

# FOR LEASE

## KOZ ON STATE

260 STATE ST, STE 120  
SALEM, OR 97301



## OVERVIEW

Join Barre 3 in the Nishioka Building in downtown Salem only one block from Riverfront Park and near the Chemeketa and Liberty Parkades. Free three-hour street parking for customers. The remaining space has high ceilings, excellent window lines and is delivered with two ADA restrooms, HVAC unit and electrical panel in place. Landlord tenant improvement allowance of \$30/SF.

## HIGHLIGHTS

- Brand new retail space in downtown Salem
- One space remaining; 2,324 SF
- Lease rates starting at \$21/SF/YR, NNN
- Onsite parking for employees for an additional fee

**Conrad Venti** | [conrad@firstcommercialoregon.com](mailto:conrad@firstcommercialoregon.com)  
**Tanner Morgan** | [tanner@firstcommercialoregon.com](mailto:tanner@firstcommercialoregon.com)

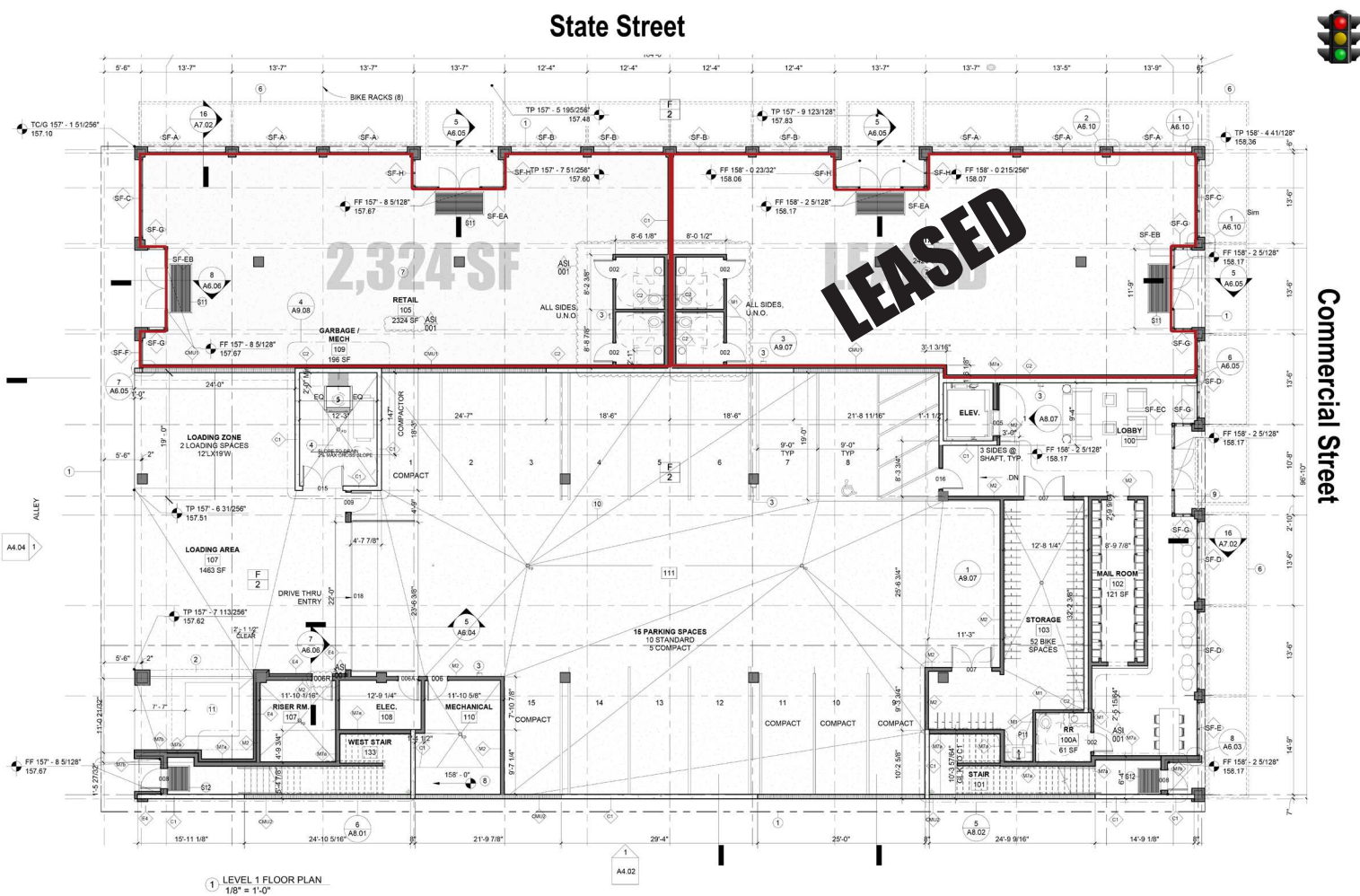
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## FLOOR PLANS



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## PHOTOS



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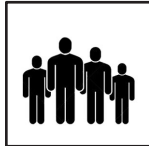


