

KEIZER SCHOOLHOUSE SQUARE

5013 RIVER ROAD N. • KEIZER • OR



PROPERTY HIGHLIGHTS

- 1,235 SF Last Space Available
- \$18.00 / SF NNN—with \$4.10/st Nets
- Cascade Farm and Outdoor Anchored center located on River Rd. and Chemawa.
- Great visibility with plentiful parking and prominent signage.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	15,805	78,653	171,098
2023 AVG. HH INCOME	\$93,341	\$84,947	\$93,205
2023 DAYTIME POPULATION	4,690	21,551	81,541

CONTACT



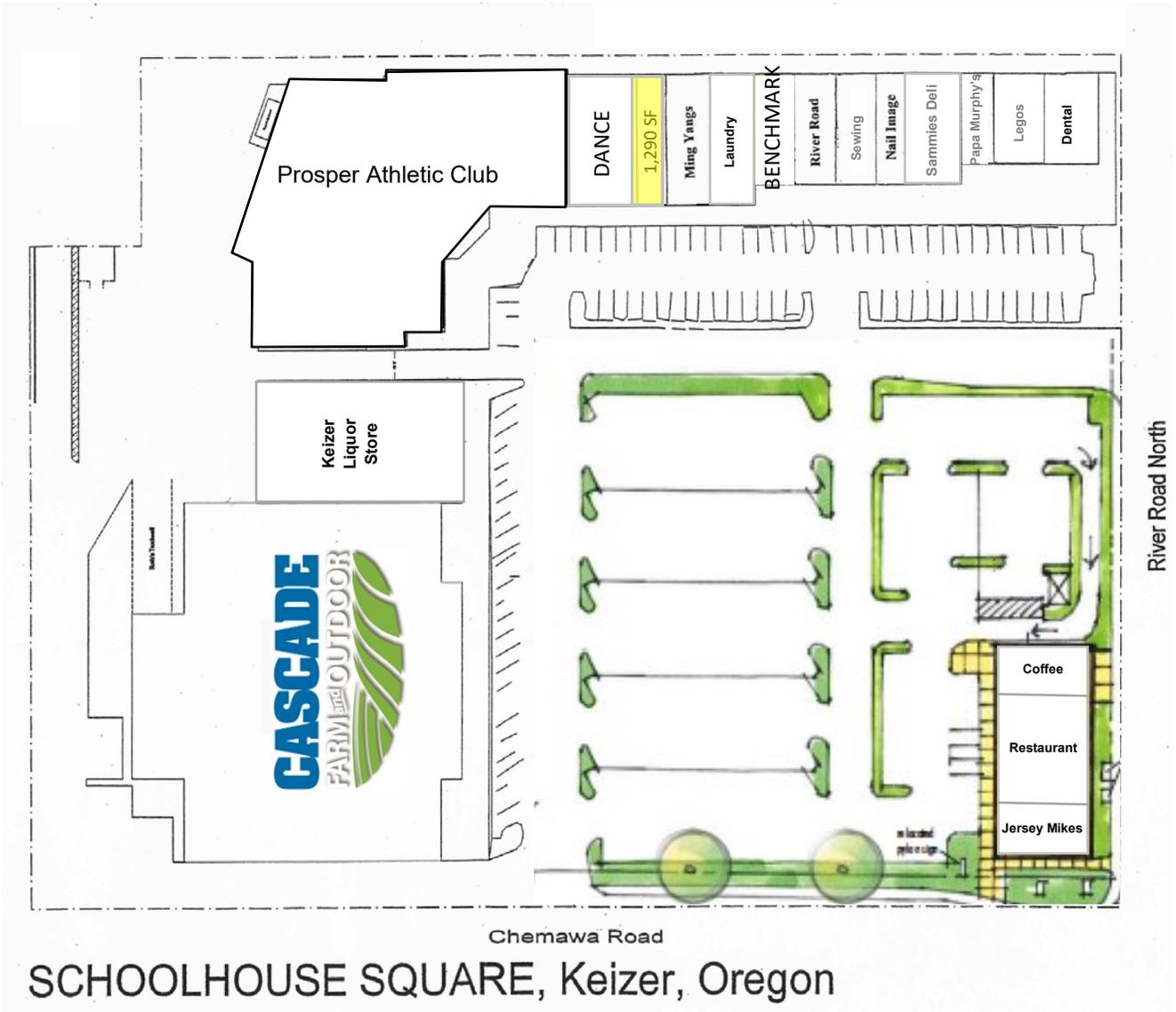
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www.hsmPacific.com

