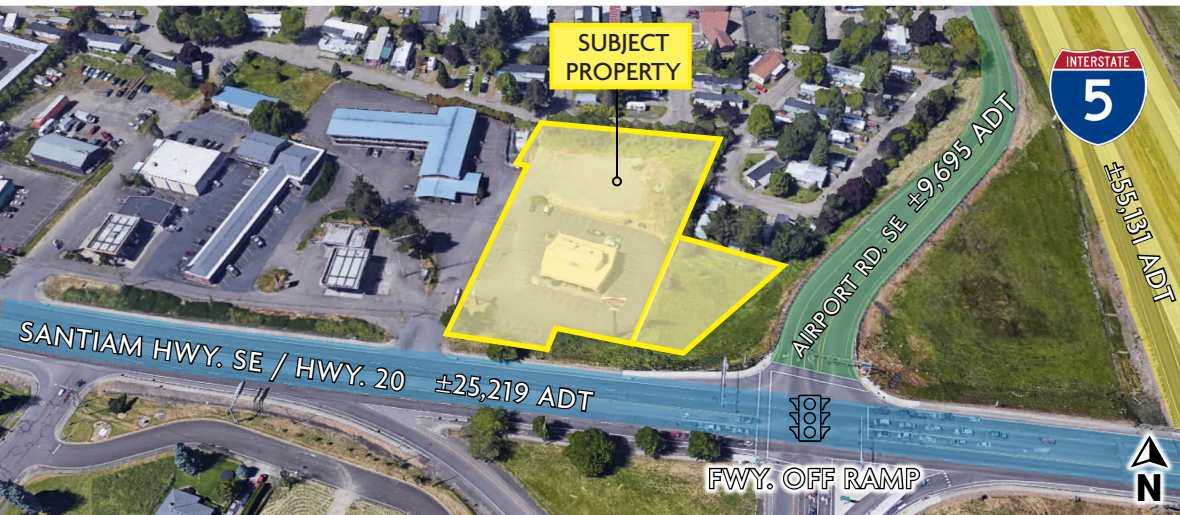


3225 SANTIAM HWY SE | ALBANY, OREGON

HIGH VISIBILITY DEVELOPMENT SITE

1.75 ACRES | TWO PARCELS

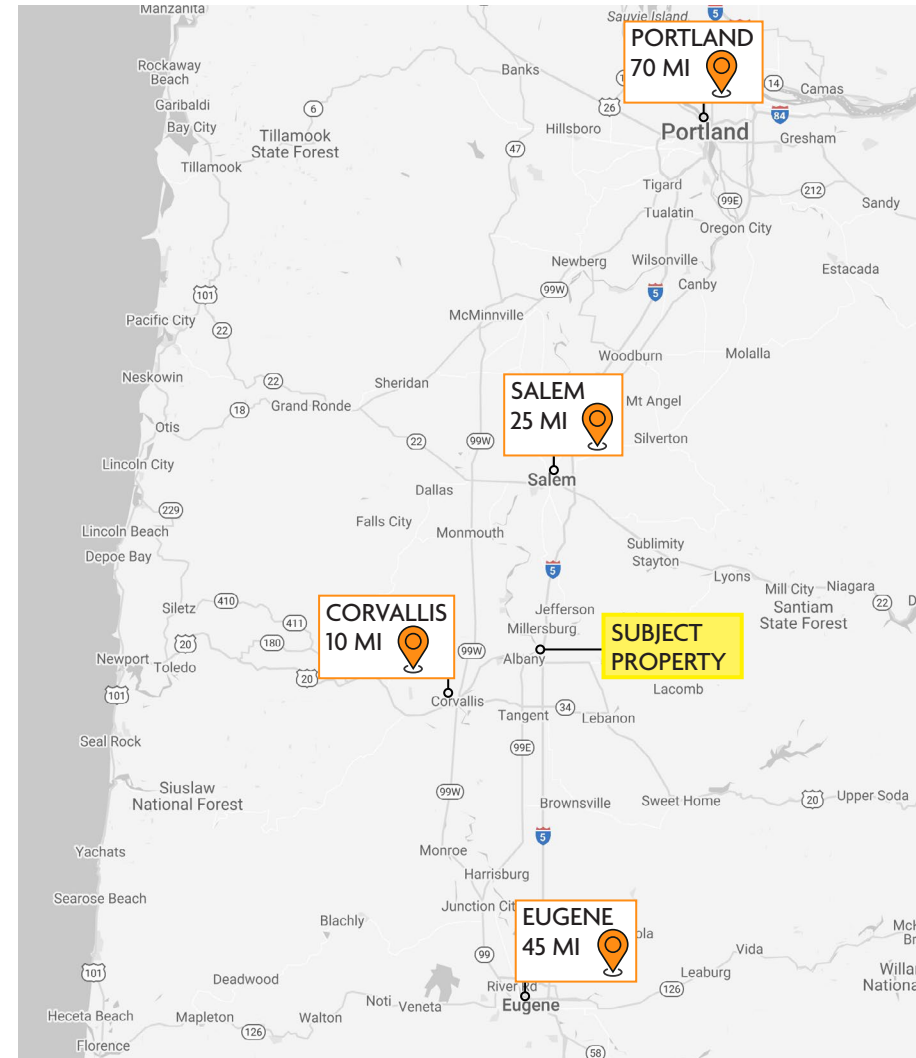


65,818
POPULATION IN 5 MILE RADIUS



±55,131
VPD ON ADJACENT INTERSTATE 5

- Located directly off of Interstate 5, in a primary retail corridor
- High visibility and impressive traffic counts
- High accessibility with ample parking and dedicated turn lane
- 1.75 Acres, two parcels
- Zoned Community Commercial (CC) and Residential (RS-6.5)
(option to re-zone both to Commercial for development flexibility)



BROCK SWITZER
brock@hsmpacific.com
503.245.1400

CHAINLINKS
RETAIL ADVISORS

HSMPACIFIC
retail solutions

4260 Galewood Street, Lake Oswego, OR 97035 | www.hsmpacific.com

HIGH VISIBILITY DEVELOPMENT SITE

SITE SNAPSHOT

3225 SANTIAM HWY SE | ALBANY, OR

Exceptional visibility, adjacent to Interstate 5 with impressive traffic counts. Easy access, with a dedicated turn lane and ample parking.

1.52 acres zoned Community Commercial (CC) and remaining 0.23 acres zoned Residential (RS-6.5) with ability to re-zone for commercial use.

Ideal location for growing retail, restaurant and service tenants.



HIGH VISIBILITY DEVELOPMENT SITE

SITE VIEWS

3225 SANTIAM HWY SE | ALBANY, OR



ALBANY
MSA

132,174
POPULATION

51,599
HOUSEHOLDS

\$92,613
AVG. INCOME

Excellent fit for:

Quick Service Restaurants • Coffee Shops • Family-Friendly Diners



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HIGH VISIBILITY DEVELOPMENT SITE

