

HILFIKER SHOPPING CENTER

SALEM, OR



SIZE

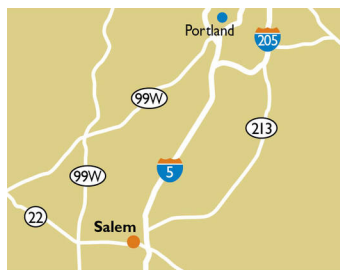
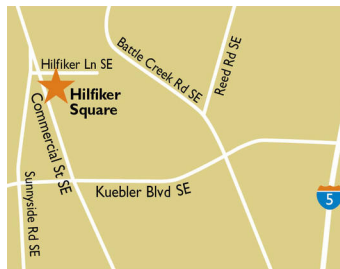
38,558 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
13,396	73,379	158,564
Households		
5,317	29,341	59,925
Median HH Income (\$)		
71,394	72,959	66,395

MAJOR TENANT(S)

Petco
Trader Joe's
Ulta



LOCATION

4450 Commercial Street SE | Salem, OR 97302

PROPERTY HIGHLIGHTS

- Neighborhood shopping center anchored by Trader Joe's and Petco
- Featuring national retailers including Petco
- Superior visibility at the signalized corner of Commercial Street and HilfiKER Lane with traffic counts exceeding 39,600 VPD
- 158,500 residents within a 5 mile radius
- Outparcel Opportunity

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



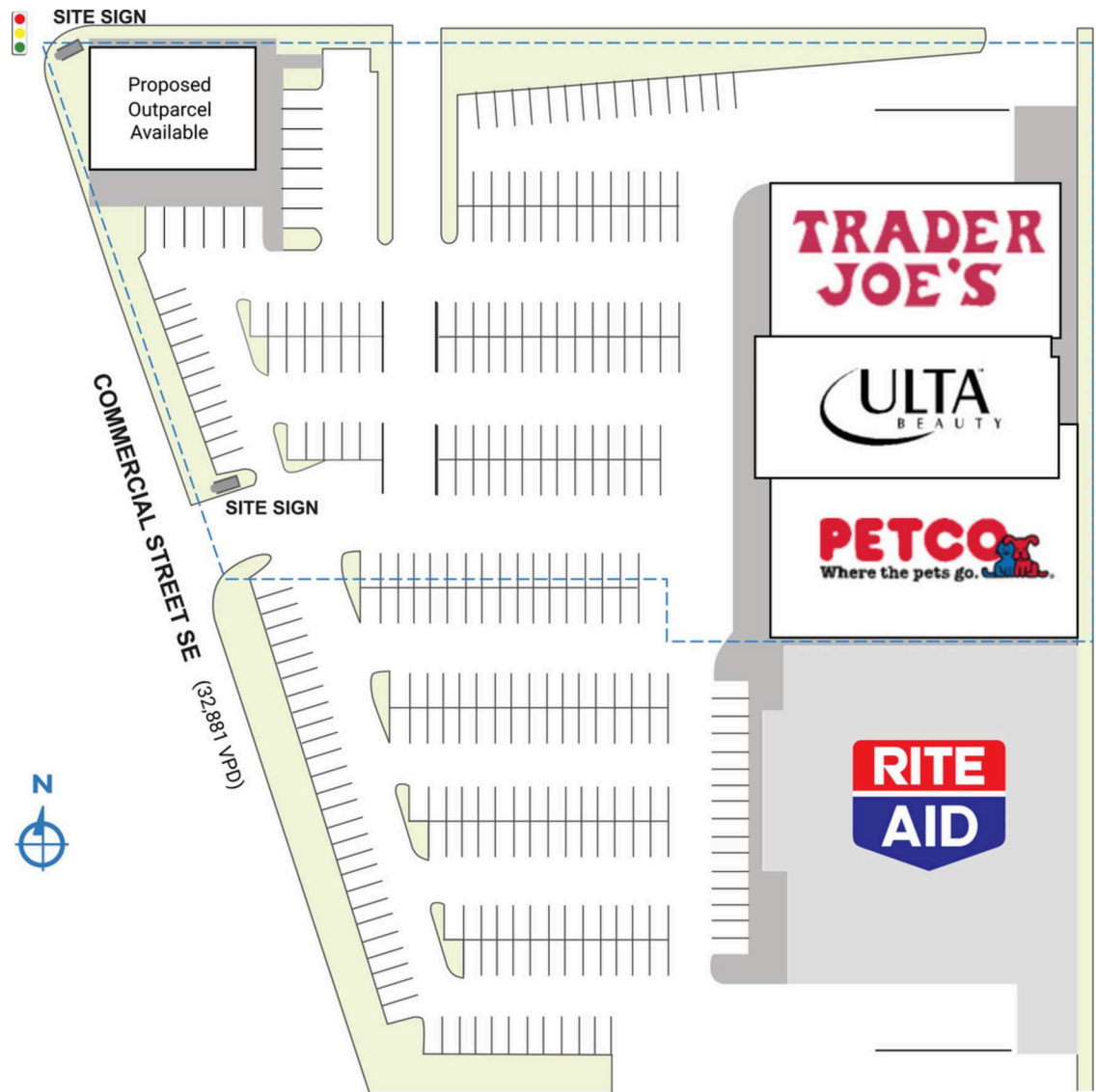
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
0100	Trader Joe's	13,506 SF
0130	Ulta	10,977 SF
0150	Petco	14,075 SF
TOTAL SQ. FT.		38,558

