

FOR LEASE

WESTGATE SHOPPING CENTER

515 & 525 TAGGART DR NW
SALEM, OR 97304



OVERVIEW

This Walgreen-anchored shopping center is strategically located on Wallace Road in an area of concentrated daily needs retailers and other services. There are multiple access points and great signage and visibility. NOTE: There are no spaces available allowing restaurant use or alcohol sales.

HIGHLIGHTS

- Premiere Wallace Road retail center
- Highest traffic counts in West Salem
- Multiple options available
- Join Walgreens, Panda Express, Jamba, AT&T and others!

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503-364-7400 | 365 STATE ST, SALEM, OR 97301 | FIRSTCOMMERCIALOREGON.COM

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FIRST COMMERCIAL
REAL ESTATE

FOR LEASE

WESTGATE SHOPPING CENTER

SPACE AVAILABLE

525 TAGGART SUITE 170

Space Available	1,650 SF
Lease Rate	\$28/SF/YR
Space Type	Strip Center
Traffic Counts	40,000 ADT

First time on market since the shopping center was constructed. Former tanning salon. NNN's estimated at \$8.97 includes w/s, garbage and HVAC maintenance.

TOTAL SPACE AVAILABLE
3,544 SF

LEASE RATE
STARTING AT
\$28/SF/YEAR

SPACE LOCATIONS
INLINE

ZONE
MU-I

525 TAGGART SUITE 150

Space Available	917 SF
Lease Rate	\$28.50/SF/YR
Space Type	Strip Center
Traffic Counts	40,000 ADT

This 917 SF space would be ideal for any number of small retail businesses. No restaurant or office allowed. NNN's estimated at \$8.97 includes w/s, garbage and HVAC maintenance.

515 TAGGART SUITE 130

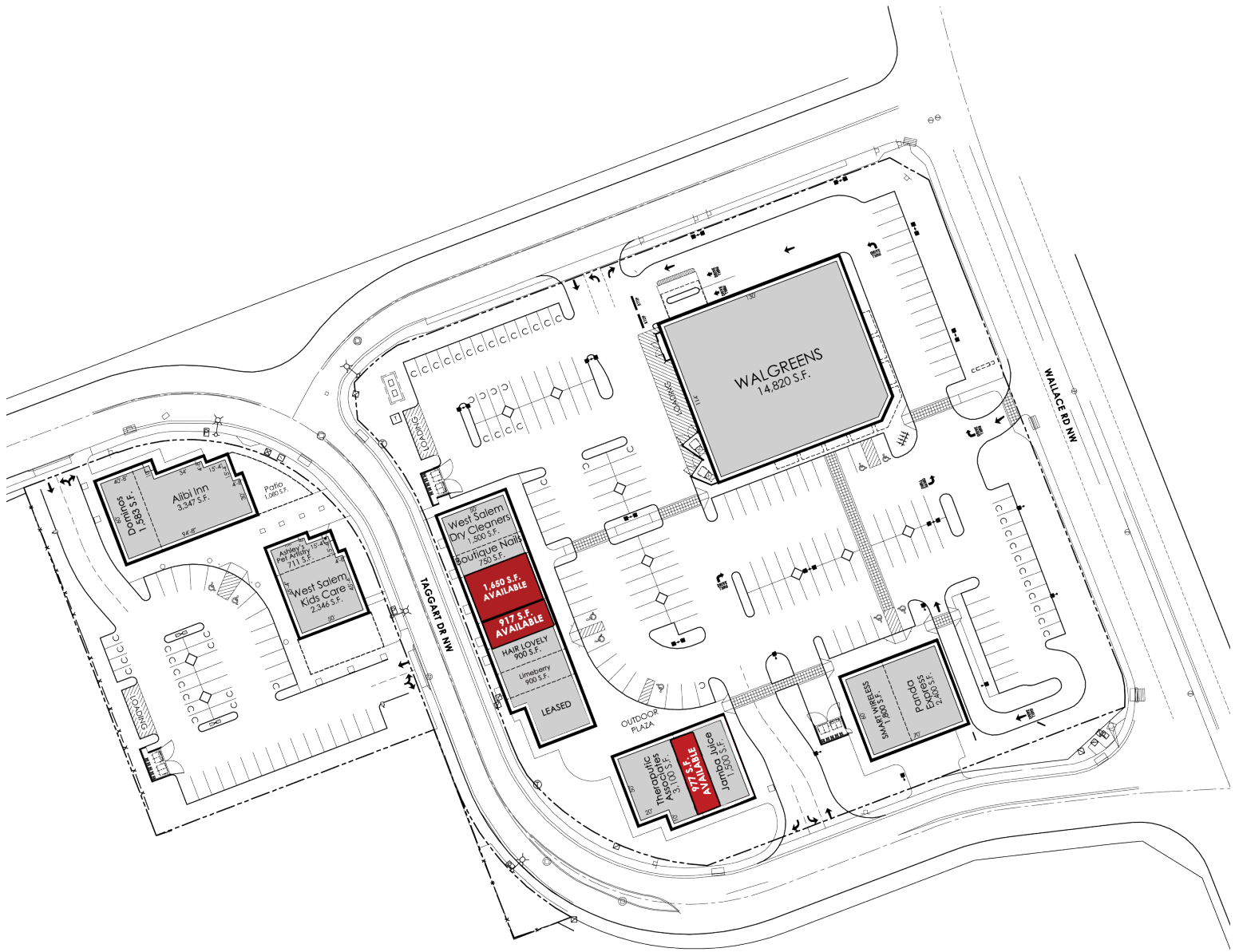
Space Available	977 SF
Lease Rate	\$28.50/SF/YR
Space Type	Strip Center
Traffic Counts	40,000 ADT

