## HILFIKER SHOPPING CENTER



## SIZE

38,667 square feet

#### **DEMOGRAPHICS**

I mile	3 mile	5 mile	
Population 13,313	on 75,750	160,445	
Househo 5,138	olds 29,419	59,296	
<b>Median HH Income (\$)</b> 70,729 79,423 71,762			

## MAJOR TENANT(S)

Petco Trader Joe's Ulta

## LEASING CONTACT

Josh O'Toole Mobile (801) 698-8080 jotoole@phillipsedison.com





#### LOCATION

4450 Commercial Street SE | Salem, OR 97302

#### PROPERTY HIGHLIGHTS

- Neighborhood shopping center anchored by Trader Joe's, Ulta and Petco
- Superior visibility at the signalized corner of Commercial Street and Hilfiker Lane with traffic counts exceeding 44,000 VPD
- 160,400 residents within a 5 mile radius
- Outparcel Opportunity



## MORE INFO

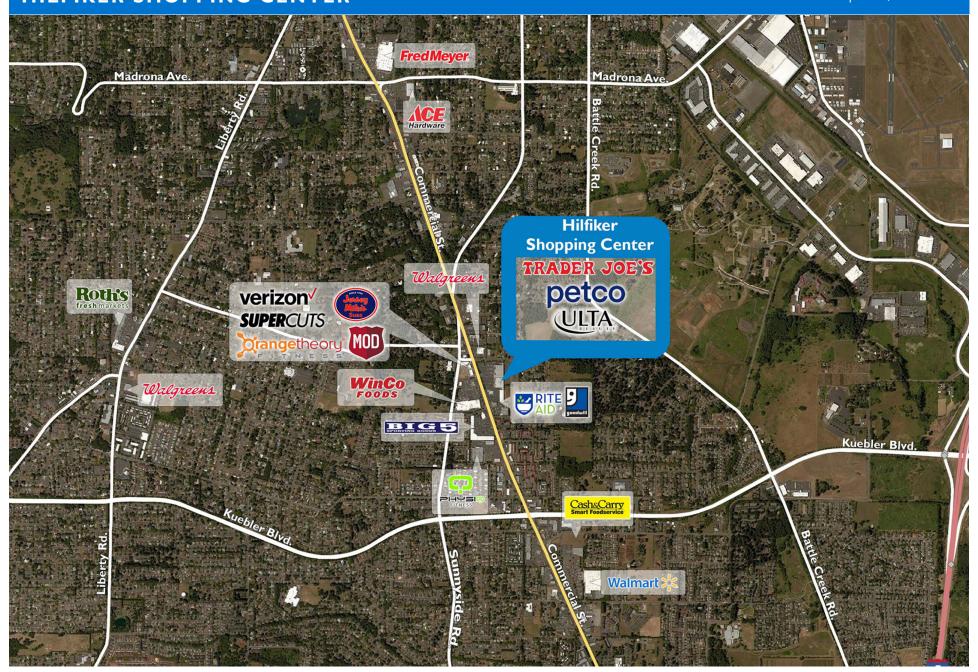
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# **HILFIKER SHOPPING CENTER**

SPACE	TENANT	SQ. FT.
0100	Trader Joe's	13,506 SF
0130	Ulta	11,086 SF
0150	Petco	14,075 SF
TOTAL SQ. FT.		38,667
SITE LEGE	ND	
Available Leased (not occupied) Site Boundary		☐ Occupied ☐ Owned by Others





# **Demographic Summary Report**

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Longitude: -123.033119 Latitude: 44.889687 **Hilfiker Shopping Center** 1.00 Mile Radius 3.00 Mile Radius 5.00 Mile Radius Salem, OR Q4 2023 Estimated Population 13.313 75,750 160,445 2028 Projected Population 14,087 80,404 169,550 2010 Census Population 12,261 65,161 141,330 2000 Census Population 11,415 127,111 60,320 **Population** 108,343 1990 Census Population 9,765 50,432 Historical Annual Growth 1990 to 2000 1.57% 1.81% 1.61% Historical Annual Growth 2000 to 2010 0.72% 0.77% 1.07% 0.93% Estimated Annual Growth 2010 to 2023 0.60% 1.10% Projected Annual Growth 2023 to 2028 1.14% 1.20% 1.11% 40.7 39.8 38.6 Median Age Q4 2023 Estimated Households 59.296 5,138 29,419 2028 Projected Households 5,442 31,269 62,848 2010 Census Households 4,874 52,885 25,950 2000 Census Households 47,477 4,368 23,593 Households 1990 Census Households 3,744 40,797 19,471 1.55% Historical Annual Growth 1990 to 2000 1.94% 1.53% Historical Annual Growth 2000 to 2010 1.10% 0.96% 1.08% Estimated Annual Growth 2010 to 2023 0.38% 0.92% 0.84% Projected Annual Growth 2023 to 2028 1.17% 1.16% 1.23% 2.53 Population per Household 2.49 2.56 White 75.2% 74.3% 67.4% Population by Race Black or African American 1.1% 1.4% 1.4% Asian & Pacific Islander 3.6% 2.9% 3.1% Other Races 7.8% 8.1% 7.6% Hispanic Population 12.4% 13.0% 20.6% Average Household Income \$90,628 \$102,573 \$95,265 ncome Median Household Income \$71,762 \$70,729 \$79,423 \$36,198 Per Capita Income \$35,703 \$40,568

1.9%

4.6%

24.5%

23.7%

24.8%

14.2%

425

4,343

10.21

31.29

6.3%

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4.1%

5.8%

23.4%

25.9%

9.2%

19.3%

12.4%

7,068

81,349

11.51

22.70

Elementary
Some High School

Some College

Graduate Degree

High School Graduate

Associates Degree Only

Bachelors Degree Only

**Number of Businesses** 

**Total Number of Employees** 

Residential Population per Business

**Employees per Business** 

Education

Business

1.9%

3.7%

22.1%

24.7%

8.3%

23.3%

15.8%

2,984

31,987

10.72

25.38