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## LOCATION & DEMOGRAPHICS

### POPULATION



1 MILE	3 MILE	5 MILE
9,274	100,696	235,384

### NUMBER OF HOUSEHOLDS



1 MILE	3 MILE	5 MILE
3,801	37,892	85,028

### AVERAGE HOUSEHOLD INCOME

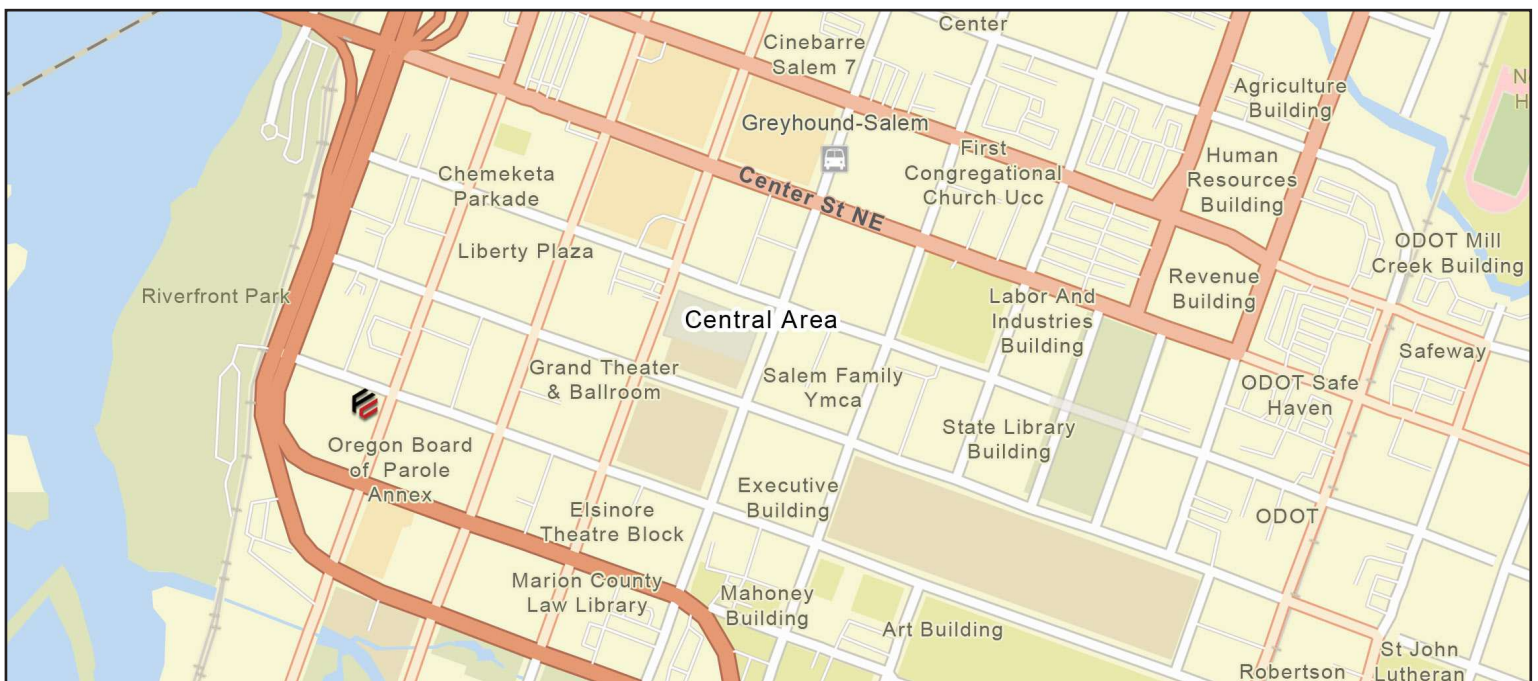
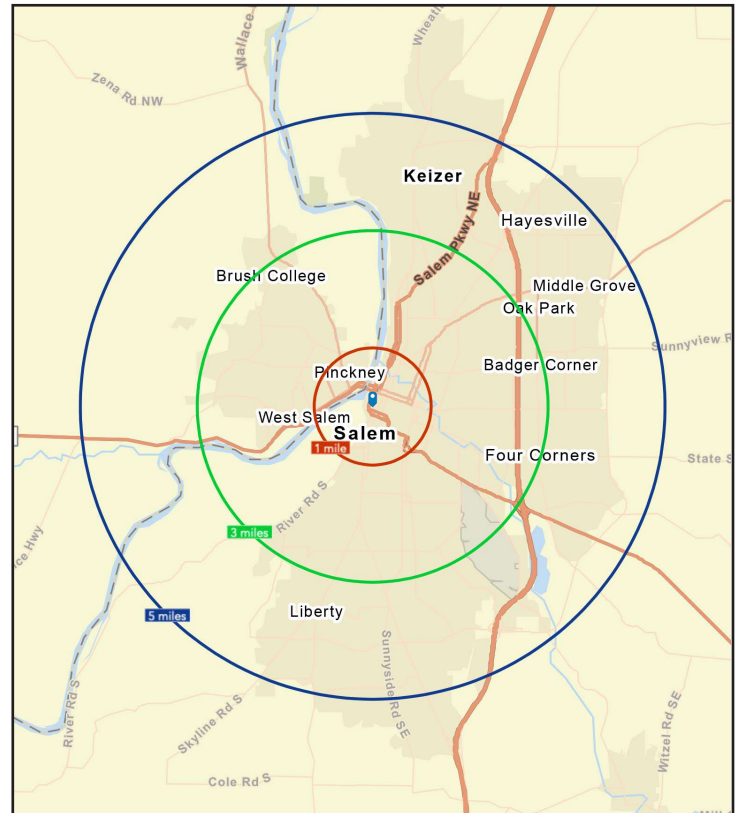


1 MILE	3 MILE	5 MILE
\$100,577	\$89,156	\$91,892

### PER CAPITA INCOME



1 MILE	3 MILE	5 MILE
\$36,592	\$33,943	\$33,682



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