

KEIZER STATION

6450 KEIZER STATION BLVD. • KEIZER • OR



PROPERTY HIGHLIGHTS

- A 670,000 SF Power Center with Anchor, Restaurant and Shop Space available for lease.
- Up to 40,000 SF box, 3,647 SF, 1,200 SF and 1,000 SF

ANCHORED BY:



Owned and Operated by Donahue Schriber



CONTACT:

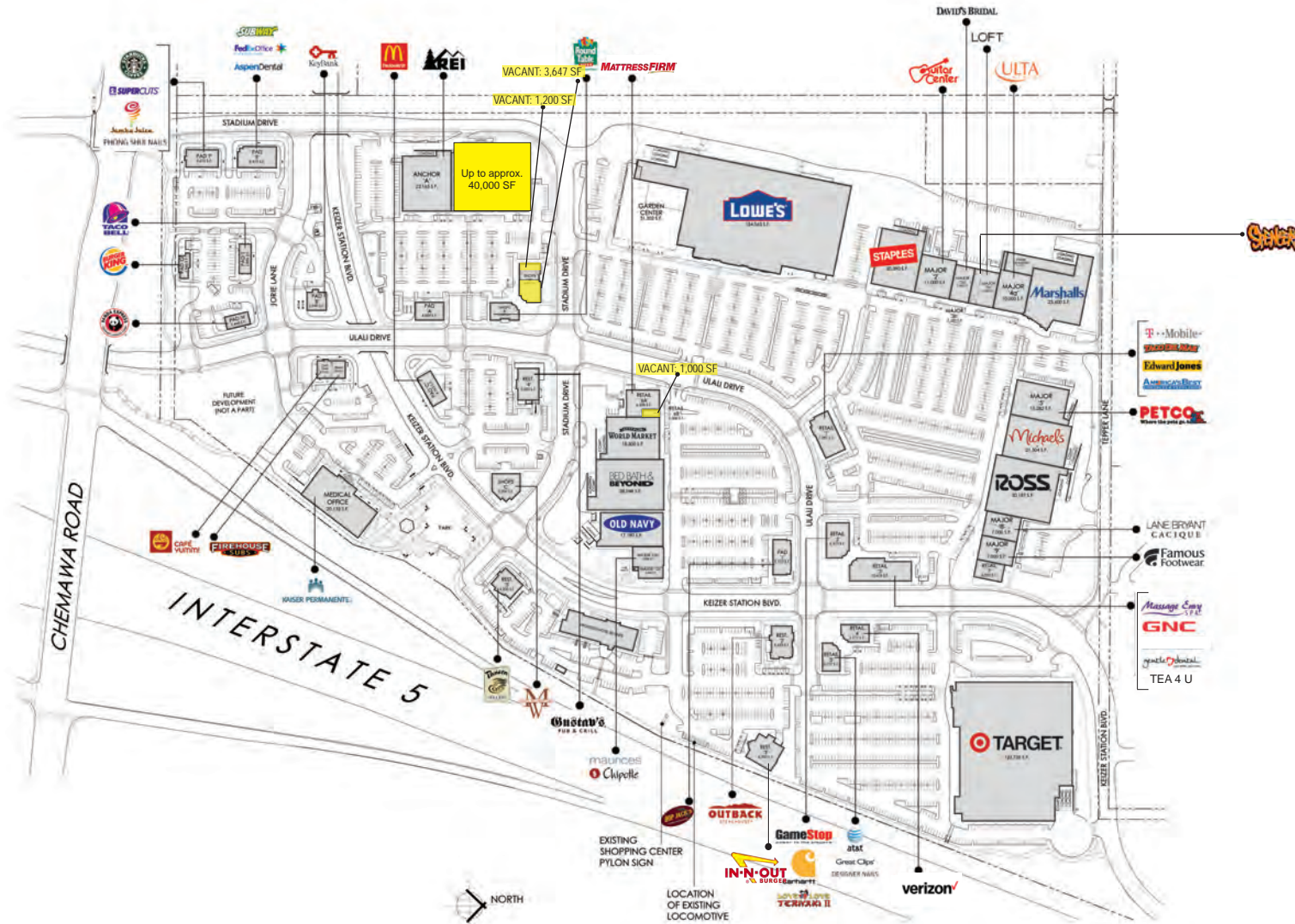
KARA PHELPS kara@hsmPacific.com
MICHAEL HEERMAN michael@hsmPacific.com

