



LANCASTER MARKETPLACE

1256-1264 Lancaster Dr SE | Salem, OR 97317

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

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- ◊ 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.



INVESTMENT HIGHLIGHTS



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