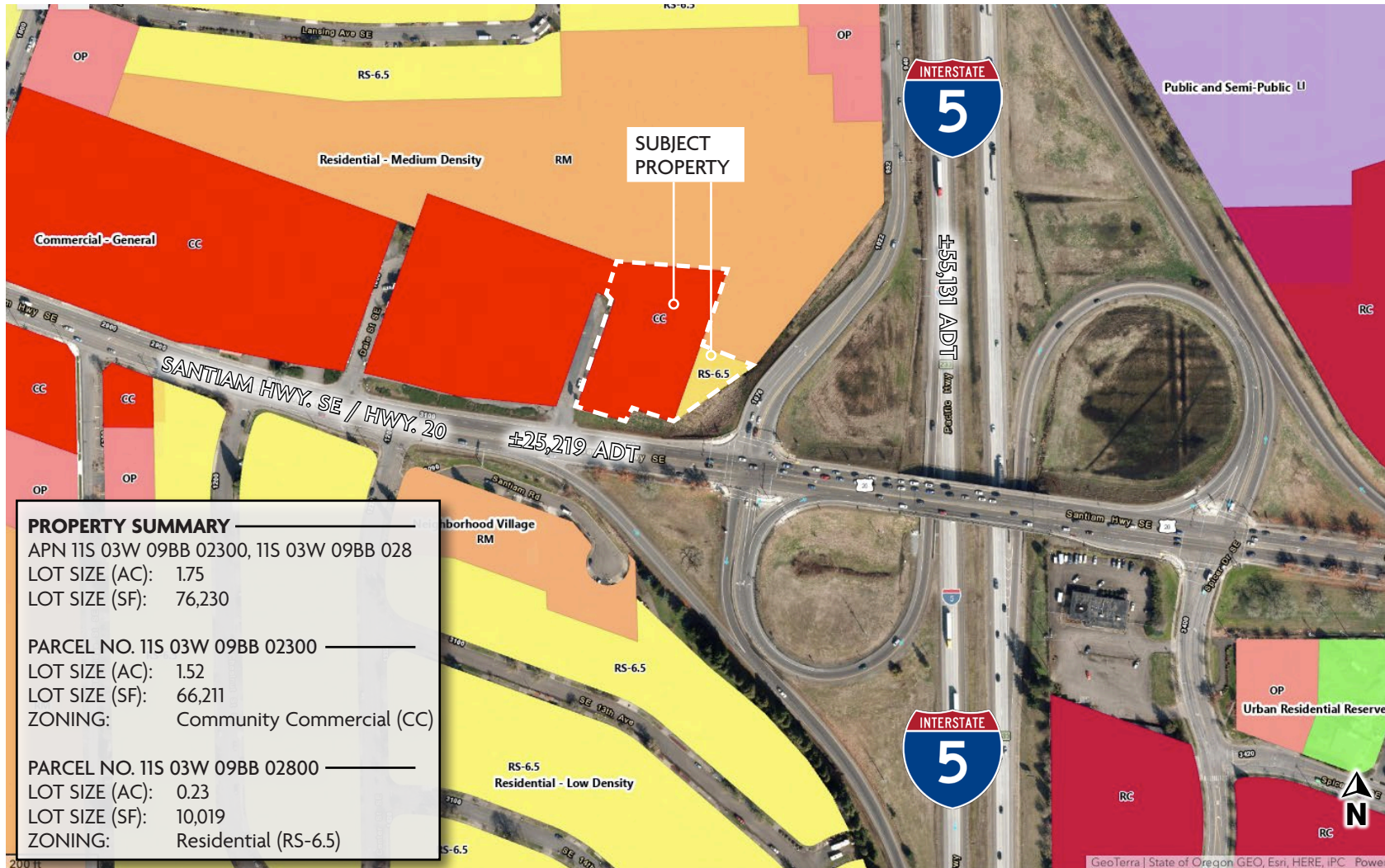
SITE DESCRIPTION

3225 SANTIAM HWY SE | ALBANY, OR

OPTION TO RE-ZONE RESIDENTIAL PARCEL TO COMMUNITY COMMERCIAL (CC), FOR GREATER INVESTMENT AND DEVELOPMENT POTENTIAL

CC – COMMUNITY COMMERCIAL DISTRICT. The CC district recognizes the diversity of small to medium-scale businesses, services and sites mostly located on arterial streets and highways. Design guidelines, building location and front-yard landscaping will provide a coordinated and enhanced community image along these major transportation corridors as they develop or redevelop. Sound and visual buffers should be used to mitigate impacts on nearby residential areas.

R-6.5—RESIDENTIAL DISTRICT. The R-6.5 District is intended primarily for low-density urban residential development that includes single dwelling units, townhouses, and middle housing (duplexes, triplexes, fourplexes, and cottage clusters). The average standard lot size for single-dwelling units and duplexes is 6,500 square feet.



Zoning

- RR -- Residential Reserve
- RS-10 -- Residential Single Family
- RS-6.5 -- Residential Single Family
- RS-5 -- Residential Single Family
- RM -- Residential Medium Density
- RMA -- Residential Medium Density Attached
- HDR -- High Density Residential
- MUR -- Mixed Use Residential
- CB -- Central Business
- DMU -- Downtown Mixed Use
- ES -- Elm Street
- HM -- Hackleman Monteith
- HD -- Historic Downtown
- LE -- Lyon Ellsworth
- MS -- Main Street
- PB -- Pacific Boulevard
- WF -- Waterfront
- OP -- Office Professional
- NC -- Neighborhood Commercial
- CC -- Community Commercial
- RC -- Regional Commercial
- MUC -- Mixed Use Commercial
- EMP -- Employment
- LI -- Light Industrial
- HI -- Heavy Industrial
- IP -- Industrial Park
- OS -- Open Space
- Potential Street

TRADE AREA SNAPSHOT | HIGH VISIBILITY DEVELOPMENT SITE 3225 SANTIAM HWY SE | ALBANY, OR



POPULATION
1 MILE: 10,563
3 MILES: 48,429
5 MILES: 65,818



EMPLOYEES
1 MILE: 4,694
3 MILES: 19,573
5 MILES: 24,034



AVERAGE HH INCOME
1 MILE: \$78,600
3 MILES: \$86,769
5 MILES: \$98,254

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