



For Lease
 New Class A Retail
 Chemawa Station
 KEIZER, OR

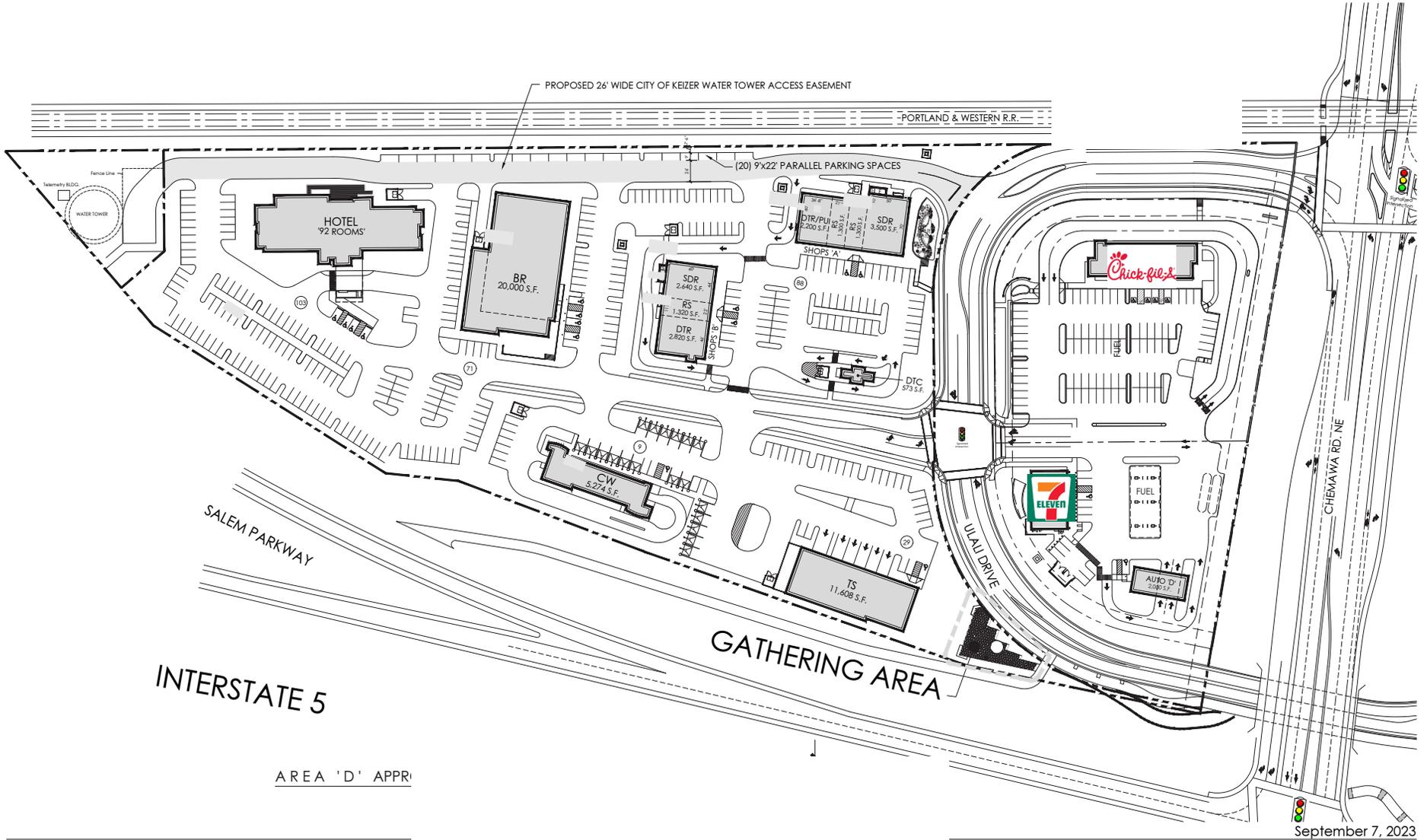
- NEW RETAIL DEVELOPMENT COMING SOON
- EXCELLENT SUPER REGIONAL FREEWAY LOCATION WITH 88,305 CARS PER DAY
- LOCATION SERVICES ENTIRE KEIZER / SALEM MSA OF APPROX. 390,000 PEOPLE
- IMMEDIATELY ADJACENT TO KEIZER STATION POWER CENTER
- IBP ZONING; INCLUDES RETAIL, SERVICES AND FLEXIBLE SPACE USES

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4260 GALEWOOD ST. STE B, LAKE OSWEGO, OR 97035

