



DINE | SHOP | ENJOY

*Where Fun Is A Lifestyle*

# SOUTHERN OREGON'S PREMIERE RETAIL, ENTERTAINMENT, & LIFESTYLE DESTINATION

COMING 2021 - BURLINGTON, T.J. MAXX & ROSS!



[THEVILLAGEMEDFORDCENTER.COM](http://THEVILLAGEMEDFORDCENTER.COM)

[LBGFUNDS.COM](http://LBGFUNDS.COM)

## LEASING INFORMATION:

DAVID GOLDMAN  
310.235.0444 x1  
[dgoldman@LBGFunds.com](mailto:dgoldman@LBGFunds.com)

CHRIS HAN  
310.235.0444 x2  
[chan@LBGFunds.com](mailto:chan@LBGFunds.com)



## DEMOGRAPHICS

	3 MILE	5 MILE	MSA
POPULATION	83,337	120,207	625,809
AVG HH INCOME	\$70,692	\$73,764	\$69,988

## PROPERTY DETAILS

**BUILDING AREA:** 420,000 SF  
**PARKING SPACES:** 1,988  
**PARKING RATIO:** 4.73: 1,000 SF

## SPACES AVAILABLE

**New Anchor:** Up to 23,000SF +/-  
**Pad - Drive Thru Option:** 4,500 SF +/-  
**Shops:** 1,000-7,000 SF +/-  
**Restaurants, offices and medical uses allowed.**

## PROJECT HIGHLIGHTS

- The Village at Medford Center - an exciting entertainment-oriented environment for people to dine, gather and enjoy is now completed!
- There are new restaurants (with outdoor patios); a state of the art exercise facility, shopping opportunities at leading national chains, as well as cool trendy local boutiques, and amazing aesthetics.
- Cinemark's theater is the largest movie theater in Southern Oregon (15 Screens) and just completed a top-to-bottom remodel, adding luxury recliner seating and new food, beverage and alcohol service.
- Highly specialized marketing and media strategic alliance program aimed at promoting the property.
- Prominently located off Interstate-5 and spanning an entire block, the property is straddled by Medford's main Biddle Road and Crater Lake retail corridors.
- New dynamic signage program, including an iconic 75-foot freeway visible tower sign (visible from ¼ mile+ on the I-5 freeway) creates unique branding opportunities for our tenants.
- Appeal to the local community and the 3.5+ million annual visitors to the area.
- High traffic counts: 50,000+ ADT (I-5 Freeway) and 53,000+ ADT (streets).



Visit us at:  
**[thevillagemedfordcenter.com](http://thevillagemedfordcenter.com)**  
for more information on this  
amazing and dynamic opportunity.



Suite	Tenant	SF
A501	Available	5,323
A502	Available (can be divided)	14,585
A503	T.J. Maxx	23,000
A504	Burlington	35,309
B519	Ross	18,992
B539	Baja Fresh	2,297
B543	Delish Bakery	1,011
B547	Timber & Tonic	1,015
B551	Available	2,104
C611	Willamette Valley Bank	4,378
C621	Block Advisors	2,924
C625	Firehouse Subs	2,227
C635	Cold Stone Creamery	1,815
E671	Simply Sharp Boutique	898
E675	Adorn Waxing & Skincare	1,345
F651	Cinemark Tinseltown	57,273

Suite	Tenant	SF
G555	Collaborative Theatre Project	4,784
G557	Available	1,688
G550	Tap & Vine Restaurant	5,515
G567	Village Fitness	26,573
H851	Available	12,000
H853	Available	11,613
H855	Oregon Liquor Control Commission	8,747
H871	John L Scott Real Estate	10,487
J602	Jan's Tan	1,262
J606	Riverside Home Health Care	1,456
J608	White Lotus Day Spa	2,267
J609	Available	2,082
J610	US Cellular	3,973
K751	Oil Stop Office	1,060
K749	Available	1,568

