



FOR LEASE



3800 Commercial St. SE, Oregon 97302

Mt. West Real Estate



PROPERTY OVERVIEW

DETAILS

This is a busy, 17,297 SF shopping center located on South Commercial. Great tenant mix with soon to open Fire House Subs, Bronze Planet Tanning, Nail Salon, Geeks and Nerds, Windjammers, Soapy Paws, Thai Restaurant and more. Both retail and office spaces available. Suite 3820 is located between Geeks and Nerds and the new Fire House Subs. Great exposure! Lease rates start at \$18.00 SF/NNN depending on location and Tenant Improvements. Lots options in this center. Upstairs office space is \$1.25 SF/FS and is elevator served. New Pylon Sign to be installed soon!

RETAIL SPACE :

Inline spaces: Suite 3820 1000 SF +/-
Suite 3800 1380 SF

UPSTAIRS

OFFICE SPACE: Suite 204 780 SF

ZONING: CR

TRAFFIC COUNTS: 45,003 ADT

FOR MORE DETAILS CONTACT:

Pam Rushing, Principal Broker
prushing@cbcre.com —503-566-5706

960 Liberty St. SE #250
Salem, Oregon 97302



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2015 Demographics	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	14,823	75,630	163,521
ADV. HH INCOME	59,960	66,542	64,045
TRAFFIC COUNTS	45,003		

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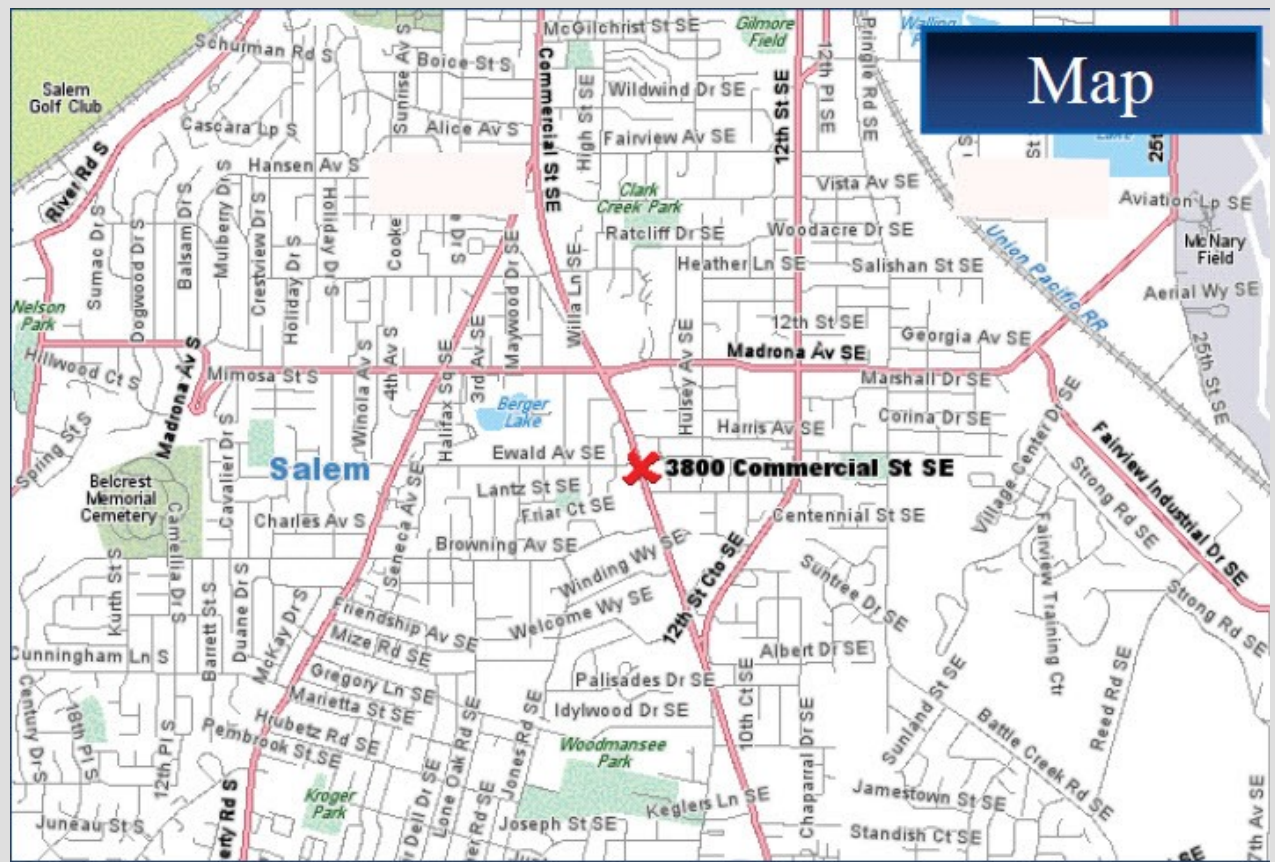