Site Plan



AREA 'D' APPR

September 7, 2023

Owner:
Chemawa Station LLC

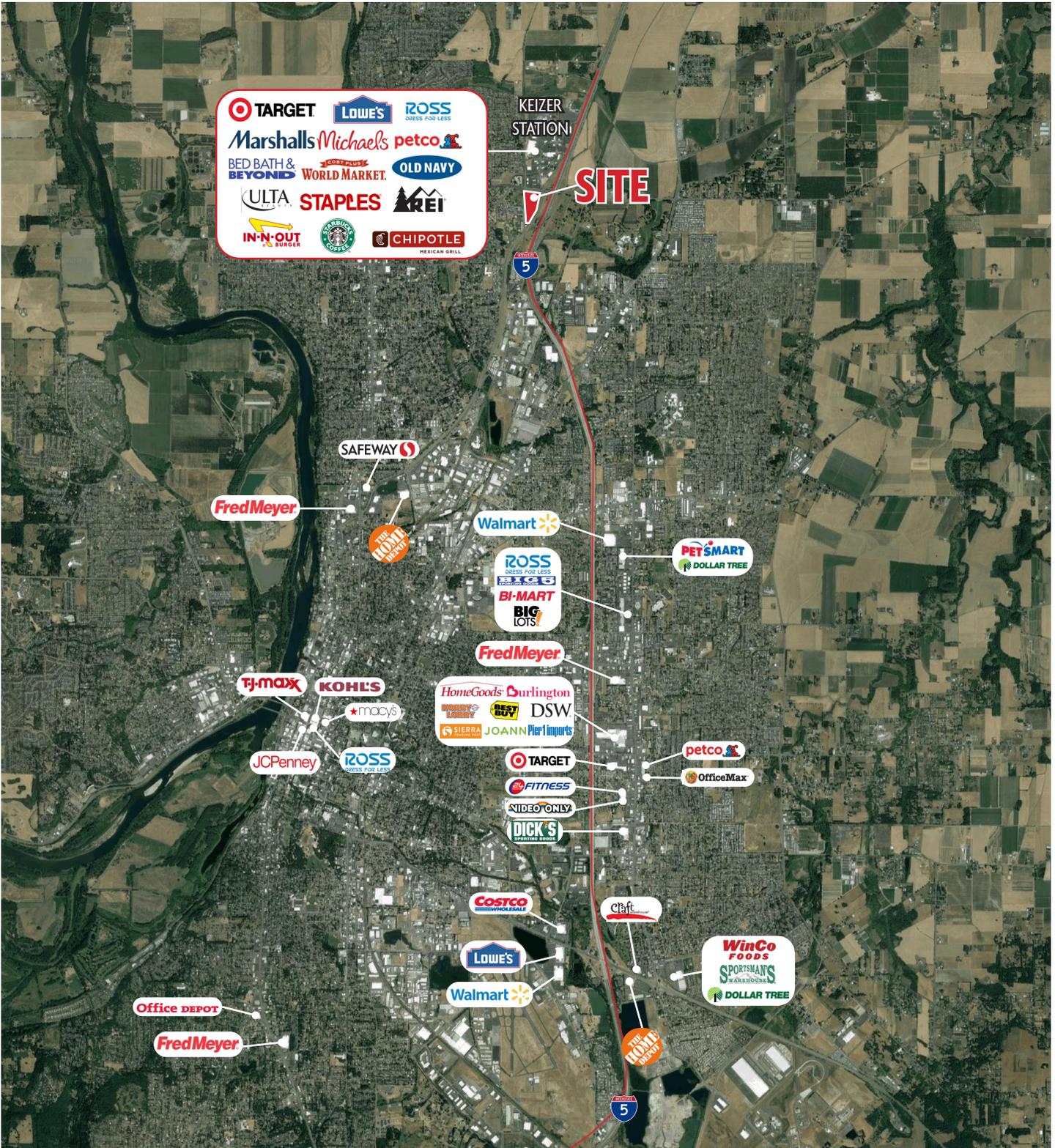
BENNER
STANGE

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LAKE OSWEGO, OR 97035

Keizer - Salem



Demographics



- 1 MILE – 8,438
- 3 MILE – 80,933
- 5 MILE – 147,625



- 1 MILE – 2,175
- 3 MILE – 21,633
- 5 MILE – 65,037



- 1 MILE – \$82,696
- 3 MILE – \$74,058
- 5 MILE – \$70,692

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.0048/-122.9999

5685 Ulali Dr Keizer, OR 97303	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,441	81,138	149,351
2028 Projected Population	8,653	85,316	156,293
2020 Census Population	8,577	79,796	147,324
2010 Census Population	7,375	72,530	134,044
Projected Annual Growth 2023 to 2028	0.5%	1.0%	0.9%
Historical Annual Growth 2010 to 2023	1.1%	0.9%	0.9%
Households			
2023 Estimated Households	2,956	29,135	53,749
2028 Projected Households	3,131	31,626	58,194
2020 Census Households	2,964	28,254	52,283
2010 Census Households	2,596	26,004	48,161
Projected Annual Growth 2023 to 2028	1.2%	1.7%	1.7%
Historical Annual Growth 2010 to 2023	1.1%	0.9%	0.9%
Age			
2023 Est. Population Under 10 Years	12.8%	14.3%	13.5%
2023 Est. Population 10 to 19 Years	15.0%	14.4%	14.4%
2023 Est. Population 20 to 29 Years	12.5%	13.9%	14.7%
2023 Est. Population 30 to 44 Years	21.5%	21.0%	20.6%
2023 Est. Population 45 to 59 Years	17.1%	16.4%	16.6%
2023 Est. Population 60 to 74 Years	15.3%	14.5%	14.3%
2023 Est. Population 75 Years or Over	5.8%	5.6%	5.9%
2023 Est. Median Age	35.9	34.6	34.7
Marital Status & Gender			
2023 Est. Male Population	48.7%	49.5%	49.7%
2023 Est. Female Population	51.3%	50.5%	50.3%
2023 Est. Never Married	36.8%	36.4%	36.1%
2023 Est. Now Married	42.0%	42.1%	41.9%
2023 Est. Separated or Divorced	17.8%	17.1%	17.0%
2023 Est. Widowed	3.4%	4.4%	4.9%
Income			
2023 Est. HH Income \$200,000 or More	7.8%	4.9%	5.5%
2023 Est. HH Income \$150,000 to \$199,999	8.5%	6.7%	6.4%
2023 Est. HH Income \$100,000 to \$149,999	24.6%	17.1%	17.0%
2023 Est. HH Income \$75,000 to \$99,999	14.8%	14.3%	12.7%
2023 Est. HH Income \$50,000 to \$74,999	15.2%	19.8%	19.0%
2023 Est. HH Income \$35,000 to \$49,999	9.0%	12.8%	12.8%
2023 Est. HH Income \$25,000 to \$34,999	4.7%	8.7%	8.8%
2023 Est. HH Income \$15,000 to \$24,999	9.6%	7.6%	7.8%
2023 Est. HH Income Under \$15,000	5.7%	8.1%	10.0%
2023 Est. Average Household Income	\$95,445	\$84,021	\$85,925