503.245.1400



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AVAILABLE



CONTACT:

KARA PHELPS

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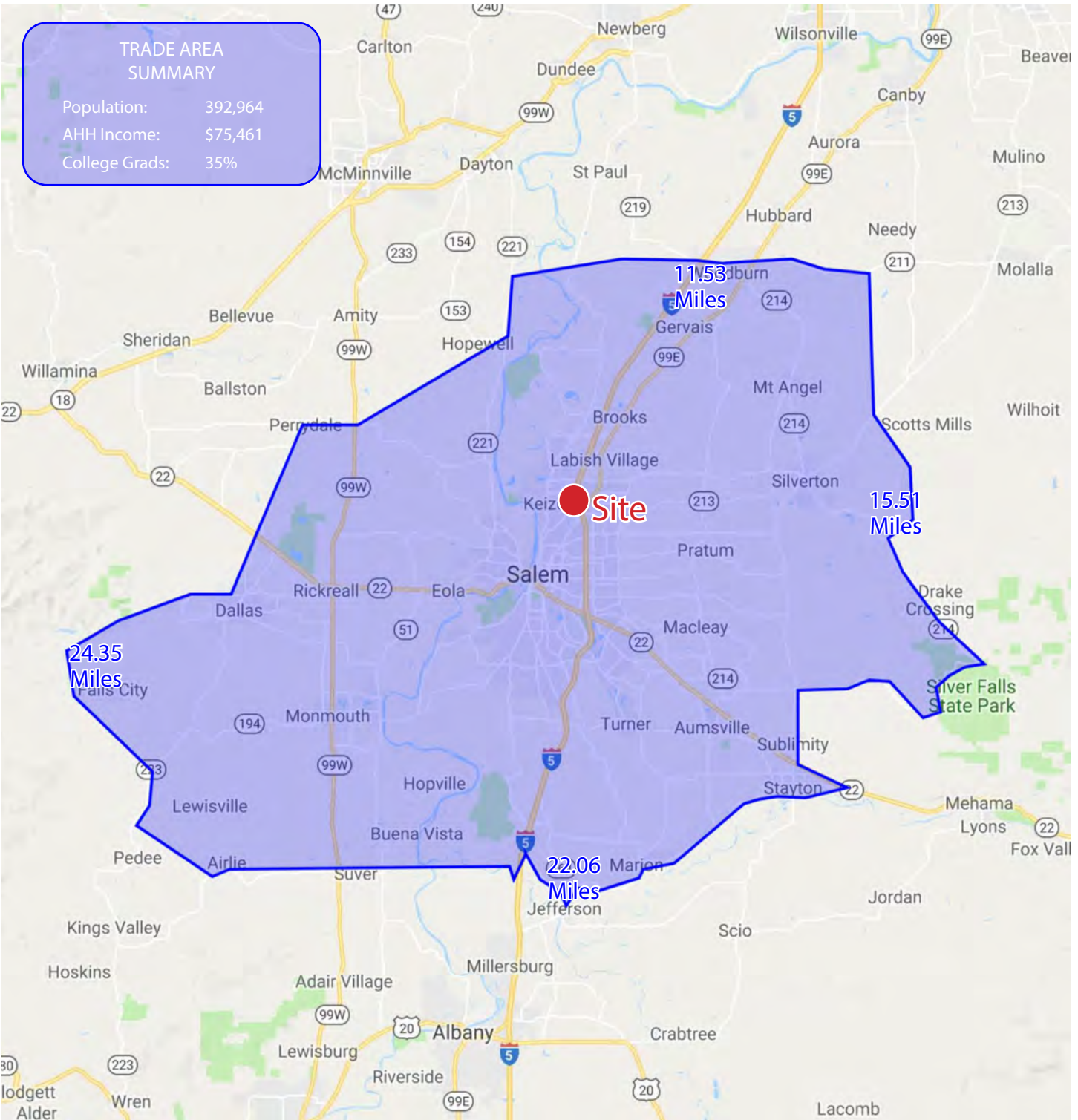
michael@hsmacific.com

