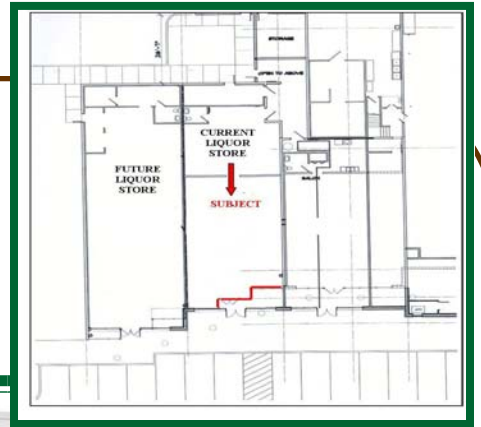


FOR LEASE

**1144 WALLACE RD. NW
SALEM, OREGON**



\$22.00/SF/Annual

Additional information at:

www.CommercialInvestmentAssociates.com



**Commercial
Investment
Associates, Inc.**
Real Property Brokers



MITCH TEAL
PRINCIPAL BROKER
Office: (503) 362-6800
Cell: (503) 851-8325 (TEAL)
E-mail: Arealtealdeal@aol.com
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- 2,200 SF (+/-) / Zoned CR
- Polk County's most successful shopping center anchored by **ROTH'S FAMILY MARKET**.
- Accompanied by US Bank, Starbuck's, Burger King and many more.
- Most important corner of commerce....only one space exists!
- Parking shared but ample
- **SEE ATTACHED "USE EXCLUSIONS"**
- **MLS #639515**

CONFLICTS AND USE EXCLUSIONS
FROM THE
ROTH'S WEST SALEM SHOPPING CENTER

AS OF MAY 2011

Due to exclusivity provided in lease agreements currently in existence, the future tenants are prohibited from using the any leased premises for the following uses as they are not permitted on the property owned or controlled by Roth IGA Foodliner, Inc. (dba: Roth's Family Market).

Grocery Store	Fish Market
Supermarket	Butcher Shop
Catering Service	Greeting Card and Gift Shop
Sale or Hamburgers	Floral Shop
Sale of Alcoholic Beverages	Convenience Store
Exotic Dancing	Tobacco Store

Sale of (a) freshly ground or whole coffee beans; (b) espresso, espresso-based coffee drinks, or coffee based drinks; (c) tea or tea-based drinks; (d) gourmet, brand-identified brewed coffee, espresso, tea, milk and cream.

ADVANCE NOTICE OF PENDING REMODEL

Tenants and would be Tenants acknowledge that the Landlord may remodel the Building, and that as a result of the remodel, the rentable square footage of the Premises may be increased or reduced. The Base Rent and percentage of C.A.M. contribution provided for in the executed Lease Agreement between the parties will remain unchanged regardless of the square footage increase or decrease throughout the term of the agreement, from Commencement Date through Expiration Date of the current term, with the exception of increases and set out in the escalation clause of the final agreement.

Contact Mitch Teal, Principal Broker at Commercial Investment Associates, Inc. if questions remain (503) 851-8325.