2023 Est. Median Household Income	\$87,824	\$68,096	\$67,197
2023 Est. Per Capita Income	\$33,607	\$30,302	\$31,297
2023 Est. Total Businesses	225	2,683	6,404
2023 Est. Total Employees	1,978	20,264	70,857

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Keizer, OR 97303				
Race				
2023 Est. White		71.6%	65.4%	65.4%
2023 Est. Black		1.6%	2.0%	2.6%
2023 Est. Asian or Pacific Islander		3.2%	4.4%	5.2%
2023 Est. American Indian or Alaska Native		1.3%	1.6%	1.5%
2023 Est. Other Races		22.2%	26.6%	25.3%
Hispanic				
2023 Est. Hispanic Population		2,189	26,583	46,665
2023 Est. Hispanic Population		25.9%	32.8%	31.2%
2028 Proj. Hispanic Population		26.0%	32.9%	31.3%
2020 Hispanic Population		26.9%	37.3%	35.8%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		5,612	52,552	97,005
2023 Est. Elementary (Grade Level 0 to 8)		5.5%	9.2%	8.3%
2023 Est. Some High School (Grade Level 9 to 11)		4.3%	7.1%	7.2%
2023 Est. High School Graduate		27.8%	25.6%	25.2%
2023 Est. Some College		28.8%	27.5%	27.0%
2023 Est. Associate Degree Only		7.9%	9.9%	9.9%
2023 Est. Bachelor Degree Only		17.0%	14.2%	14.7%
2023 Est. Graduate Degree		8.7%	6.5%	7.6%
Housing				
2023 Est. Total Housing Units		3,059	30,377	56,320
2023 Est. Owner-Occupied		63.3%	58.6%	57.1%
2023 Est. Renter-Occupied		33.3%	37.3%	38.4%
2023 Est. Vacant Housing		3.4%	4.1%	4.6%
Homes Built by Year				
2023 Homes Built 2010 or later		11.3%	7.3%	6.7%
2023 Homes Built 2000 to 2009		7.1%	11.6%	11.5%
2023 Homes Built 1990 to 1999		13.0%	17.5%	15.2%
2023 Homes Built 1980 to 1989		10.5%	8.9%	8.3%
2023 Homes Built 1970 to 1979		34.9%	23.3%	20.1%
2023 Homes Built 1960 to 1969		12.1%	11.8%	10.9%
2023 Homes Built 1950 to 1959		4.4%	7.0%	8.1%
2023 Homes Built Before 1949		3.2%	8.5%	14.5%
Home Values				
2023 Home Value \$1,000,000 or More		1.7%	0.9%	1.1%
2023 Home Value \$500,000 to \$999,999		12.1%	12.8%	13.9%
2023 Home Value \$400,000 to \$499,999		14.3%	14.8%	14.8%
2023 Home Value \$300,000 to \$399,999		41.2%	36.6%	34.0%
2023 Home Value \$200,000 to \$299,999		18.4%	20.2%	20.2%
2023 Home Value \$150,000 to \$199,999		2.6%	3.7%	4.1%
2023 Home Value \$100,000 to \$149,999		3.8%	3.2%	4.0%
2023 Home Value \$50,000 to \$99,999		2.1%	2.4%	2.9%
2023 Home Value \$25,000 to \$49,999		1.4%	2.7%	2.5%
2023 Home Value Under \$25,000		2.5%	2.7%	2.5%
2023 Median Home Value		\$354,926	\$331,163	\$332,792
2023 Median Rent		\$1,196	\$1,070	\$1,046

