

HILFIKER SHOPPING CENTER

SALEM, OR



SIZE

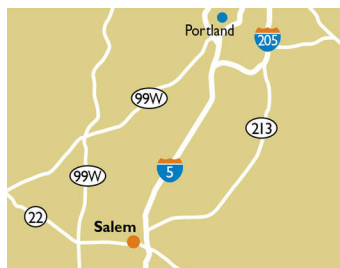
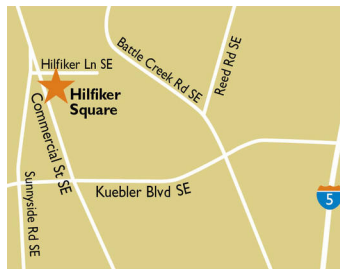
38,558 square feet

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



LOCATION

4450 Commercial Street SE | Salem, OR 97302

PROPERTY HIGHLIGHTS

- Neighborhood shopping center anchored by the only Trader Joe's within 40 miles
- Featuring national retailers including Petco
- Superior visibility at the signalized corner of Commercial Street and Hilfiaker Lane with traffic counts exceeding 39,600 VPD
- 158,500 residents within a 5 mile radius
- Outparcel Opportunity

LEASING CONTACT

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

MORE INFO

www.phillipsedison.com



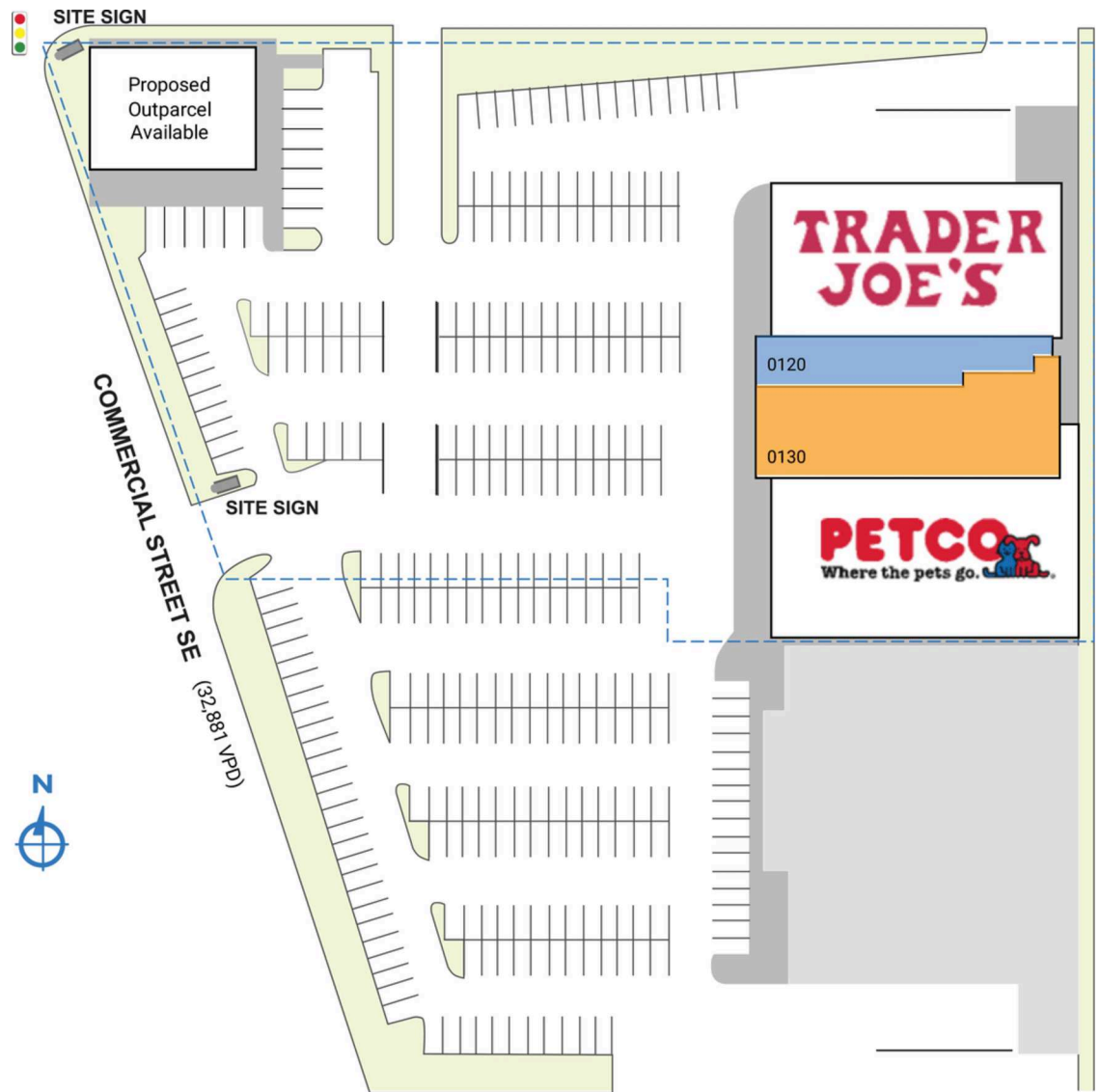
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
0100	Trader Joe's	13,506 SF
0120	LEASED/AVAILABLE	1,913 SF
0130	AVAILABLE	9,064 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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