



Office Building For Sale

1515 - 1535 Liberty St SE, Salem, OR 97302

PROPERTY SUMMARY



PROPERTY DESCRIPTION

A well-located medical and professional office investment on Salem's established Liberty Street corridor, just south of Downtown Salem and minutes from Salem Hospital. The property spans approximately 8,708 SF across two levels (Class B, built 1972) on a 0.56-acre lot, with 26 on-site parking spaces — a strong ratio for medical and professional office tenancy in this submarket.

The building's main floor has historically been configured as two suites — a medical suite of roughly 3,923 SF and a professional office suite of roughly 4,785 SF — offering flexibility for a single-tenant user, a split-lease investment, or repositioning to maximize medical-use demand along this corridor. The property benefits from proximity to Salem Health and other medical offices, strong traffic counts, direct access to Salem's Cherriots transit line, and central connectivity to downtown Salem, I-5, and West Salem — all factors that support durable tenant demand in this location.

OFFERING SUMMARY

Sale Price:	\$1,521,000
Lot Size:	0.56 Acres
Building Size:	8,708 SF

CURT ARTHUR, SIOR

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ERIC ANDERSON

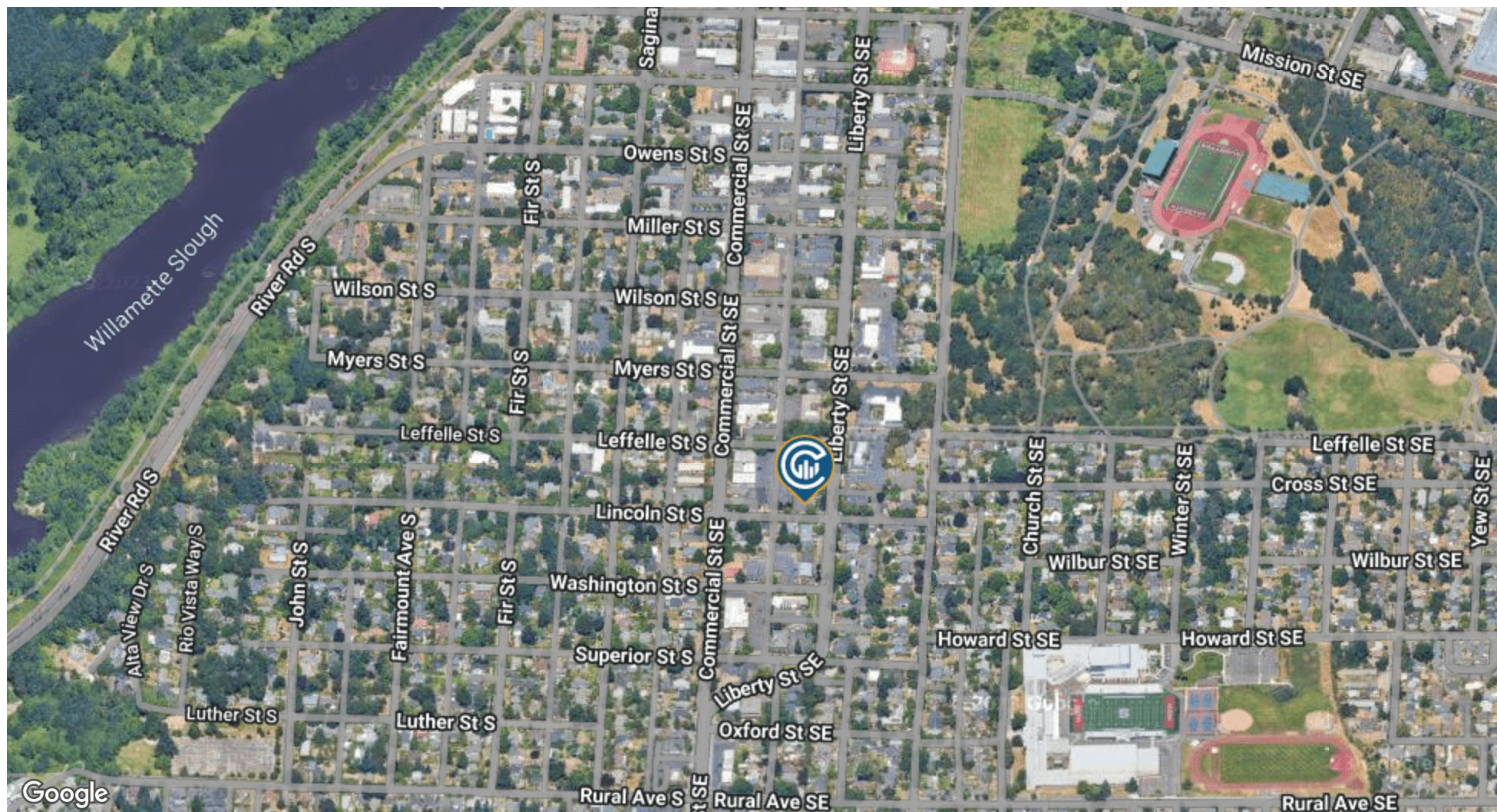
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HYBRID MAP



