

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 28,048 SF box, 3,787, 3,647 SF, 1,000 SF, 800 SF and 630 SF

ANCHORED BY:



Owned and Operated by First Washington Realty



CONTACT:

KARA PHELPS
BROCK SWITZER

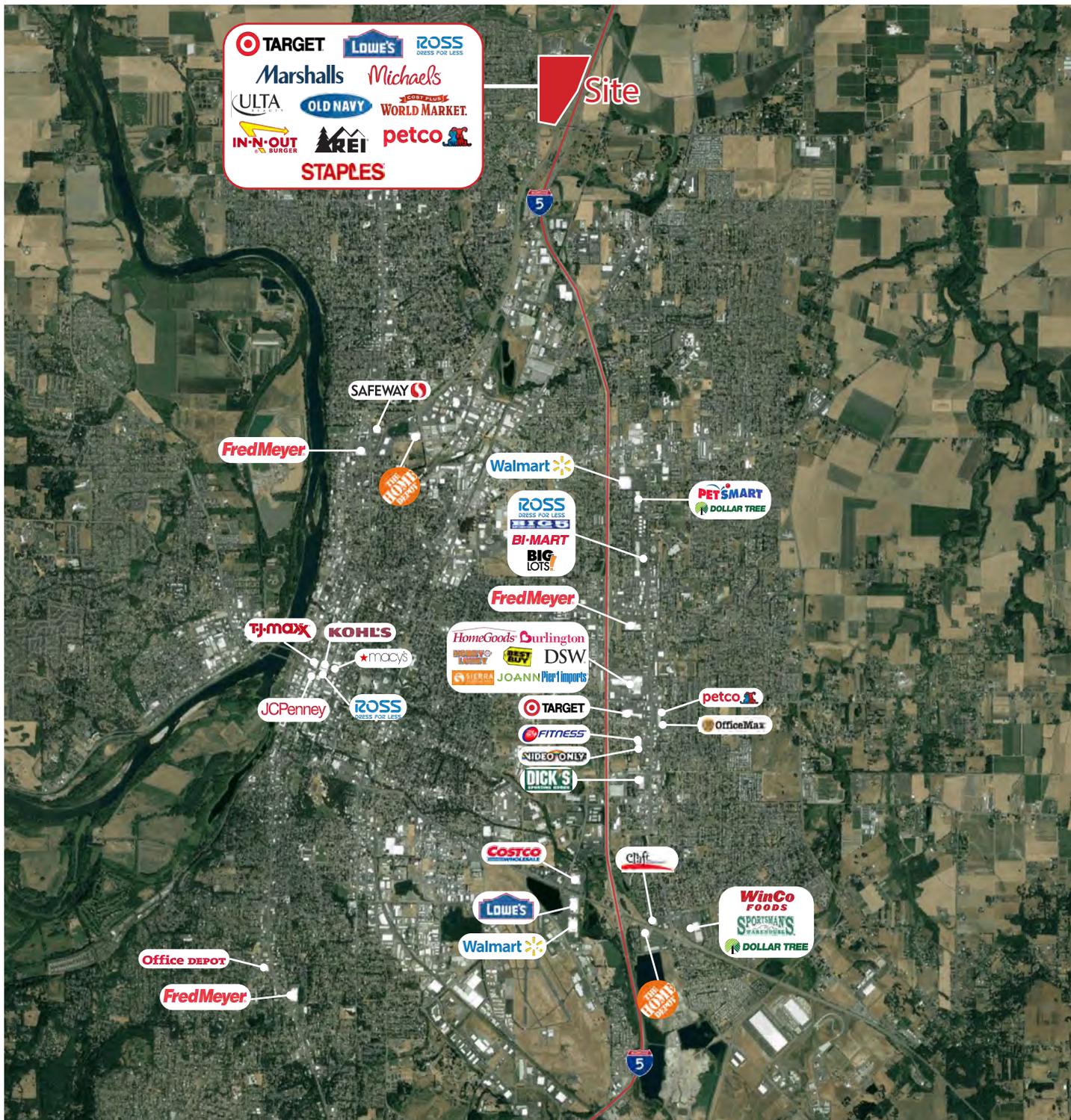
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CHAINLINKS
RETAIL ADVISORS