Fantastic small office space with two private offices, oversized reception area and single ADA restroom. Annual NNN's estimated at \$8.97 includes w/s, garbage and HVAC maintenance.

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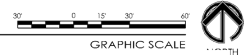
WESTGATE SHOPPING CENTER

SITE PLAN



Westgate Shopping Center

Salem, Oregon



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MEDICAL/PROFESSIONAL OFFICE SPACE

LOCATION & DEMOGRAPHICS


POPULATION

	1 MILE	3 MILE	5 MILE
	8,984	81,367	197,746


NUMBER OF HOUSEHOLDS

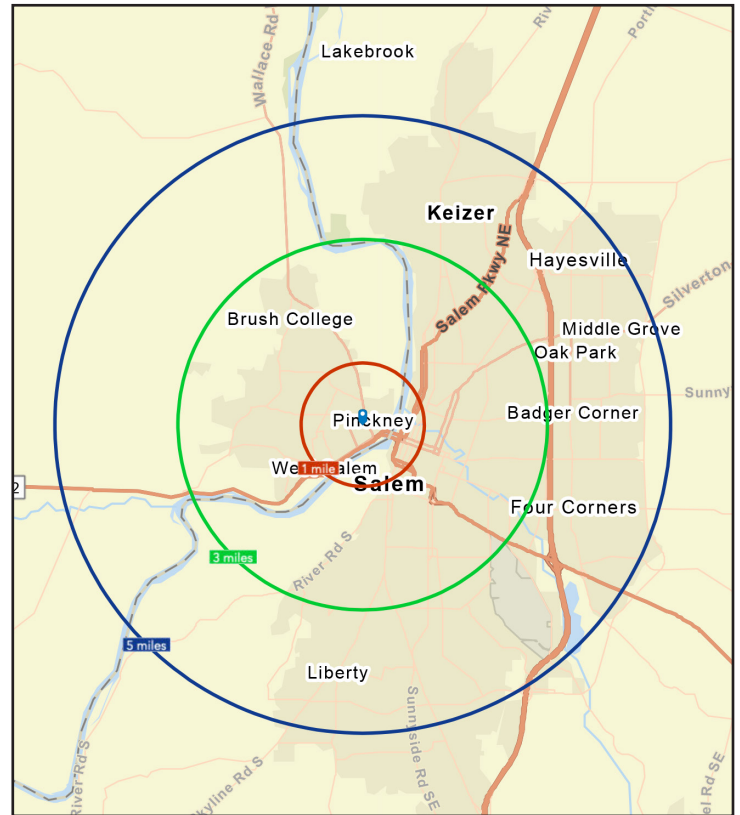
	1 MILE	3 MILE	5 MILE
	4,016	34,047	80,368

AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
	\$68,788	\$75,615	\$74,645

PER CAPITA INCOME

	1 MILE	3 MILE	5 MILE
	\$29,118	\$28,971	\$27,540



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