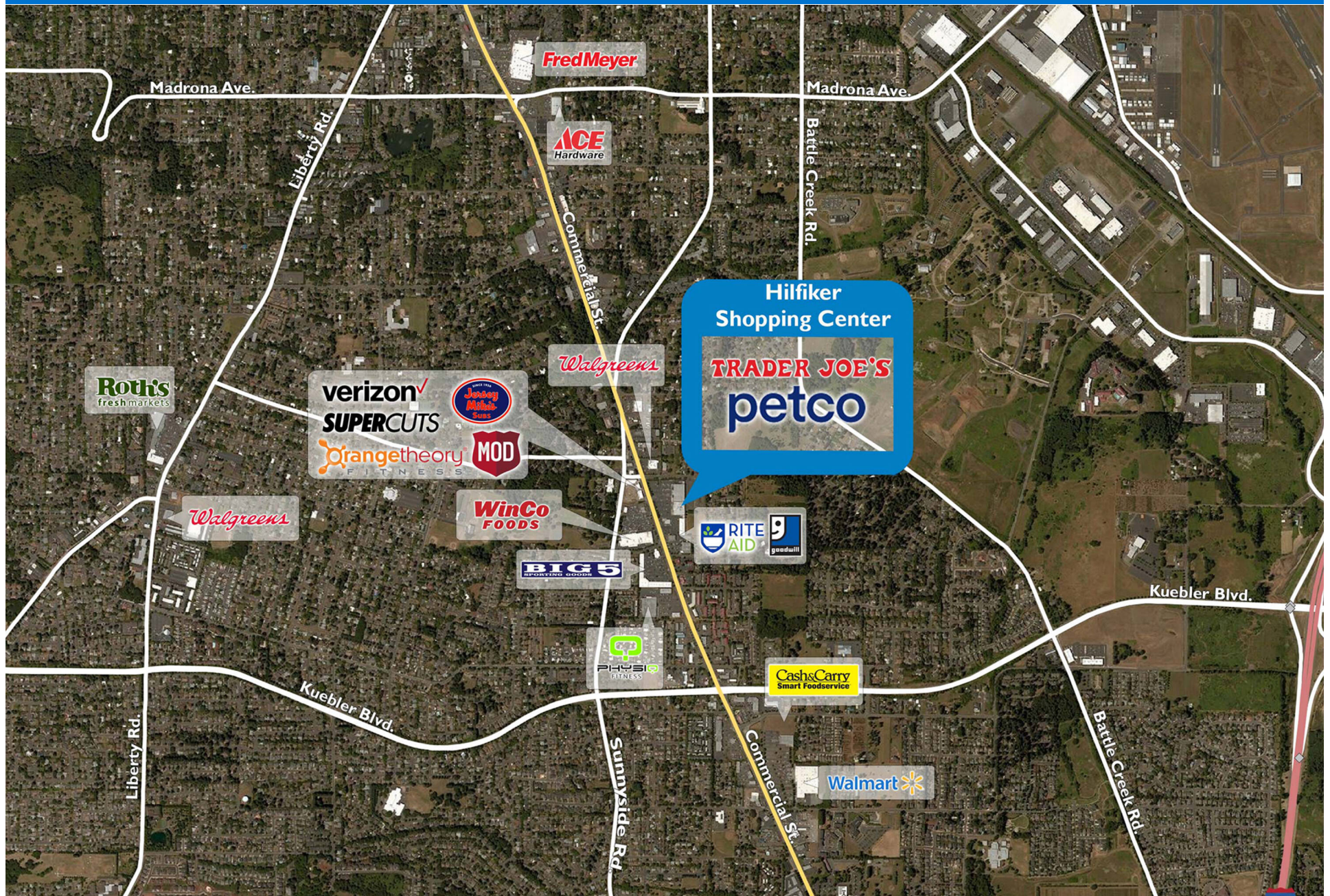
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Hilfiker Shopping Center Salem, OR		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	13,396	73,379	158,564
	2027 Projected Population	14,134	78,585	168,948
	2010 Census Population	12,549	65,129	140,710
	2000 Census Population	11,803	59,526	125,831
	1990 Census Population	9,609	49,775	107,250
	Historical Annual Growth 1990 to 2000	2.08%	1.81%	1.61%
	Historical Annual Growth 2000 to 2010	0.62%	0.90%	1.12%
	Estimated Annual Growth 2010 to 2022	0.51%	0.94%	0.94%
	Projected Annual Growth 2022 to 2027	1.08%	1.38%	1.28%
	Median Age	40.3	40.0	38.3
Households	Q2 2022 Estimated Households	5,317	29,341	59,925
	2027 Projected Households	5,614	31,485	64,101
	2010 Census Households	4,976	25,891	52,674
	2000 Census Households	4,535	23,562	47,262
	1990 Census Households	3,781	19,548	40,939
	Historical Annual Growth 1990 to 2000	1.84%	1.88%	1.45%
	Historical Annual Growth 2000 to 2010	0.93%	0.95%	1.09%
