



DINE | SHOP | ENJOY

Where Fun Is A Lifestyle

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

NOW OPEN – BURLINGTON, T.J. MAXX & ROSS DRESS FOR LESS



THEVILLAGEMEDFORDCENTER.COM

LBGFUNDS.COM

LEASING INFORMATION:

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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).



The Village Medford Center is conveniently located off Interstate 5 between the Biddle Road & Crater Lake retail corridors.

In addition to a wide array of retail, office, medical, and restaurant spaces available, The Village Medford Center is now offering **Kiosks** for lease. This program is a unique opportunity for new businesses or start-ups, offers flexibility and is reasonably priced!

Visit us at:
thevillagemedfordcenter.com
 for more information on this amazing and dynamic opportunity.



| Suite | Tenant | SF |
|-------|----------------------------|--------|
| A501 | Available | 5,780 |
| A502 | Available (can be divided) | 12,917 |
| 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 Sharpe Boutique | 898 |
| E675 | Adorn Waxing & Skincare | 1,345 |
| F651 | Cinemark Tinseltown | 57,273 |

| Suite | Tenant | SF |
|-------|----------------------------------|--------|
| G555 | Collaborative Theatre Project | 4,784 |
| G557 | Butterfly Club | 1,688 |
| G559 | 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 Healthcare | 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 |

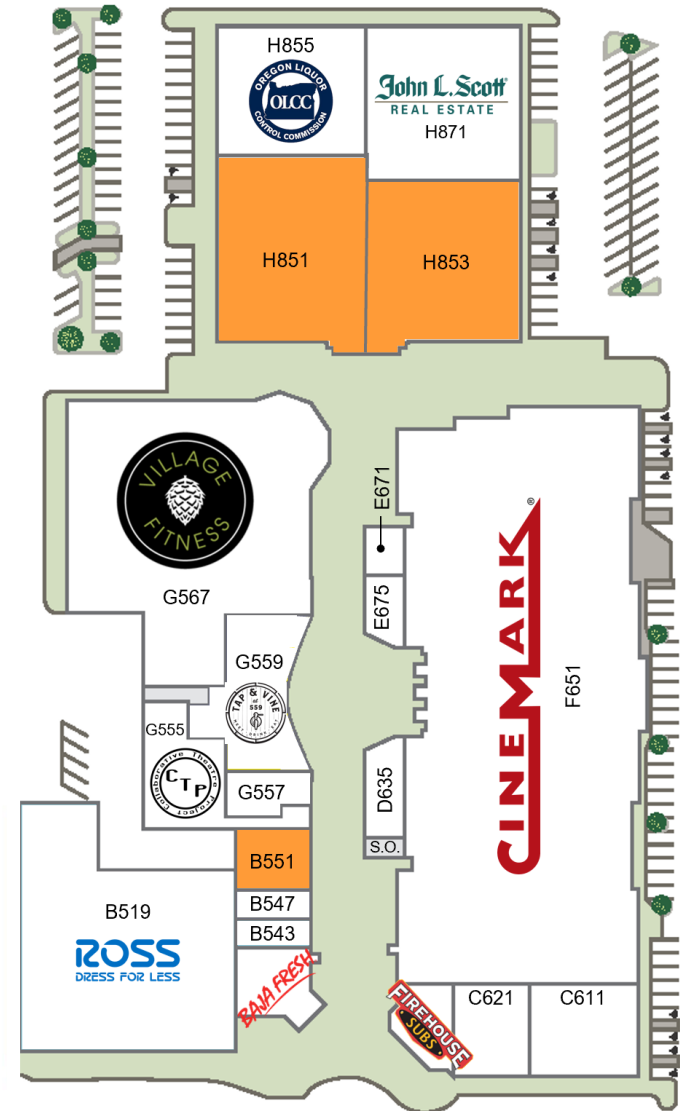
| Suite | Tenant | SF |
|-------|-----------------------------|-------|
| K739 | Available | 4,108 |
| K727 | Baxter Fitness | 2,480 |
| K719 | Panache Dance Co. | 1,666 |
| K711 | The UPS Store | 1,758 |
| K709 | Kid to Kid | 1,710 |
| K705 | Kid to Kid | 4,948 |
| L775 | Oil Stop | NAP |
| M841 | Available | 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