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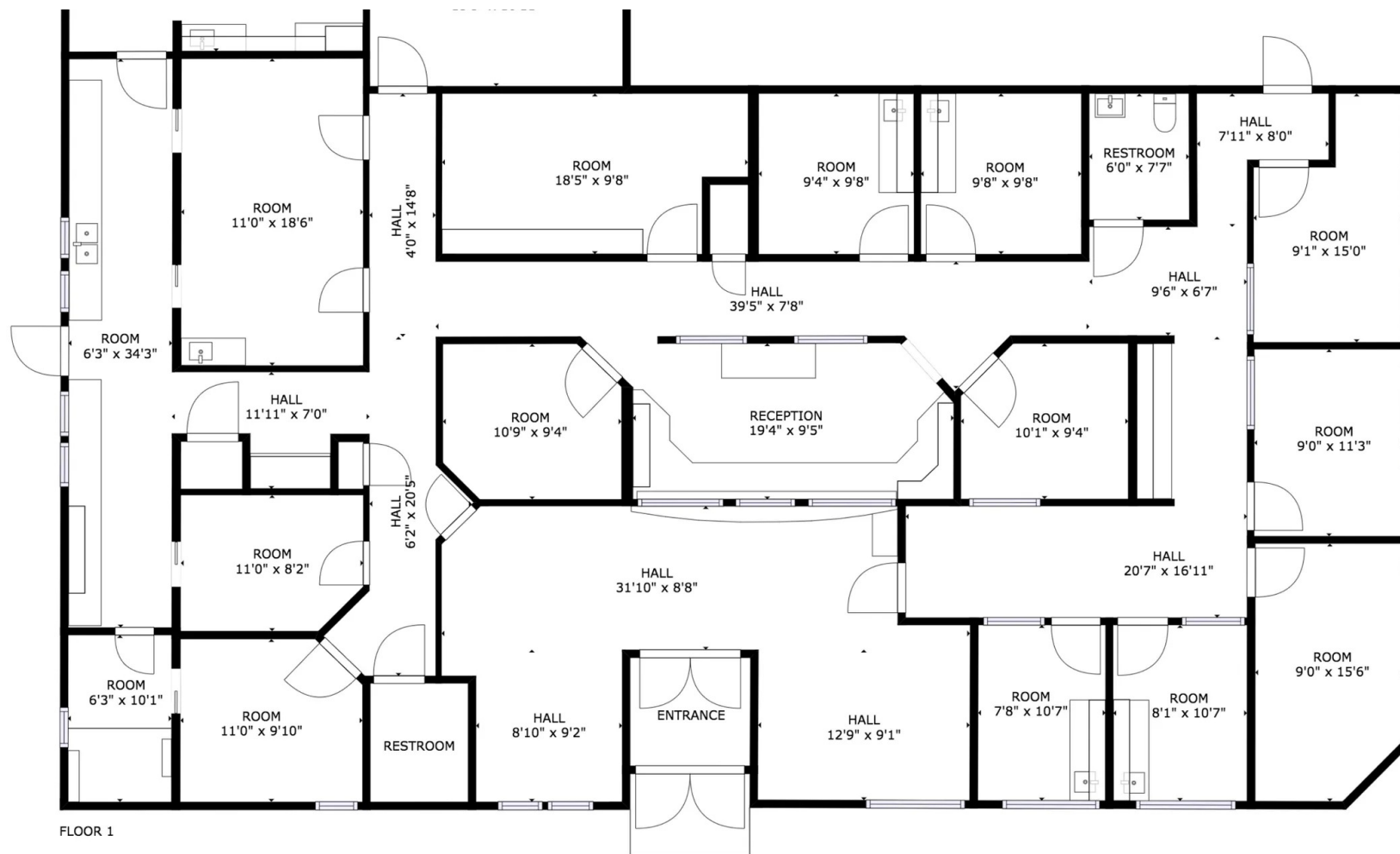
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FLOOR PLAN