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Full Profile

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



Lat/Lon: 44.9975/-123.0286

5013 River Rd N Keizer, OR 97303	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	15,805	78,653	171,098
2028 Projected Population	16,246	81,815	179,246
2020 Census Population	15,985	78,228	168,634
2010 Census Population	15,102	70,080	153,237
Projected Annual Growth 2023 to 2028	0.6%	0.8%	1.0%
Historical Annual Growth 2010 to 2023	0.4%	0.9%	0.9%
Households			
2023 Estimated Households	6,151	29,014	61,468
2028 Projected Households	6,538	31,206	66,689
2020 Census Households	6,139	28,466	59,743
2010 Census Households	5,822	25,815	54,973
Projected Annual Growth 2023 to 2028	1.3%	1.5%	1.7%
Historical Annual Growth 2010 to 2023	0.4%	1.0%	0.9%
Age			
2023 Est. Population Under 10 Years	12.0%	13.8%	13.2%
2023 Est. Population 10 to 19 Years	13.6%	13.9%	14.3%
2023 Est. Population 20 to 29 Years	12.5%	14.1%	14.7%
2023 Est. Population 30 to 44 Years	20.3%	20.9%	20.9%
2023 Est. Population 45 to 59 Years	17.3%	16.5%	16.8%
2023 Est. Population 60 to 74 Years	16.8%	14.6%	14.2%
2023 Est. Population 75 Years or Over	7.3%	6.2%	5.8%
2023 Est. Median Age	37.9	35.3	34.8
Marital Status & Gender			
2023 Est. Male Population	48.5%	49.2%	50.1%
2023 Est. Female Population	51.5%	50.8%	49.9%
2023 Est. Never Married	31.0%	36.8%	36.1%
2023 Est. Now Married	41.8%	41.1%	42.1%
2023 Est. Separated or Divorced	22.3%	17.2%	16.9%
2023 Est. Widowed	5.0%	4.9%	4.8%
Income			
2023 Est. HH Income \$200,000 or More	5.8%	5.5%	6.4%
2023 Est. HH Income \$150,000 to \$199,999	6.0%	7.1%	6.9%
2023 Est. HH Income \$100,000 to \$149,999	20.2%	16.6%	17.2%
2023 Est. HH Income \$75,000 to \$99,999	14.5%	13.1%	12.5%
2023 Est. HH Income \$50,000 to \$74,999	20.4%	19.2%	18.7%
2023 Est. HH Income \$35,000 to \$49,999	11.5%	12.8%	12.4%
2023 Est. HH Income \$25,000 to \$34,999	7.5%	8.8%	8.6%
2023 Est. HH Income \$15,000 to \$24,999	8.3%	8.1%	7.6%
2023 Est. HH Income Under \$15,000	5.8%	8.9%	9.7%
2023 Est. Average Household Income	\$93,341	\$84,947	\$93,205
2023 Est. Median Household Income	\$70,752	\$68,151	\$69,425
2023 Est. Per Capita Income	\$36,568	\$31,496	\$34,023
2023 Est. Total Businesses	909	2,768	7,261
2023 Est. Total Employees	4,690	21,551	81,541

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Race				
2023 Est. White		73.0%	67.9%	66.1%
2023 Est. Black		1.5%	2.0%	3.4%
2023 Est. Asian or Pacific Islander		3.1%	3.9%	5.2%
2023 Est. American Indian or Alaska Native		1.6%	1.5%	1.5%
2023 Est. Other Races		20.8%	24.7%	23.8%
Hispanic				
2023 Est. Hispanic Population		4,127	23,830	49,981
2023 Est. Hispanic Population		26.1%	30.3%	29.2%
2028 Proj. Hispanic Population		26.2%	30.3%	29.3%
2020 Hispanic Population		23.4%	34.0%	33.4%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		10,850	51,577	111,598
2023 Est. Elementary (Grade Level 0 to 8)		4.8%	7.3%	7.4%
2023 Est. Some High School (Grade Level 9 to 11)		5.3%	6.9%	6.8%
2023 Est. High School Graduate		27.4%	24.5%	24.7%
2023 Est. Some College		29.9%	28.3%	27.1%
2023 Est. Associate Degree Only		10.0%	9.5%	9.9%
2023 Est. Bachelor Degree Only		16.2%	15.3%	15.4%
2023 Est. Graduate Degree		6.5%	8.2%	8.7%
Housing				
2023 Est. Total Housing Units		6,431	30,293	64,486
2023 Est. Owner-Occupied		67.9%	56.6%	57.7%
2023 Est. Renter-Occupied		27.7%	39.2%	37.6%
2023 Est. Vacant Housing		4.4%	4.2%	4.7%
Homes Built by Year				
2023 Homes Built 2010 or later		6.1%	7.5%	7.0%
2023 Homes Built 2000 to 2009		7.1%	11.4%	12.4%
2023 Homes Built 1990 to 1999		13.1%	16.9%	14.4%
2023 Homes Built 1980 to 1989		7.1%	8.5%	7.8%
2023 Homes Built 1970 to 1979		23.6%	20.8%	19.2%
2023 Homes Built 1960 to 1969		19.3%	13.0%	10.7%
2023 Homes Built 1950 to 1959		10.0%	7.5%	8.6%
2023 Homes Built Before 1949		9.4%	10.2%	15.1%
Home Values				
2023 Home Value \$1,000,000 or More		1.1%	0.9%	1.0%
2023 Home Value \$500,000 to \$999,999		14.2%	14.0%	15.3%
2023 Home Value \$400,000 to \$499,999		12.2%	15.8%	15.5%
2023 Home Value \$300,000 to \$399,999		34.5%	37.0%	34.1%
2023 Home Value \$200,000 to \$299,999		23.9%	18.9%	19.0%
2023 Home Value \$150,000 to \$199,999		4.0%	3.3%	3.8%
2023 Home Value \$100,000 to \$149,999		4.1%	3.5%	4.0%
2023 Home Value \$50,000 to \$99,999		1.8%	2.0%	2.7%
2023 Home Value \$25,000 to \$49,999		2.1%	2.4%	2.3%
2023 Home Value Under \$25,000		2.1%	2.3%	2.3%
2023 Median Home Value		\$334,687	\$339,904	\$342,328
2023 Median Rent		\$1,045	\$1,057	\$1,046