Full Profile

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



Lat/Lon: 45.01/-122.9971

6190-6194 Ulali Dr Keizer, OR 97303		1 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population		5,968	75,541	137,715
2028 Projected Population		6,116	79,494	144,214
2020 Census Population		5,812	74,302	135,886
2010 Census Population		5,012	67,440	123,566
Projected Annual Growth 2023 to 2028		0.5%	1.0%	0.9%
Historical Annual Growth 2010 to 2023		1.5%	0.9%	0.9%
Households				
2023 Estimated Households		2,046	27,262	49,869
2028 Projected Households		2,166	29,616	53,988
2020 Census Households		1,971	26,436	48,511
2010 Census Households		1,723	24,295	44,623
Projected Annual Growth 2023 to 2028		1.2%	1.7%	1.7%
Historical Annual Growth 2010 to 2023		1.4%	0.9%	0.9%
Age				
2023 Est. Population Under 10 Years		12.6%	14.2%	13.9%
2023 Est. Population 10 to 19 Years		15.4%	14.3%	14.3%
2023 Est. Population 20 to 29 Years		12.0%	13.8%	14.3%
2023 Est. Population 30 to 44 Years		21.7%	21.0%	20.6%
2023 Est. Population 45 to 59 Years		17.4%	16.3%	16.5%
2023 Est. Population 60 to 74 Years		15.7%	14.6%	14.4%
2023 Est. Population 75 Years or Over		5.2%	5.7%	6.0%
2023 Est. Median Age		36.1	34.8	34.8
Marital Status & Gender				
2023 Est. Male Population		48.7%	49.4%	49.4%
2023 Est. Female Population		51.3%	50.6%	50.6%
2023 Est. Never Married		35.3%	36.3%	35.5%
2023 Est. Now Married		44.3%	42.3%	42.7%
2023 Est. Separated or Divorced		17.6%	16.9%	16.9%
2023 Est. Widowed		2.7%	4.6%	4.9%
Income				
2023 Est. HH Income \$200,000 or More		8.7%	5.1%	5.3%
2023 Est. HH Income \$150,000 to \$199,999		9.5%	6.9%	6.3%
2023 Est. HH Income \$100,000 to \$149,999		27.1%	17.2%	16.9%
2023 Est. HH Income \$75,000 to \$99,999		14.1%	14.3%	12.9%
2023 Est. HH Income \$50,000 to \$74,999		14.5%	19.7%	19.3%
2023 Est. HH Income \$35,000 to \$49,999		7.9%	12.7%	12.8%
2023 Est. HH Income \$25,000 to \$34,999		3.8%	8.4%	9.0%
2023 Est. HH Income \$15,000 to \$24,999		9.0%	7.7%	7.8%
2023 Est. HH Income Under \$15,000		5.5%	8.0%	9.8%
2023 Est. Average Household Income		\$100,381	\$85,054	\$85,074
2023 Est. Median Household Income		\$94,205	\$69,026	\$66,988
2023 Est. Per Capita Income		\$34,579	\$30,829	\$30,991
2023 Est. Total Businesses		119	2,495	5,433
2023 Est. Total Employees		1,082	17,688	51,004

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Race				
2023 Est. White		72.5%	66.0%	65.9%
2023 Est. Black		1.6%	1.9%	2.0%
2023 Est. Asian or Pacific Islander		3.3%	4.3%	4.6%
2023 Est. American Indian or Alaska Native		1.1%	1.6%	1.6%
2023 Est. Other Races		21.4%	26.2%	25.9%
Hispanic				
2023 Est. Hispanic Population		1,471	24,369	44,069
2023 Est. Hispanic Population		24.7%	32.3%	32.0%
2028 Proj. Hispanic Population		24.7%	32.4%	32.0%
2020 Hispanic Population		24.2%	36.5%	36.6%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		3,978	49,094	89,541
2023 Est. Elementary (Grade Level 0 to 8)		5.0%	8.8%	8.7%
2023 Est. Some High School (Grade Level 9 to 11)		4.0%	7.0%	7.3%
2023 Est. High School Graduate		25.2%	25.5%	25.0%
2023 Est. Some College		28.4%	27.6%	27.1%
2023 Est. Associate Degree Only		8.8%	9.8%	10.0%
2023 Est. Bachelor Degree Only		18.7%	14.6%	14.5%
2023 Est. Graduate Degree		10.0%	6.6%	7.4%
Housing				
2023 Est. Total Housing Units		2,109	28,434	52,169
2023 Est. Owner-Occupied		67.5%	58.7%	57.1%
2023 Est. Renter-Occupied		29.5%	37.2%	38.5%
2023 Est. Vacant Housing		3.0%	4.1%	4.4%
Homes Built by Year				
2023 Homes Built 2010 or later		11.0%	7.3%	6.9%
2023 Homes Built 2000 to 2009		7.7%	11.6%	11.3%
2023 Homes Built 1990 to 1999		14.4%	17.8%	15.5%
2023 Homes Built 1980 to 1989		11.8%	8.8%	8.5%
2023 Homes Built 1970 to 1979		34.8%	23.6%	20.3%
2023 Homes Built 1960 to 1969		12.3%	11.8%	11.1%
2023 Homes Built 1950 to 1959		2.3%	6.7%	8.2%
2023 Homes Built Before 1949		2.8%	8.3%	13.9%
Home Values				
2023 Home Value \$1,000,000 or More		1.4%	0.9%	1.1%
2023 Home Value \$500,000 to \$999,999		11.6%	12.9%	13.7%
2023 Home Value \$400,000 to \$499,999		15.9%	15.1%	14.7%
2023 Home Value \$300,000 to \$399,999		42.9%	37.4%	34.0%
2023 Home Value \$200,000 to \$299,999		17.6%	20.0%	20.4%
2023 Home Value \$150,000 to \$199,999		1.9%	3.4%	4.1%
2023 Home Value \$100,000 to \$149,999		3.6%	3.0%	4.0%
2023 Home Value \$50,000 to \$99,999		1.6%	1.9%	3.0%
2023 Home Value \$25,000 to \$49,999		1.3%	2.8%	2.4%
2023 Home Value Under \$25,000		2.1%	2.5%	2.6%
2023 Median Home Value		\$358,730	\$335,099	\$331,524
2023 Median Rent		\$1,228	\$1,076	\$1,050