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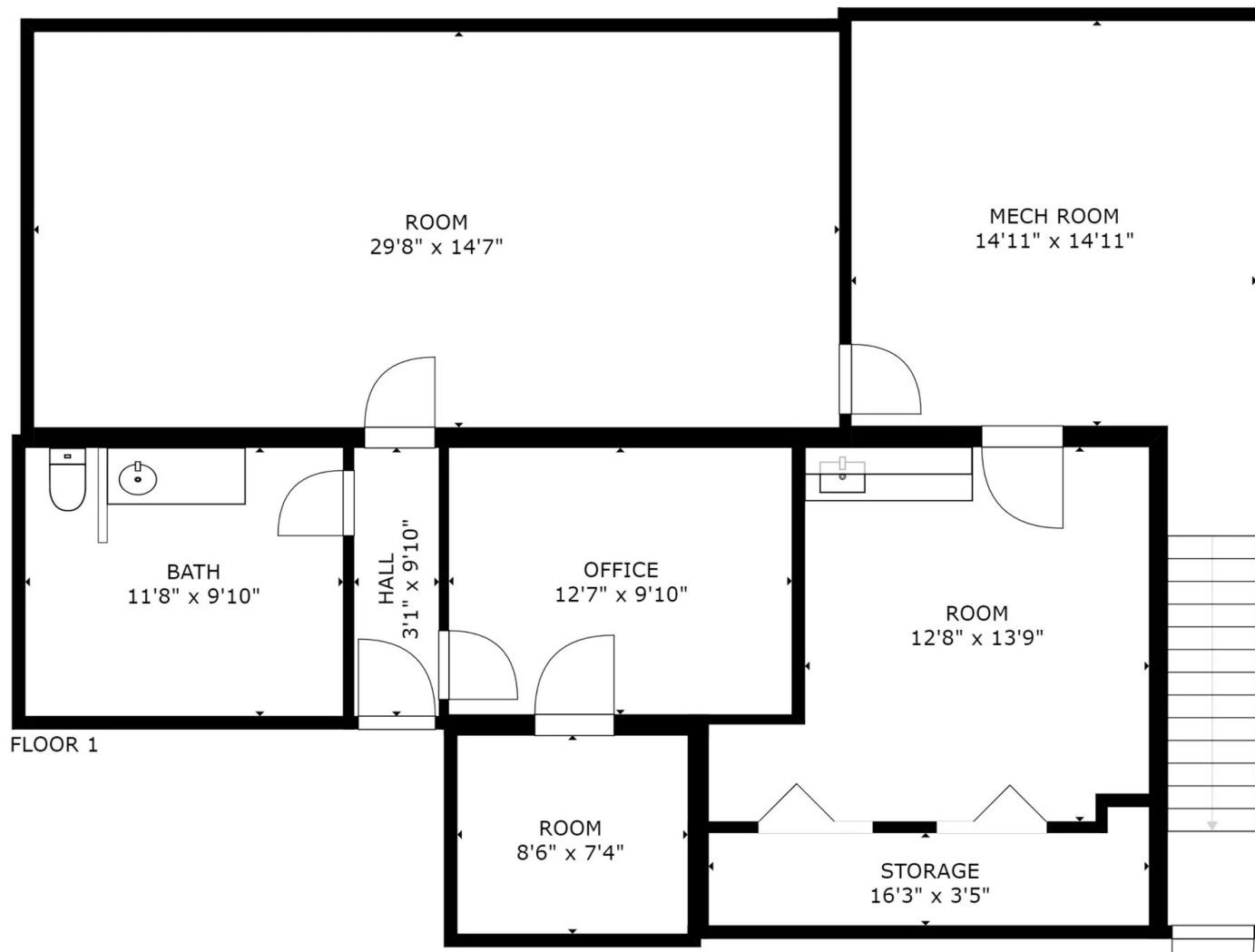
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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