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CHAINLINKS
RETAIL ADVISORS

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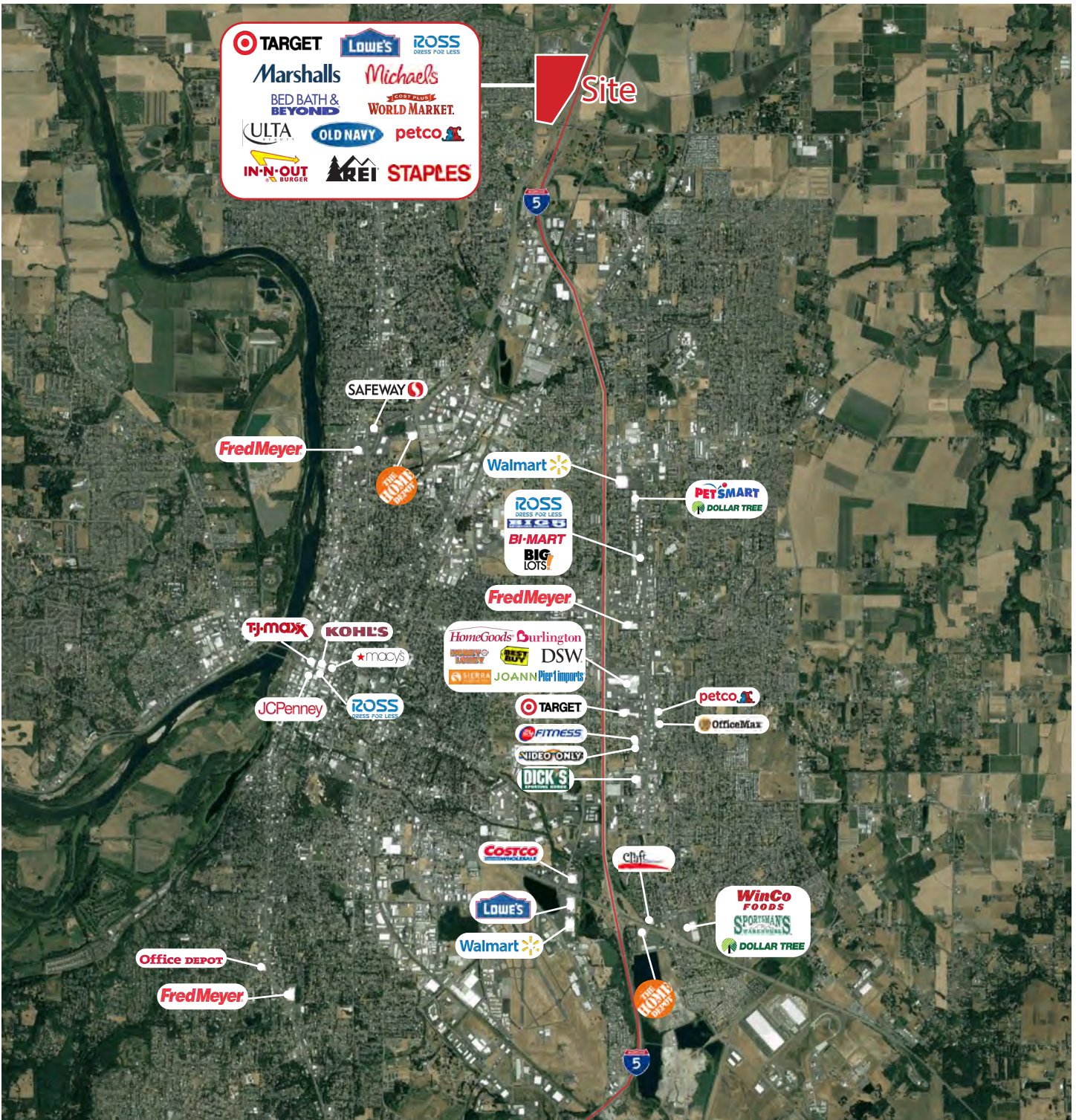
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CHAINLINKS
 RETAIL ADVISORS

