

Results Driven Retail Solutions SM

Barnard Commercial
Real Estate

Salem Car Dealership

2908 Market Street NE, Salem, OR 97301

This **3.9 acre** property sits on the SE corner of a lighted **intersection** at Market St and Park Avenue. The property has a total of **4 access points**, 3 on Market Street and 1 on Park Avenue. There are **21,000 cars per day** on Market Street as well as a **pylon sign**. The property is turnkey for another auto related use or available for redevelopment.



Available:

3.35 Acres

\$3,700,000.00

Full Showroom/parts/service center

Built in 1968 with renovations in 1988 and 2014

Zoned CG



503.675.0900 O | Paul Miller | 503.616.2943 D | Email: paul@barnardcommercial.com
www.barnardcommercial.com | Mail: 6650 SW Redwood Lane, Suite 330, Portland OR 97224

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CG Zoning Allows:

-Auto sales, Retail, Restaurant,
Office, Medical (Excluding hospital),
Hotel, Entertainment, School

**Not a comprehensive list, buyer to
confirm with the City of Salem*

[https://library.municode.com/or/salem/codes/
code_of_ordinances?
nodeId=TITXUNDECO_UDC_CH523ENCO_S52
3.005US](https://library.municode.com/or/salem/codes/code_of_ordinances?nodeId=TITXUNDECO_UDC_CH523ENCO_S523.005US)



Demographics

	1 Mile	3 Mile	5 Mile
Population:	19,251	123,916	218,623
Average HH Income:	\$55,172	\$57,828	\$69,294

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Salem is the **capital city of Oregon** with a **population of more than 160,000**. Centrally located, Salem is 47 miles south of Portland and an hour from the Cascade Mountains and the ocean beaches. Salem is in the midst of sustained, steady growth.

Ongoing preservation of historic downtown buildings, along with a downtown core master plan for residential and commercial development, ensures managed growth.



Salem is a diverse community with well-established neighborhoods, a family-friendly ambiance, and a small town feel.

Our commutes are short, our air is pure, our parks are beautiful. We have abundant land for development, a ready and willing workforce, great training programs, and a city that works hard to make doing business easy. <https://www.cityofsalem.net/community-profile>

Top Willamette Valley (Salem Metro) traded sector employers

According to the SEDCOR website:

- Truitt Bros., Inc.
- T-Mobile US, Inc.
- Norpac Foods, Inc.
- Wells Fargo Call Center
- Don Poncho Authentic Mexican Foods, Inc.
- Kettle Foods, Inc. / Diamond Foods, Inc.
- Rainsweet, Inc.
- Panasonic Econ Solutions Solar America LLC
- Garmin AT
- Portland General Electric
- Willamette Valley Fruit Company



- Largest employer
State of Oregon
Approximately 40,000 employees
- Largest private employer
Salem Health
Approximately 5,200 employees

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