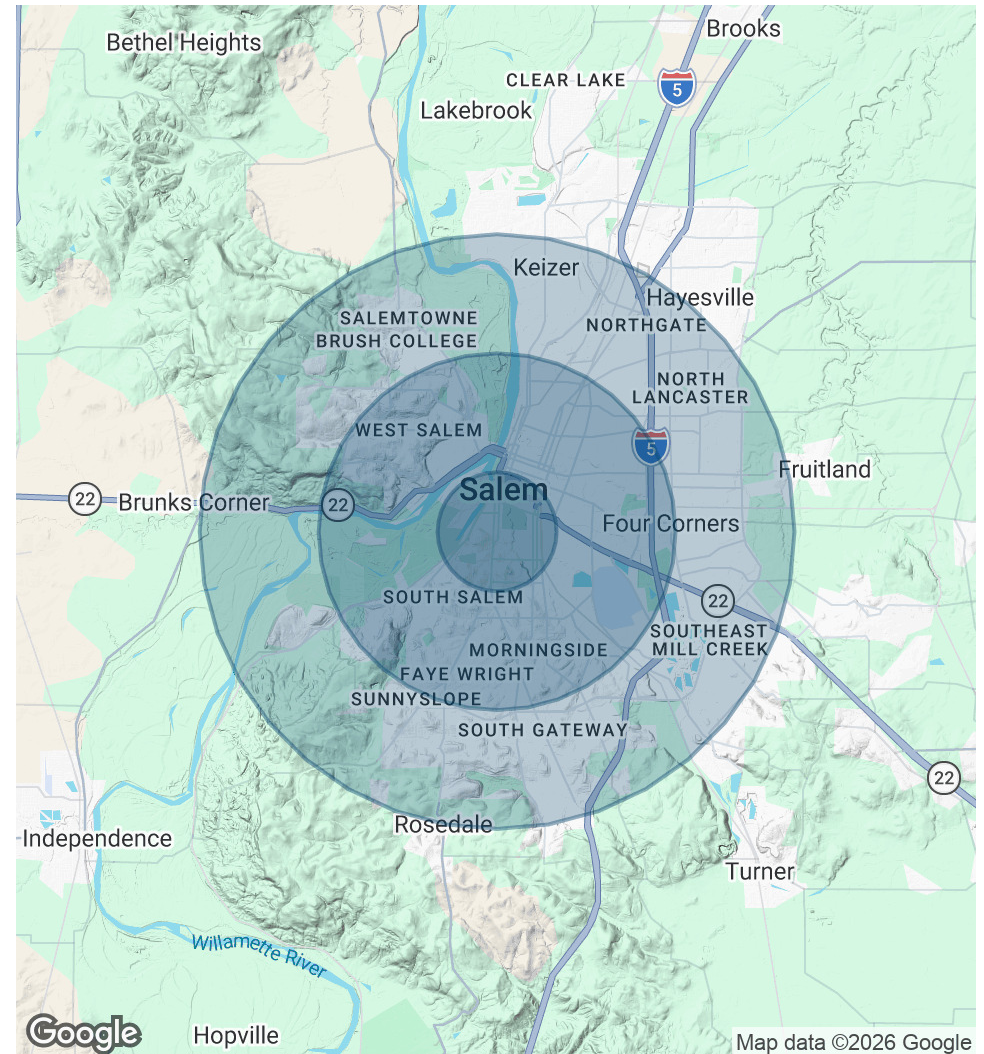
Total Population	9,663	93,241	216,420
Average Age	36.4	37.8	36.6
Average Age (Male)	37.8	37.1	35.5
Average Age (Female)	35.4	39.2	37.6

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	4,181	37,865	81,277
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$101,190	\$93,756	\$92,168
Average House Value	\$390,241	\$403,921	\$388,921

2023 American Community Survey (ACS)



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