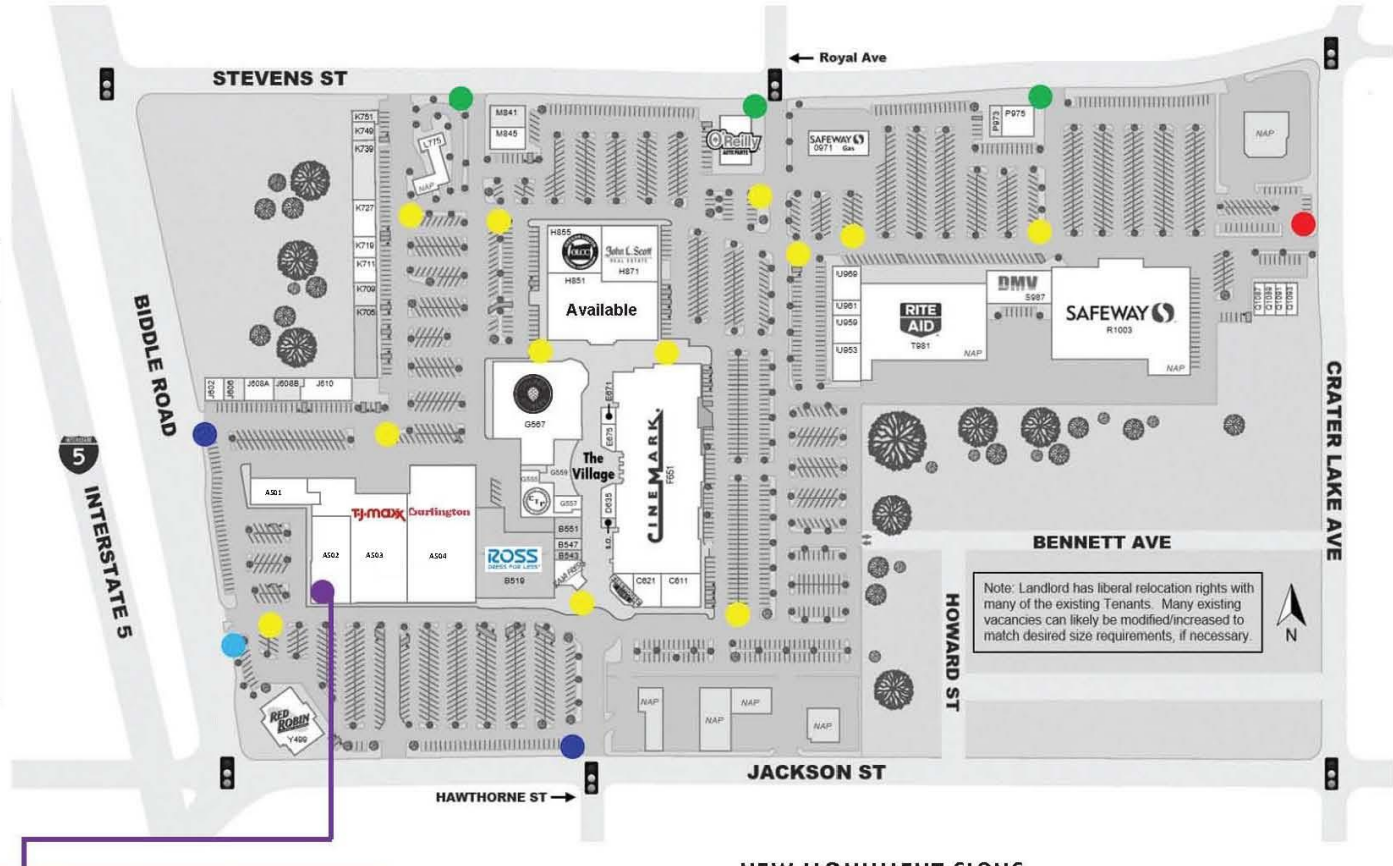
Restaurants and Outdoor Patio Seating



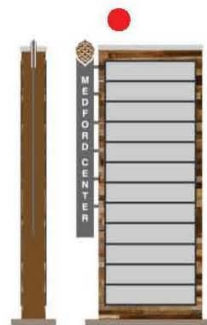
Orange = Available

FREESTANDING SIGNS

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



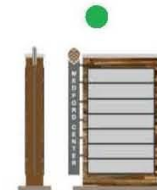
NEW MONUMENT SIGNS



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)

BIDDLE ROAD (19,800 ADT)

INTERSTATE
5

INTERSTATE 5 (61,000+ ADT)

JACKSON STREET (47,140 ADT)

