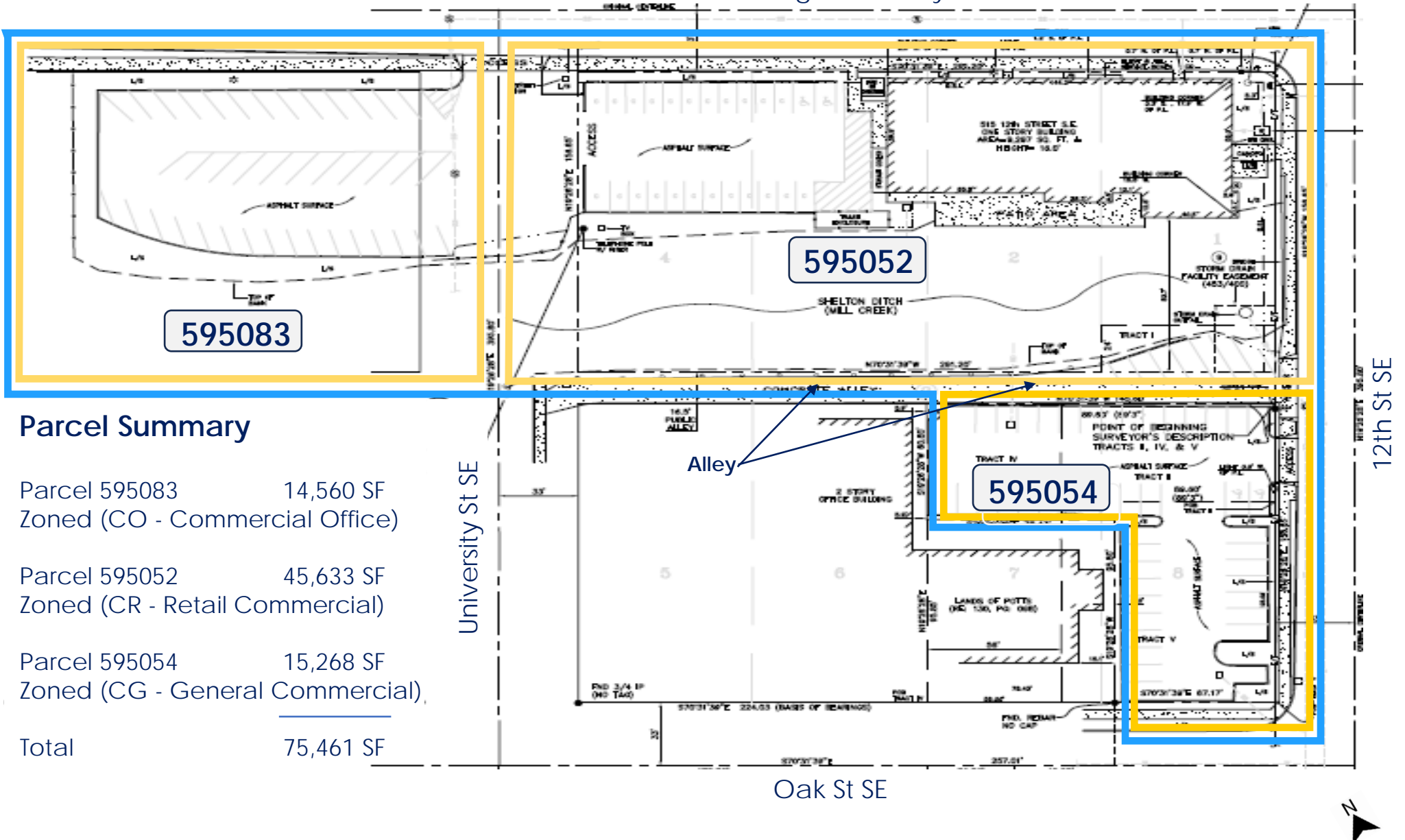
Oak St SE

Pringle Parkway SE - 21,000 ADT

12th Street SE - 18,275 ADT

# Marion County Survey Parcel Map

Pringle Parkway SE



## Parcel Summary

Parcel 595083	14,560 SF
Zoned (CO - Commercial Office)	
Parcel 595052	45,633 SF
Zoned (CR - Retail Commercial)	
Parcel 595054	15,268 SF
Zoned (CG - General Commercial)	
<b>Total</b>	<b>75,461 SF</b>

# 515 12<sup>th</sup> Street SE, Salem Oregon 97301

## SITE INFORMATION

<b>Pricing</b>	Call for guidance
<b>Existing Retail / Restaurant</b>	9,000 sf
<b>Year Built</b>	1974
<b>Site Size</b>	75,461 SF
<b>Parking Spaces</b>	101
<b>Parcel &amp; Tax ID #'s</b>	595083, 595052 & 595054
<b>Opportunity Zone</b>	Yes
<b>Zoning</b>	595083 CR - Retail Commercial 595052 CO - Commercial Office 595054 CG - Gen. Commercial

The City of Salem zoning for the site is broad which includes freestanding retail, mixed use, residential and office.

Development Links:

[Salem Code of Ordinances](#)

[Link to Salem Tree Removal](#)

[Link to Salem Public Works](#)

## 3 CONTIGUOUS PARCELS FOR LEASE | SALE

This Retail | Restaurant Building Site consists of three contiguous tax parcels that are positioned on the hard corner of Pringle Parkway SE and 12<sup>th</sup> Street SE and total 75,461 square feet. The site is situated at the SE edge of the Central Area neighborhood with close proximity to Willamette University, State Capitol and the Salem Health Clinics & Hospital Campus.

The City of Salem is in the midst of sustained, steady growth.

- Welcoming & Livable Community
- Strong & Diverse Economy
- Safe, Reliable and Efficient Infrastructure
- Natural Environment Stewardship

Salem is an exceptional environment for living, working, and growing a business. The commutes are short, the air is pure, the parks are beautiful.

This parcel is an excellent location for a pharmacy, quick service restaurant, student housing, market rate residential housing, hotel or service retail and office.

# Site Demographics

## MAJOR EMPLOYERS

There are one million workers within 45 miles of Salem.

- The State of Oregon Capitol City
- Salem Health Clinics & Hospital
- Willamette University
- The Doctors Clinic
- Oregon State Parks
- Akzo Nobel Coatings
- US Military
- Kaiser Permanente
- Sprint Mountain Hotel / Casino
- T-Mobile
- Norpac Food Processing
- Fred Meyer
- United Technologies

Mile	Population	Daytime Population	Average HH Income	Education (4+ years college)
1 Mi Radius	14,795	42,239	\$79,476	32.8%
3 Mi Radius	106,381	149,085	\$85,106	29.4%
7 Mi Radius	278,739	283,887	\$94,064	30.4%

\* Demographics per est. 2022 ESRI

81

WALK  
SCORE

54

TRANSIT  
SCORE

81

BIKE  
SCORE

Data per Walkscore.com



# RETAIL LEASING & SALES

**Brynn Estelle Telkamp**

Mailing Address  
10115 Greenwood Ave N. Box 220  
Seattle WA 98133

**Be | RETAIL**

Brynn@be-retail.co

O 206.264.0648

M 206.650.8595

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