

For Lease 3040 River Rd N Keizer, OR



Site Information: City: Keizer
Zoning: CR - Commercial Retail

Building Information: Size: 1,560 SF +/- (Suite A & B)

Lease Rate: \$.65/SF NNN

Remarks: Nice retail space located near shopping and restaurants. Located just North of Fred Meyer and Les Schwab with good visibility from River Rd N. Convenient access to I-5 and downtown Salem via the Salem Parkway. Good for single user or multi-tenant users as space could be demised. Listing Broker is part of the property ownership entity and a licensed Real Estate Broker in the State of Oregon.

Exclusively Marketed By:

Ben Bednarz, Broker
Office - (503) 390-6060
Broker - (503) 851-2941
ben@smicre.com
www.SMICRE.com

SMT

Commercial Real Estate, LLC

3625 River Road N, Suite 250
Keizer, OR 97303



Demographic and Income Profile

Prepared By: Ben Bednarz

3070 River Rd N
Salem, OR 97303

Site Type: Radius

Latitude 44.9712
Longitude -123.031
Radius: 3.0 mile

Summary	2000	2007	2012
Population	93,767	102,804	109,142
Households	35,287	38,007	40,225
Families	22,384	23,900	25,012
Average Household Size	2.57	2.61	2.62
Owner Occupied HUs	18,001	20,355	21,479
Renter Occupied HUs	17,286	17,652	18,746
Median Age	31.7	32.0	32.7

Trends: 2007-2012 Annual Rate	Area	State	National
Population	1.2%	1.31%	1.22%
Households	1.14%	1.33%	1.27%
Families	0.91%	1.13%	1.00%
Owner HHs	1.08%	1.29%	1.29%
Median Household Income	3.37%	3.34%	3.29%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	6,780	19.2%	5,692	15.0%	4,785	11.9%
\$15,000 - \$24,999	5,270	14.9%	4,012	10.6%	3,951	9.8%
\$25,000 - \$34,999	5,674	16.1%	5,181	13.6%	4,439	11.0%
\$35,000 - \$49,999	6,459	18.3%	6,743	17.7%	6,215	15.5%
\$50,000 - \$74,999	6,402	18.2%	7,505	19.7%	8,529	21.2%
\$75,000 - \$99,999	2,613	7.4%	4,470	11.8%	4,864	12.1%
\$100,000 - \$149,999	1,445	4.1%	3,005	7.9%	4,898	12.2%
\$150,000 - \$199,000	314	0.9%	809	2.1%	1,402	3.5%
\$200,000+	305	0.9%	591	1.6%	1,143	2.8%
Median Household Income	\$34,796		\$43,739		\$51,619	
Average Household Income	\$43,815		\$55,888		\$67,034	
Per Capita Income	\$16,880		\$21,097		\$25,147	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,972	8.5%	8,696	8.5%	9,301	8.5%
5 - 9	7,085	7.6%	7,614	7.4%	7,628	7.0%
10 - 14	6,376	6.8%	7,011	6.8%	7,259	6.7%
15 - 19	7,146	7.6%	7,355	7.2%	7,763	7.1%
20 - 24	8,413	9.0%	8,808	8.6%	9,416	8.6%
25 - 34	14,391	15.3%	16,196	15.8%	16,886	15.5%
35 - 44	13,539	14.4%	13,054	12.7%	13,161	12.1%
45 - 54	11,654	12.4%	13,240	12.9%	13,306	12.2%
55 - 64	6,650	7.1%	9,759	9.5%	12,213	11.2%
65 - 74	5,012	5.3%	5,167	5.0%	6,014	5.5%
75 - 84	4,057	4.3%	3,994	3.9%	3,934	3.6%
85+	1,470	1.6%	1,909	1.9%	2,258	2.1%

Race and Ethnicity	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	74,369	79.3%	77,495	75.4%	79,022	72.4%
Black Alone	982	1.0%	1,110	1.1%	1,210	1.1%
American Indian Alone	1,657	1.8%	1,694	1.6%	1,696	1.6%
Asian Alone	1,901	2.0%	2,453	2.4%	2,855	2.6%
Pacific Islander Alone	497	0.5%	568	0.6%	612	0.6%
Some Other Race Alone	10,832	11.6%	15,300	14.9%	19,085	17.5%
Two or More Races	3,529	3.8%	4,184	4.1%	4,662	4.3%
Hispanic Origin (Any Race)	18,790	20.0%	26,365	25.6%	32,695	30.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