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	12,551	60,935	133,782
2023 Est. Civilian Employed	60.8%	57.1%	56.7%
2023 Est. Civilian Unemployed	2.7%	3.2%	3.5%
2023 Est. in Armed Forces	-	-	0.2%
2023 Est. not in Labor Force	36.4%	39.7%	39.6%
2023 Labor Force Males	47.6%	48.5%	49.8%
2023 Labor Force Females	52.4%	51.5%	50.2%
Occupation			
2023 Occupation: Population Age 16 Years or Over	7,635	34,785	75,832
2023 Mgmt, Business, & Financial Operations	16.3%	14.2%	14.8%
2023 Professional, Related	16.0%	16.8%	16.9%
2023 Service	18.7%	20.7%	21.2%
2023 Sales, Office	23.4%	20.8%	20.8%
2023 Farming, Fishing, Forestry	1.1%	2.3%	2.3%
2023 Construction, Extraction, Maintenance	10.0%	10.8%	9.3%
2023 Production, Transport, Material Moving	14.6%	14.5%	14.7%
2023 White Collar Workers	55.6%	51.7%	52.5%
2023 Blue Collar Workers	44.4%	48.3%	47.5%
Transportation to Work			
2023 Drive to Work Alone	72.1%	73.4%	71.4%
2023 Drive to Work in Carpool	9.7%	10.8%	11.1%
2023 Travel to Work by Public Transportation	1.0%	1.5%	2.0%
2023 Drive to Work on Motorcycle	-	0.2%	0.2%
2023 Walk or Bicycle to Work	1.5%	1.9%	3.7%
2023 Other Means	0.3%	0.7%	0.8%
2023 Work at Home	15.3%	11.4%	10.7%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	26.9%	27.2%	31.3%
2023 Travel to Work in 15 to 29 Minutes	44.1%	41.1%	39.3%
2023 Travel to Work in 30 to 59 Minutes	22.9%	24.6%	22.0%
2023 Travel to Work in 60 Minutes or More	6.1%	7.2%	7.4%
2023 Average Travel Time to Work	20.5	20.2	19.0
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$416.38 M	\$1.82 B	\$4.1 B
2023 Est. Apparel	\$14.56 M	\$64.02 M	\$144.83 M
2023 Est. Contributions, Gifts	\$23.54 M	\$102.29 M	\$233.16 M
2023 Est. Education, Reading	\$12.79 M	\$57.09 M	\$131.29 M
2023 Est. Entertainment	\$23.51 M	\$102.46 M	\$231.81 M
2023 Est. Food, Beverages, Tobacco	\$64.06 M	\$280.15 M	\$630.51 M
2023 Est. Furnishings, Equipment	\$14.64 M	\$63.68 M	\$144 M
2023 Est. Health Care, Insurance	\$38.63 M	\$166.96 M	\$375.14 M
2023 Est. Household Operations, Shelter, Utilities	\$134.63 M	\$590.48 M	\$1.33 B
2023 Est. Miscellaneous Expenses	\$7.88 M	\$34.28 M	\$77.44 M
2023 Est. Personal Care	\$5.6 M	\$24.41 M	\$55.05 M
2023 Est. Transportation	\$76.54 M	\$332.69 M	\$748.89 M

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