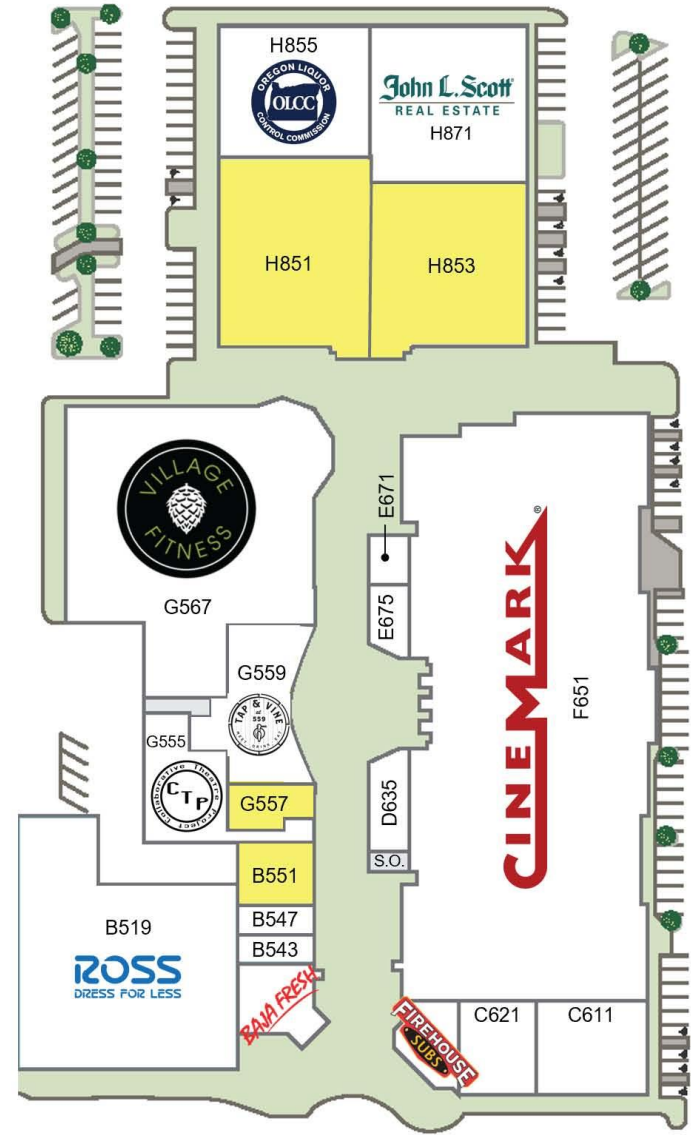
Suite	Tenant	SF
K739	Ella Lane	4,108
K727	Available	2,480
K719	Panache Dance Co.	1,666
K711	The UPS Store	1,758
K709	Available	1,710
K705	Available	4,948
L775	Oil Stop	NAP
M841	Available	2,216
M845	Healthyway Nutrition Center	2,250
N883	O'Reilly Auto Parts	5,400
O971	Safeway Gas Station	3,600
P973	Chic Nails	1,141
P975	Mongolian BBQ	3,320
Q1087	Little Caesars	1,200
Q1089	Liberty Tax Services	1,200

Suite	Tenant	SF
Q1091	World of Insurance	1,200
Q1093	Jimmy John's	1,200
R1003	Safeway	NAP
S987	DMV	7,178
T981	Rite Aid	NAP
U969	Nature's Pet Market	3,150
U961	Wild Birds Unlimited	1,500
U959	Senor Sam's	2,497
U953	Punky's Diner & Pies	3,058
Y499	Red Robin	8,000
PAD Z	Available	Up to 5,500
S.O.	Security Office	N/A

