



Urban Air – OPENING APRIL 2026

11.37% CASH-ON-CASH (NEW DEBT)

LANCASTER MARKETPLACE

1256-1264 Lancaster Dr SE | Salem, OR 97317

Asking Price: \$17,250,000 | Cap Rate: 8.30%

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INVESTMENT HIGHLIGHTS

- ◇ Grocery Shadow Anchor: High-performing WinCo with 2.2M annual visits and \$100M+ in sales (Placer.ai).
- ◇ New 10-Year Urban Air Lease: NNN, personally guaranteed; opening April 2026.
- ◇ 100% Occupied: 7.5-year weighted average lease term.
- ◇ Strong Traffic: Signalized corner on Lancaster Dr (30,000+ VPD), adjacent to I-5 / Hwy-22 (180,000+ VPD).
- ◇ Rent Growth: 6 of 7 tenants have contractual rent increases.
- ◇ Recent CapEx: Exterior repaint completed.
- ◇ Long-Term Tenancy: Multiple tenants in place for 10+ years.



Northmarq
4949 Meadows Rd, Suite 490
Lake Oswego, OR 97035
northmarq.com



Sean Tufts
Managing Director
seantufts@northmarq.com
206.693.3352

Kevin Adatto
Managing Director
kadatto@northmarq.com
503.675.7726
OR Lic. #200003168

Joe Dugoni
Associate
jdugoni@northmarq.com
206.693.3329

Michael Federico
Senior Associate
mfederico@northmarq.com
208.213.0051