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.01/-122.9971

RF1

6190-6194 Ulali Dr

Keizer, OR 97303

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	6,196	74,991	137,842
	2025 Projected Population	6,713	81,122	149,456
	2010 Census Population	5,017	67,582	123,881
	2000 Census Population	4,756	60,058	111,054
	Projected Annual Growth 2020 to 2025	1.7%	1.6%	1.7%
	Historical Annual Growth 2000 to 2020	1.5%	1.2%	1.2%
HOUSEHOLDS	2020 Estimated Households	2,102	26,746	49,341
	2025 Projected Households	2,175	27,645	51,176
	2010 Census Households	1,745	24,352	44,739
	2000 Census Households	1,644	21,924	40,808
	Projected Annual Growth 2020 to 2025	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	1.4%	1.1%	1.0%
AGE	2020 Est. Population Under 10 Years	14.2%	14.8%	14.5%
	2020 Est. Population 10 to 19 Years	15.1%	14.1%	14.0%
	2020 Est. Population 20 to 29 Years	12.3%	14.3%	14.9%
	2020 Est. Population 30 to 44 Years	21.0%	20.3%	20.0%
	2020 Est. Population 45 to 59 Years	17.2%	16.3%	16.6%
	2020 Est. Population 60 to 74 Years	15.1%	14.3%	13.9%
	2020 Est. Population 75 Years or Over	5.1%	6.0%	6.1%
	2020 Est. Median Age	35.7	34.7	34.4
MARITAL STATUS & GENDER	2020 Est. Male Population	48.9%	49.0%	49.1%
	2020 Est. Female Population	51.1%	51.0%	50.9%
	2020 Est. Never Married	29.7%	33.7%	34.6%
	2020 Est. Now Married	49.7%	42.3%	40.2%
	2020 Est. Separated or Divorced	15.3%	18.7%	19.7%
	2020 Est. Widowed	5.4%	5.3%	5.5%
INCOME	2020 Est. HH Income \$200,000 or More	5.4%	3.4%	2.7%
	2020 Est. HH Income \$150,000 to \$199,999	6.6%	4.9%	4.5%
	2020 Est. HH Income \$100,000 to \$149,999	22.6%	14.0%	13.5%
	2020 Est. HH Income \$75,000 to \$99,999	18.5%	13.5%	12.9%
	2020 Est. HH Income \$50,000 to \$74,999	19.8%	23.2%	21.9%
	2020 Est. HH Income \$35,000 to \$49,999	11.2%	14.4%	15.3%
	2020 Est. HH Income \$25,000 to \$34,999	5.2%	8.5%	9.2%
	2020 Est. HH Income \$15,000 to \$24,999	6.3%	10.5%	10.9%
	2020 Est. HH Income Under \$15,000	4.4%	7.6%	9.1%
	2020 Est. Average Household Income	\$93,094	\$75,098	\$69,886
	2020 Est. Median Household Income	\$80,933	\$61,729	\$57,496
	2020 Est. Per Capita Income	\$31,626	\$26,873	\$25,157
	2020 Est. Total Businesses	107	1,841	4,755
2020 Est. Total Employees	1,574	19,084	49,509	

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RACE			
2020 Est. White	76.6%	70.2%	69.5%
2020 Est. Black	1.7%	1.7%	1.9%
2020 Est. Asian or Pacific Islander	3.0%	4.1%	4.4%
2020 Est. American Indian or Alaska Native	1.3%	1.5%	1.5%
2020 Est. Other Races	17.5%	22.5%	22.6%
HISPANIC			
2020 Est. Hispanic Population	1,645	24,937	45,866
2020 Est. Hispanic Population	26.6%	33.3%	33.3%
2025 Proj. Hispanic Population	27.9%	34.8%	34.7%
2010 Hispanic Population	14.7%	28.3%	29.3%
EDUCATION (Adults 25 or Older)			
2020 Est. Adult Population (25 Years or Over)	4,035	48,341	88,846
2020 Est. Elementary (Grade Level 0 to 8)	4.1%	8.3%	9.3%
2020 Est. Some High School (Grade Level 9 to 11)	7.7%	8.9%	8.6%
2020 Est. High School Graduate	25.3%	27.2%	27.0%
2020 Est. Some College	25.9%	25.5%	25.4%
2020 Est. Associate Degree Only	7.8%	9.1%	8.9%
2020 Est. Bachelor Degree Only	20.1%	14.4%	13.8%
2020 Est. Graduate Degree	8.9%	6.7%	7.0%
HOUSING			
2020 Est. Total Housing Units	2,132	27,273	50,478
2020 Est. Owner-Occupied	67.7%	53.9%	52.5%
2020 Est. Renter-Occupied	30.9%	44.2%	45.3%
2020 Est. Vacant Housing	1.4%	1.9%	2.3%
HOMES BUILT BY YEAR			
2020 Homes Built 2010 or later	6.7%	5.7%	5.3%
2020 Homes Built 2000 to 2009	7.5%	9.8%	9.3%
2020 Homes Built 1990 to 1999	15.9%	22.4%	19.1%
2020 Homes Built 1980 to 1989	13.1%	11.4%	10.9%
2020 Homes Built 1970 to 1979	38.2%	27.5%	25.6%
2020 Homes Built 1960 to 1969	10.4%	9.3%	8.3%
2020 Homes Built 1950 to 1959	4.5%	6.3%	8.7%
2020 Homes Built Before 1949	2.2%	5.7%	10.6%
HOME VALUES			
2020 Home Value \$1,000,000 or More	-	0.2%	0.2%
2020 Home Value \$500,000 to \$999,999	3.9%	7.0%	7.5%
2020 Home Value \$400,000 to \$499,999	10.4%	8.9%	8.4%
2020 Home Value \$300,000 to \$399,999	25.2%	19.8%	18.2%
2020 Home Value \$200,000 to \$299,999	46.6%	45.9%	44.1%
2020 Home Value \$150,000 to \$199,999	10.8%	10.8%	12.6%
2020 Home Value \$100,000 to \$149,999	2.6%	4.7%	6.6%
2020 Home Value \$50,000 to \$99,999	1.0%	2.5%	3.3%
2020 Home Value \$25,000 to \$49,999	1.2%	2.7%	2.9%
2020 Home Value Under \$25,000	4.1%	4.7%	4.3%
2020 Median Home Value	\$269,933	\$258,577	\$251,067
2020 Median Rent	\$1,017	\$907	\$886