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	6,527	62,232	116,151
2023 Est. Civilian Employed	61.6%	57.4%	56.7%
2023 Est. Civilian Unemployed	2.2%	3.1%	3.4%
2023 Est. in Armed Forces	-	0.1%	0.2%
2023 Est. not in Labor Force	36.2%	39.4%	39.7%
2023 Labor Force Males	48.5%	48.8%	49.2%
2023 Labor Force Females	51.5%	51.2%	50.8%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,019	35,705	65,878
2023 Mgmt, Business, & Financial Operations	13.1%	13.2%	13.8%
2023 Professional, Related	16.0%	15.6%	16.2%
2023 Service	14.8%	20.1%	21.5%
2023 Sales, Office	25.6%	21.2%	20.6%
2023 Farming, Fishing, Forestry	1.6%	2.6%	2.6%
2023 Construction, Extraction, Maintenance	12.4%	11.6%	10.0%
2023 Production, Transport, Material Moving	16.5%	15.7%	15.2%
2023 White Collar Workers	54.7%	50.0%	50.6%
2023 Blue Collar Workers	45.3%	50.0%	49.4%
Transportation to Work			
2023 Drive to Work Alone	81.2%	74.7%	71.7%
2023 Drive to Work in Carpool	7.9%	11.9%	11.5%
2023 Travel to Work by Public Transportation	0.3%	1.6%	2.1%
2023 Drive to Work on Motorcycle	-	0.2%	0.2%
2023 Walk or Bicycle to Work	3.5%	1.9%	3.5%
2023 Other Means	0.1%	0.6%	0.8%
2023 Work at Home	7.0%	9.1%	10.1%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	23.0%	27.7%	30.4%
2023 Travel to Work in 15 to 29 Minutes	49.3%	40.8%	39.3%
2023 Travel to Work in 30 to 59 Minutes	22.2%	24.3%	23.0%
2023 Travel to Work in 60 Minutes or More	5.6%	7.2%	7.3%
2023 Average Travel Time to Work	19.3	19.8	19.2
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$202.93 M	\$1.82 B	\$3.39 B
2023 Est. Apparel	\$7.2 M	\$63.89 M	\$119.45 M
2023 Est. Contributions, Gifts	\$11.64 M	\$101.35 M	\$190.56 M
2023 Est. Education, Reading	\$6.59 M	\$56.29 M	\$106.53 M
2023 Est. Entertainment	\$11.58 M	\$102.23 M	\$190.93 M
2023 Est. Food, Beverages, Tobacco	\$31.08 M	\$280.26 M	\$523.23 M
2023 Est. Furnishings, Equipment	\$7.19 M	\$63.56 M	\$118.66 M
2023 Est. Health Care, Insurance	\$18.5 M	\$166.99 M	\$311.37 M
2023 Est. Household Operations, Shelter, Utilities	\$65.34 M	\$589.37 M	\$1.1 B
2023 Est. Miscellaneous Expenses	\$3.83 M	\$34.18 M	\$63.93 M
2023 Est. Personal Care	\$2.73 M	\$24.36 M	\$45.53 M
2023 Est. Transportation	\$37.26 M	\$333.29 M	\$620.24 M

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