# The Village

MEDFORD CENTER

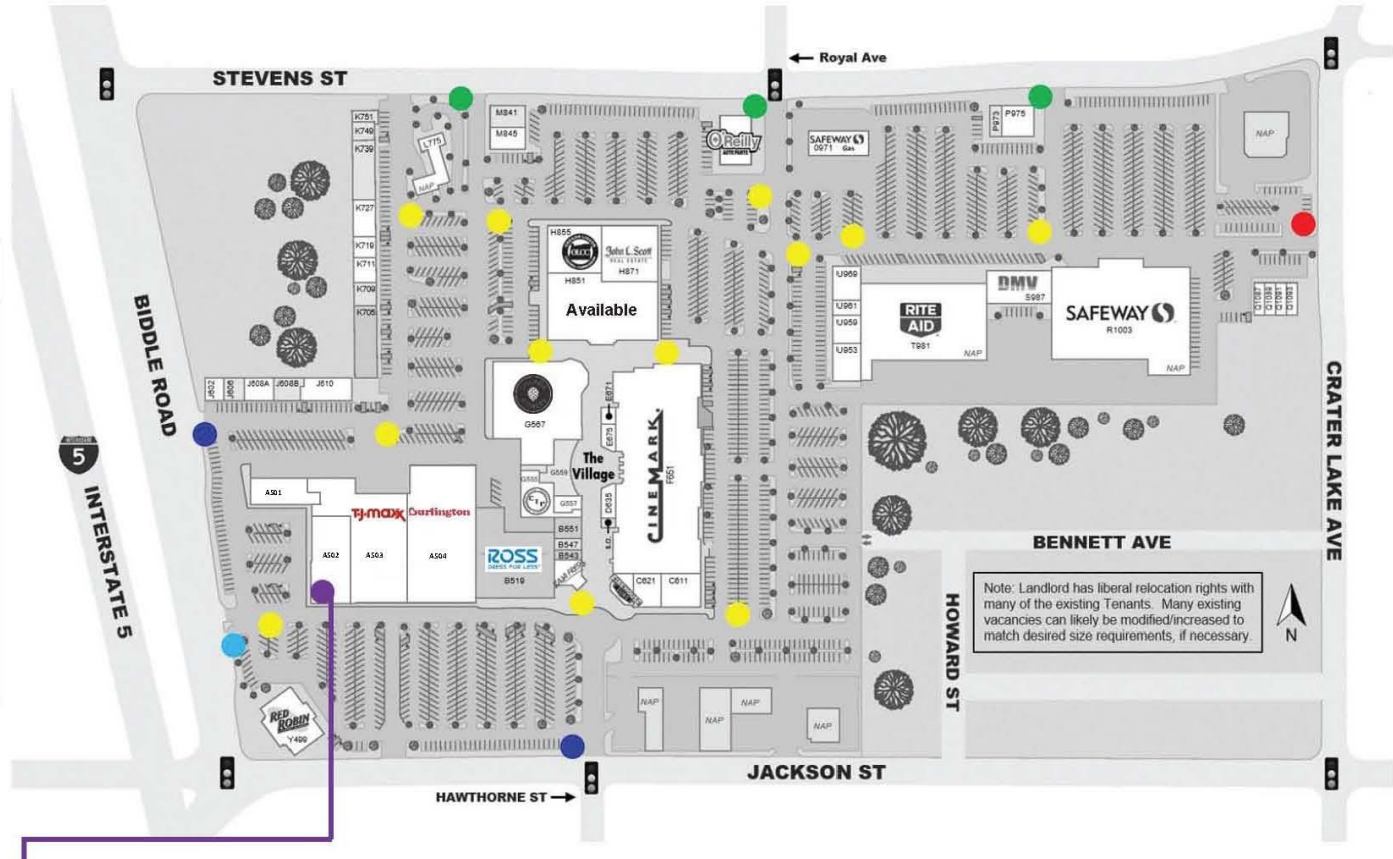
## Restaurants and Outdoor Patio Seating



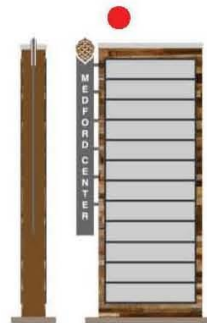


### FREESTANDING SIGNS

- = Monument Sign (20')
- = Monument Sign (16')
- = Monument Sign (10')
- = Wayfinding Sign
- = Architectural Tower Signage
- = Existing Pylon Sign



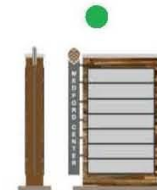
## NEW MONUMENT SIGNS



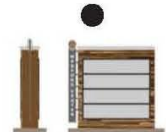
MEDFORD Center - 20' Monument



MEDFORD Center - 16' Monument



MEDFORD Center - 10' Monument C



MEDFORD Center - 6' Monument





Crater Lake Ave (18,720 ADT)

SAFeway

RITE  
AID

CINEMARK

ROSS  
DRESS FOR LESS

Burlington  
TJ-maxx

RED  
ROBIN

Stevens Street (9,100 ADT)

JACKSON STREET (47,140 ADT)

BIDDLE ROAD (19,800 ADT)

INTERSTATE  
5

INTERSTATE 5 (61,000+ ADT)