	Estimated Annual Growth 2010 to 2022	0.52%	0.99%	1.02%
	Projected Annual Growth 2022 to 2027	1.09%	1.42%	1.36%
	Population per Household	2.48	2.41	2.51
Population by Race	White	78.9%	78.2%	71.0%
	Black or African American	1.1%	1.5%	1.3%
	Asian & Pacific Islander	3.4%	2.8%	2.8%
	Other Races	4.9%	6.3%	6.1%
	Hispanic Population	11.7%	11.3%	18.9%
Income	Average Household Income	\$86,149	\$93,220	\$86,671
	Median Household Income	\$71,394	\$72,959	\$66,395
	Per Capita Income	\$34,771	\$38,078	\$33,732
Education (Age 25+)	Elementary	3.6%	2.2%	4.4%
	Some High School	5.1%	3.9%	6.1%
	High School Graduate	22.6%	22.3%	23.4%
	Some College	23.8%	24.0%	25.6%
	Associates Degree Only	7.4%	9.0%	9.4%
	Bachelors Degree Only	24.7%	23.6%	19.3%
	Graduate Degree	12.9%	15.1%	11.8%
Business	Number of Businesses	361	2,302	4,862
	Total Number of Employees	3,851	27,476	64,493
	Employees per Business	10.67	11.94	13.27
	Residential Population per Business	37.13	31.88	32.61

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.