



SIZE

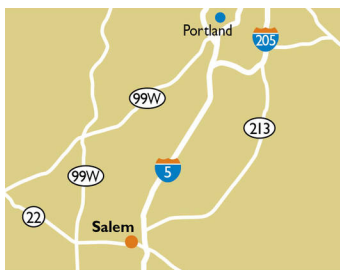
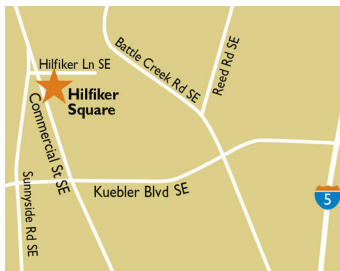
38,558 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
13,313	75,750	160,445
Households		
5,138	29,419	59,296
Median HH Income (\$)		
70,729	79,423	71,762

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, Ulta and Petco
- Superior visibility at the signalized corner of Commercial Street and Hilfiker Lane with traffic counts exceeding 39,600 VPD
- 160,400 residents within a 5 mile radius
- Outparcel Opportunity

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



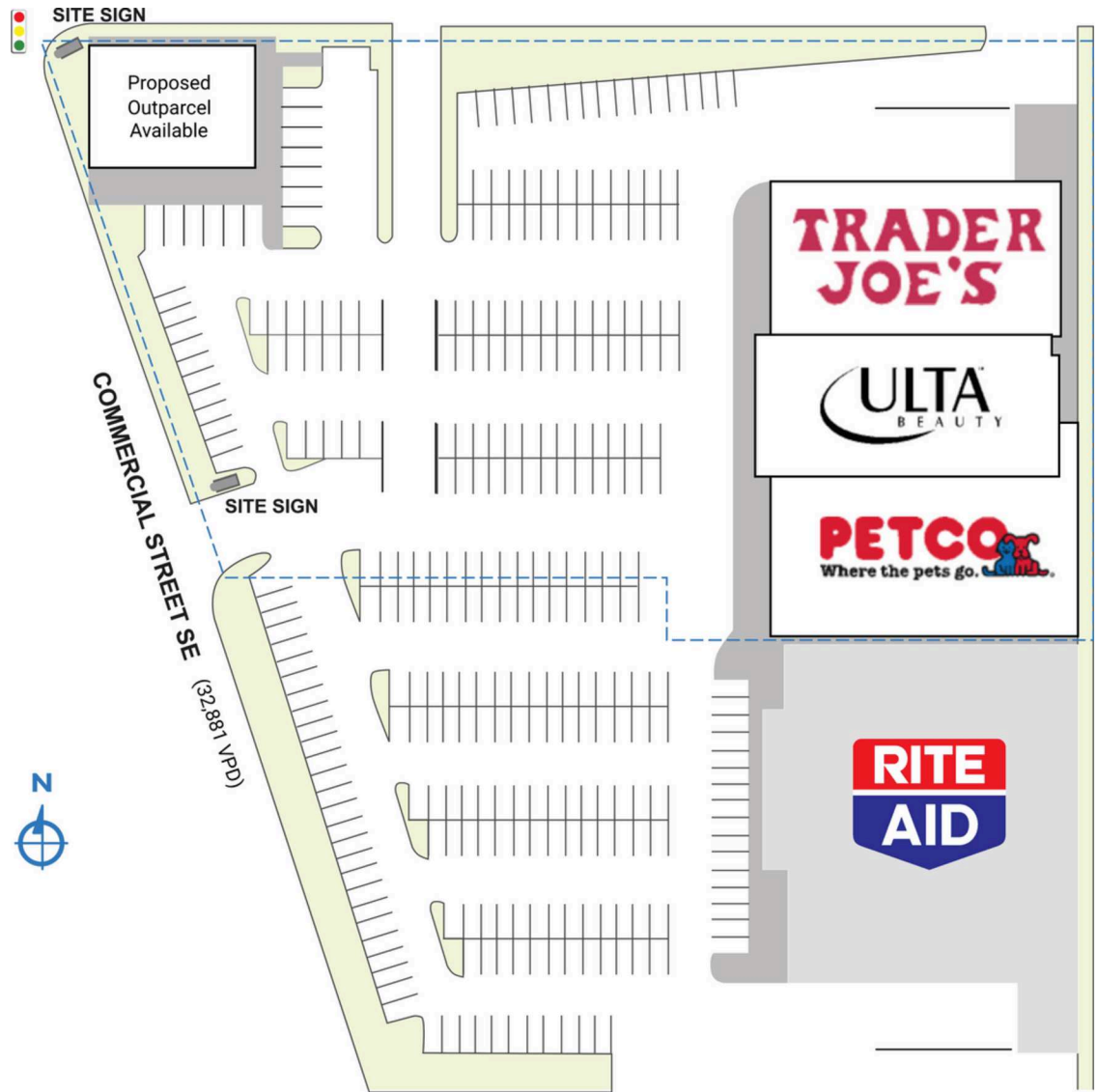
HILFIKER SHOPPING CENTER

4450 Commercial Street SE | Salem, OR 97302

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

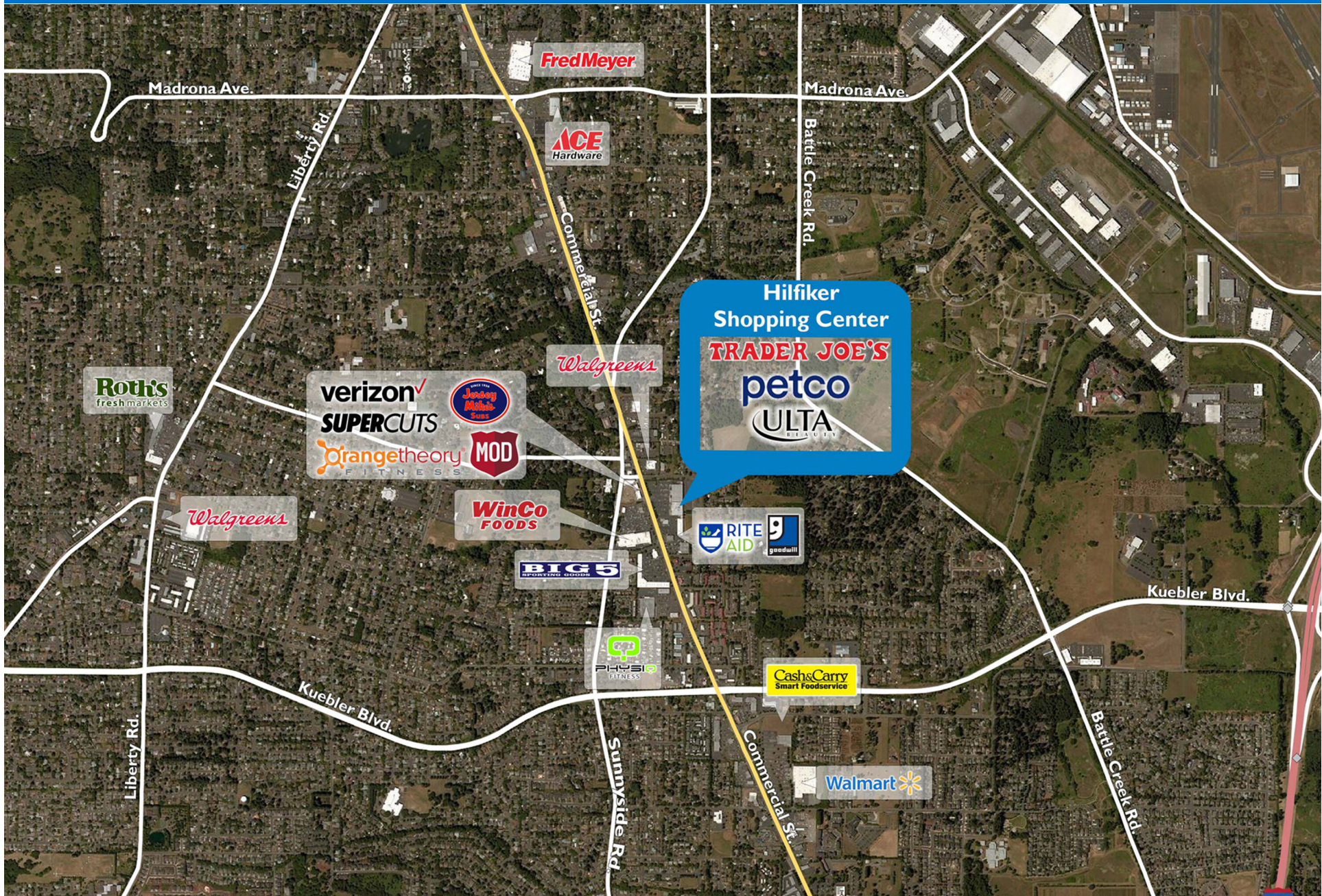
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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.

HILFIKER SHOPPING CENTER

4450 Commercial Street SE | Salem, OR 97302



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 44.889687

Longitude: -123.033119

Hilfiker Shopping Center Salem, OR		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	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	60,320	127,111
	1990 Census Population	9,765	50,432	108,343
	Historical Annual Growth 1990 to 2000	1.57%	1.81%	1.61%
	Historical Annual Growth 2000 to 2010	0.72%	0.77%	1.07%