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	4,608	58,036	106,391
2023 Est. Civilian Employed	60.8%	57.7%	57.2%
2023 Est. Civilian Unemployed	2.0%	3.0%	3.4%
2023 Est. in Armed Forces	-	-	0.2%
2023 Est. not in Labor Force	37.2%	39.2%	39.3%
2023 Labor Force Males	48.4%	48.7%	48.7%
2023 Labor Force Females	51.6%	51.3%	51.3%
Occupation			
2023 Occupation: Population Age 16 Years or Over	2,801	33,502	60,857
2023 Mgmt, Business, & Financial Operations	13.1%	13.3%	13.6%
2023 Professional, Related	17.7%	16.1%	15.7%
2023 Service	15.3%	19.5%	21.4%
2023 Sales, Office	24.6%	21.3%	20.7%
2023 Farming, Fishing, Forestry	1.5%	2.6%	2.6%
2023 Construction, Extraction, Maintenance	12.5%	11.5%	10.4%
2023 Production, Transport, Material Moving	15.3%	15.6%	15.6%
2023 White Collar Workers	55.4%	50.8%	50.0%
2023 Blue Collar Workers	44.6%	49.2%	50.0%
Transportation to Work			
2023 Drive to Work Alone	82.0%	74.9%	72.4%
2023 Drive to Work in Carpool	6.9%	11.9%	11.3%
2023 Travel to Work by Public Transportation	0.3%	1.4%	2.0%
2023 Drive to Work on Motorcycle	-	0.2%	0.2%
2023 Walk or Bicycle to Work	3.3%	1.7%	3.0%
2023 Other Means	0.1%	0.6%	0.9%
2023 Work at Home	7.3%	9.1%	10.2%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	20.4%	27.4%	29.6%
2023 Travel to Work in 15 to 29 Minutes	50.1%	40.8%	39.3%
2023 Travel to Work in 30 to 59 Minutes	23.2%	24.8%	23.7%
2023 Travel to Work in 60 Minutes or More	6.3%	7.1%	7.3%
2023 Average Travel Time to Work	19.8	20.0	19.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$145.7 M	\$1.71 B	\$3.13 B
2023 Est. Apparel	\$5.18 M	\$60.33 M	\$110.06 M
2023 Est. Contributions, Gifts	\$8.43 M	\$95.94 M	\$175.25 M
2023 Est. Education, Reading	\$4.81 M	\$53.32 M	\$97.71 M
2023 Est. Entertainment	\$8.35 M	\$96.58 M	\$175.91 M
2023 Est. Food, Beverages, Tobacco	\$22.25 M	\$264.32 M	\$482.57 M
2023 Est. Furnishings, Equipment	\$5.19 M	\$60.06 M	\$109.34 M
2023 Est. Health Care, Insurance	\$13.24 M	\$157.56 M	\$287.25 M
2023 Est. Household Operations, Shelter, Utilities	\$46.77 M	\$556.05 M	\$1.02 B
2023 Est. Miscellaneous Expenses	\$2.75 M	\$32.27 M	\$58.91 M
2023 Est. Personal Care	\$1.96 M	\$23 M	\$41.97 M
2023 Est. Transportation	\$26.77 M	\$314.5 M	\$572.26 M

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