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	4,728	57,452	106,143
	2020 Est. Civilian Employed	62.5%	59.1%	60.0%
	2020 Est. Civilian Unemployed	2.9%	3.2%	3.2%
	2020 Est. in Armed Forces	0.2%	-	-
	2020 Est. not in Labor Force	34.4%	37.7%	36.8%
	2020 Labor Force Males	48.4%	48.1%	48.3%
	2020 Labor Force Females	51.6%	51.9%	51.7%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	2,955	33,934	63,658
	2020 Mgmt, Business, & Financial Operations	12.0%	11.6%	10.9%
	2020 Professional, Related	19.9%	17.5%	17.5%
	2020 Service	19.3%	21.1%	23.0%
	2020 Sales, Office	23.2%	20.5%	19.9%
	2020 Farming, Fishing, Forestry	2.2%	4.4%	5.2%
	2020 Construction, Extraction, Maintenance	9.3%	9.9%	9.0%
	2020 Production, Transport, Material Moving	14.0%	15.0%	14.6%
	2020 White Collar Workers	55.2%	49.6%	48.2%
	2020 Blue Collar Workers	44.8%	50.4%	51.8%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	81.7%	76.6%	74.7%
	2020 Drive to Work in Carpool	10.4%	13.2%	12.7%
	2020 Travel to Work by Public Transportation	0.7%	1.5%	2.3%
	2020 Drive to Work on Motorcycle	0.4%	0.2%	0.2%
	2020 Walk or Bicycle to Work	1.6%	1.7%	2.8%
	2020 Other Means	0.4%	1.5%	1.9%
	2020 Work at Home	4.8%	5.4%	5.5%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	25.4%	25.5%	27.4%
	2020 Travel to Work in 15 to 29 Minutes	53.3%	45.2%	44.5%
	2020 Travel to Work in 30 to 59 Minutes	18.3%	19.9%	19.3%
	2020 Travel to Work in 60 Minutes or More	7.5%	7.8%	8.3%
	2020 Average Travel Time to Work	20.3	19.8	19.4
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$139.55 M	\$1.53 B	\$2.69 B
	2020 Est. Apparel	\$4.93 M	\$53.74 M	\$94.28 M
	2020 Est. Contributions, Gifts	\$7.83 M	\$84 M	\$146.35 M
	2020 Est. Education, Reading	\$4.34 M	\$45.98 M	\$80.11 M
	2020 Est. Entertainment	\$7.95 M	\$85.57 M	\$149.71 M
	2020 Est. Food, Beverages, Tobacco	\$21.48 M	\$238.16 M	\$419.51 M
	2020 Est. Furnishings, Equipment	\$4.94 M	\$53.21 M	\$93.09 M
	2020 Est. Health Care, Insurance	\$12.85 M	\$141.8 M	\$249.42 M
	2020 Est. Household Operations, Shelter, Utilities	\$44.9 M	\$499.97 M	\$880.96 M
	2020 Est. Miscellaneous Expenses	\$2.63 M	\$28.78 M	\$50.55 M
	2020 Est. Personal Care	\$1.88 M	\$20.55 M	\$36.09 M
	2020 Est. Transportation	\$25.85 M	\$281.92 M	\$494.36 M

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