	Estimated Annual Growth 2010 to 2023	0.60%	1.10%	0.93%
	Projected Annual Growth 2023 to 2028	1.14%	1.20%	1.11%
	Median Age	40.7	39.8	38.6
Households	Q4 2023 Estimated Households	5,138	29,419	59,296
	2028 Projected Households	5,442	31,269	62,848
	2010 Census Households	4,874	25,950	52,885
	2000 Census Households	4,368	23,593	47,477
	1990 Census Households	3,744	19,471	40,797
	Historical Annual Growth 1990 to 2000	1.55%	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	1.16%	1.23%	1.17%
	Population per Household	2.53	2.49	2.56
Population by Race	White	75.2%	74.3%	67.4%
	Black or African American	1.1%	1.4%	1.4%
	Asian & Pacific Islander	3.6%	3.1%	2.9%
	Other Races	7.8%	8.1%	7.6%
	Hispanic Population	12.4%	13.0%	20.6%
Income	Average Household Income	\$90,628	\$102,573	\$95,265
	Median Household Income	\$70,729	\$79,423	\$71,762
	Per Capita Income	\$35,703	\$40,568	\$36,198
Education (Age 25+)	Elementary	1.9%	1.9%	4.1%
	Some High School	4.6%	3.7%	5.8%
	High School Graduate	24.5%	22.1%	23.4%
	Some College	23.7%	24.7%	25.9%
	Associates Degree Only	6.3%	8.3%	9.2%
	Bachelors Degree Only	24.8%	23.3%	19.3%
	Graduate Degree	14.2%	15.8%	12.4%
Business	Number of Businesses	425	2,984	7,068
	Total Number of Employees	4,343	31,987	81,349
	Employees per Business	10.21	10.72	11.51
	Residential Population per Business	31.29	25.38	22.70

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