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3800 Commercial St. SE Salem, Oregon 973023

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Map



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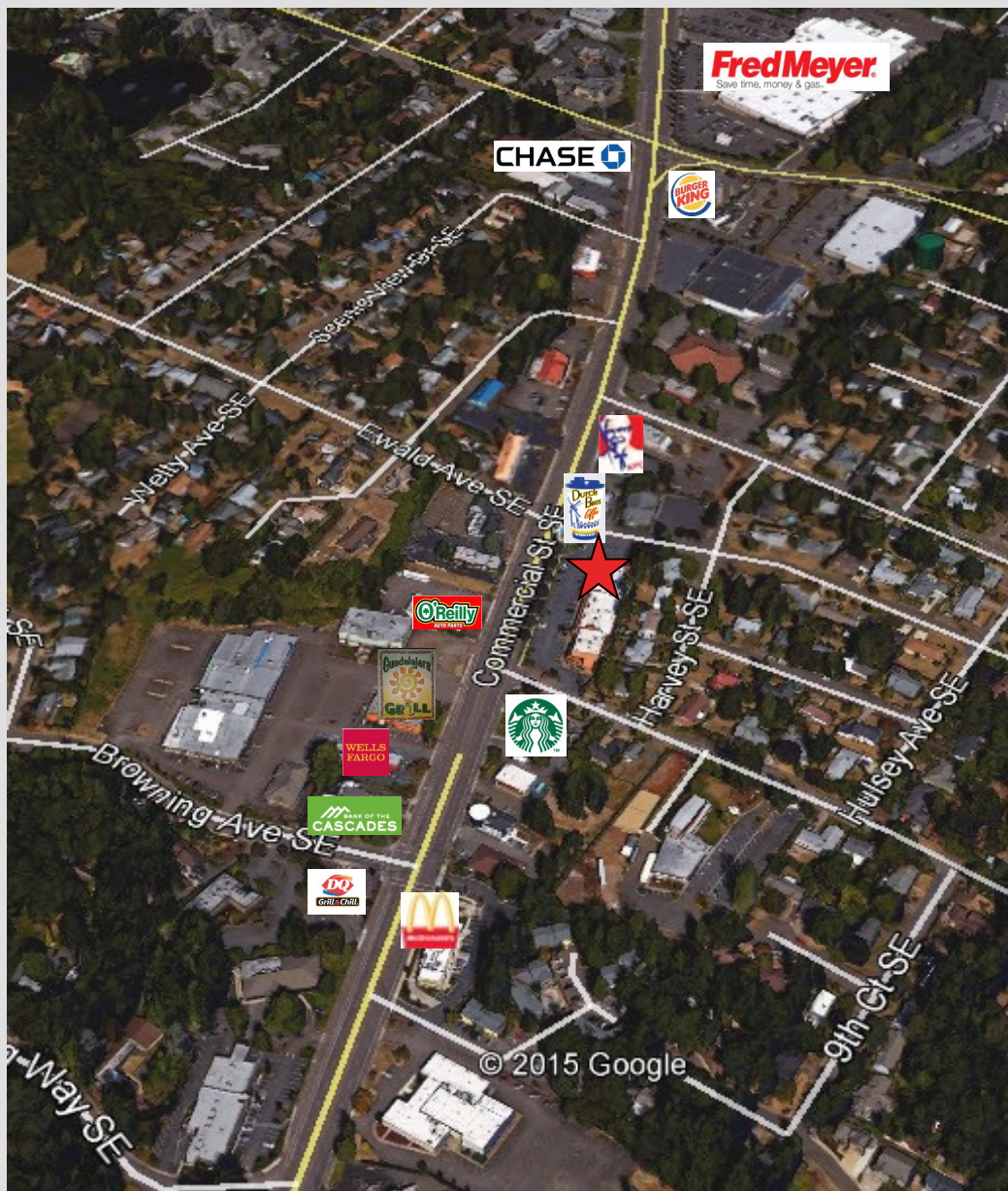


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