Demographic and Income Profile

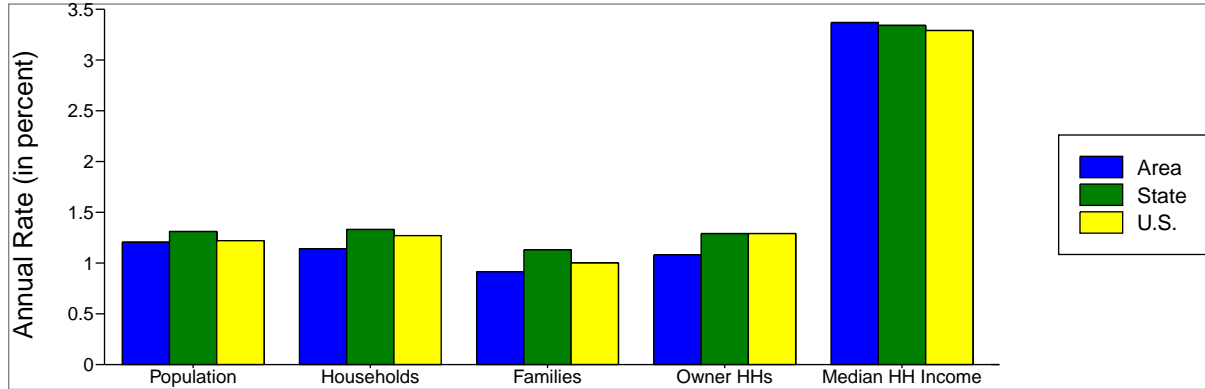
Prepared By: Ben Bednarz

3070 River Rd N
Salem, OR 97303

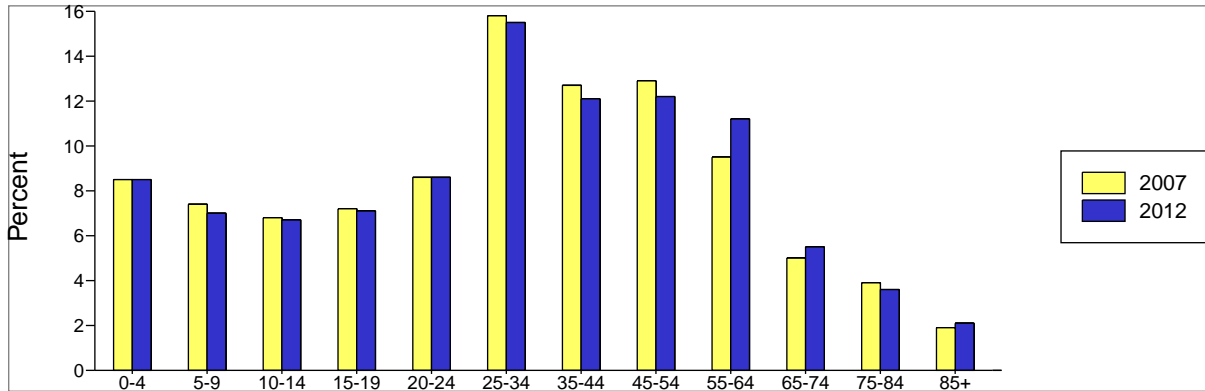
Site Type: Radius

Latitude 44.9712
Longitude -123.031
Radius: 3.0 mile

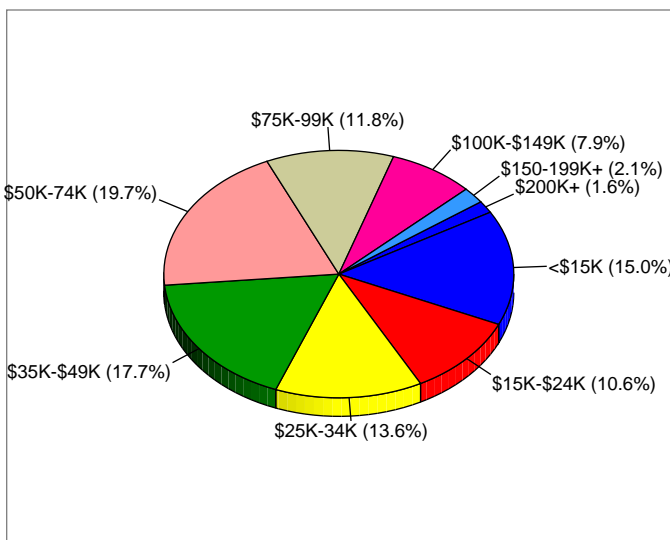
Trends 2007-2012



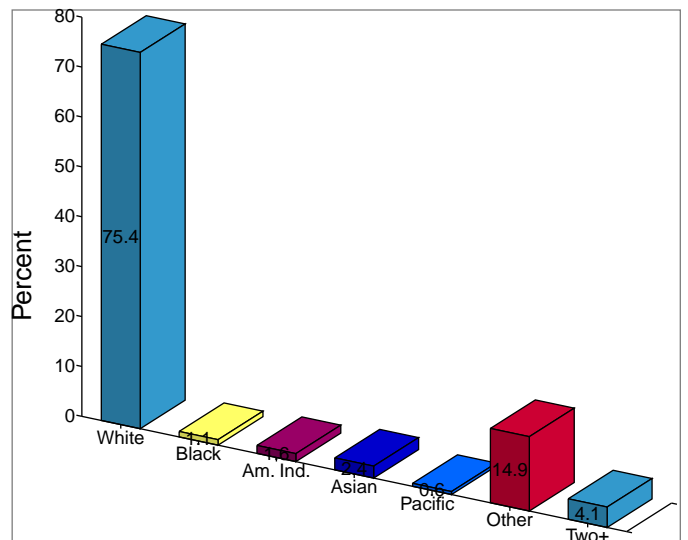
Population by Age



2007 Household Income



2007 Population by Race



2007 Percent Hispanic Origin: 25.6%



OREGON REAL ESTATE AGENCY DISCLOSURE PAMPHLET OAR 863-015-215 (4)

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent"), agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, as well as other parties and their agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

In addition to Nos. 1, 2, and 3, above, an agent who represents only the seller or only the buyer owes the following affirmative duties only to their client:

4. To exercise reasonable care and diligence;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

None of the above affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between the client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

For further details, Buyer is encouraged to review the Oregon Property Buyer Advisory at "<http://www.rea.state.or.us/>" or at "<http://www.oregonrealtors.org>".



Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising broker and the agents representing either the seller or the buyer have the following duties to the buyer and seller:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.