



The Village MEDFORD CENTER

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	MARKET AREA
POPULATION	86,169	124,174	461,721
AVG HH INCOME	\$79,467	\$86,740	\$80,972

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.



PRIME Pad Z Available 5,500
(Drive Thru Up To 3,000)

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
B549	Available	1,084
B551	Kung Fu Tea	1,020
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

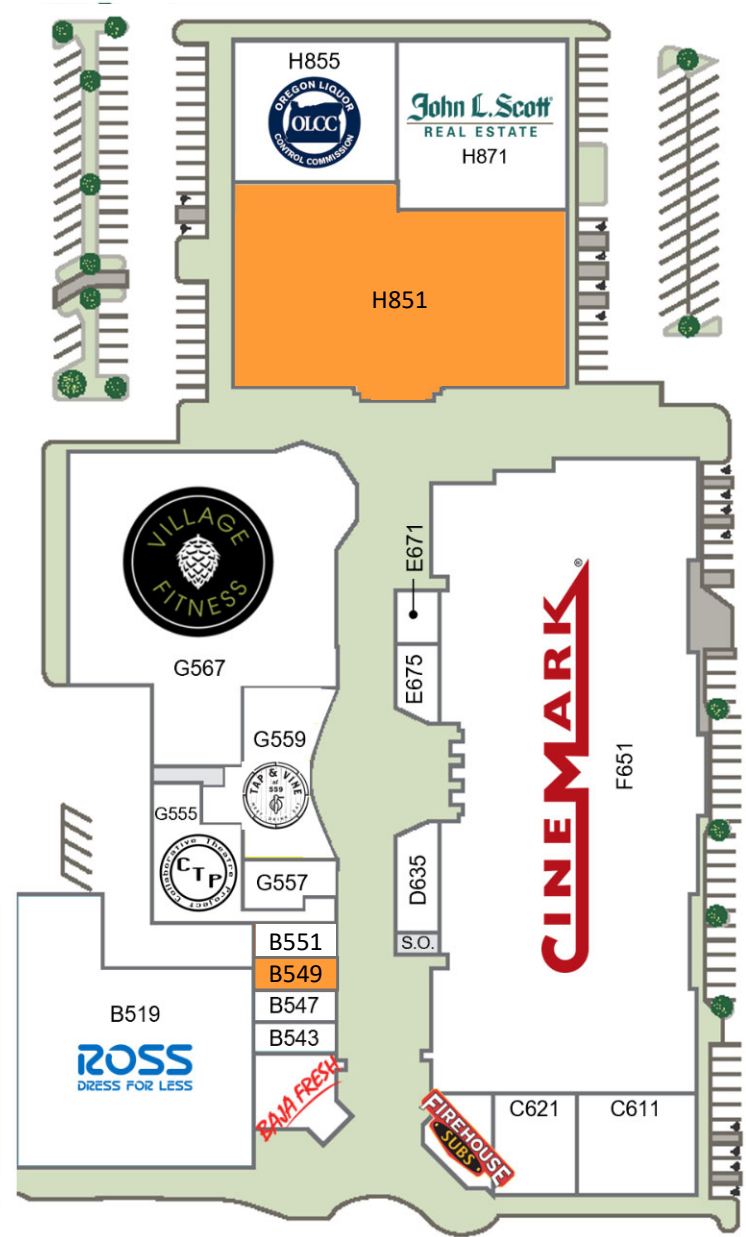
Suite	Tenant	SF
G555	Collaborative Theatre Project	4,784
G557	Butterfly Club/Barber Shop	1,688
G559	Tap & Vine Restaurant	5,515
G567	Village Fitness	26,573
H851	Available	23,613
H855	Oregon Liquor Control Commission	8,747
H871	John L. Scott Real Estate	10,487
J602	Jan's Tan	1,262
J606	Riverside Home Health Care	1,456
J608 #100	White Lotus Day Spa	2,267
J608 #102	Admire Aesthetics	2,082
J610	US Cellular	3,973
K751	Oil Stop Office	1,060
K749	Signal Security	1,568

Suite	Tenant	SF
K739	Ella Lane	4,108
K727	Baxter Fitness	2,480
K719	Panache Dance Co.	1,666
K711	The UPS Store	1,758
K705	Kid to Kid	6,658
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
631	Security Office	N/A

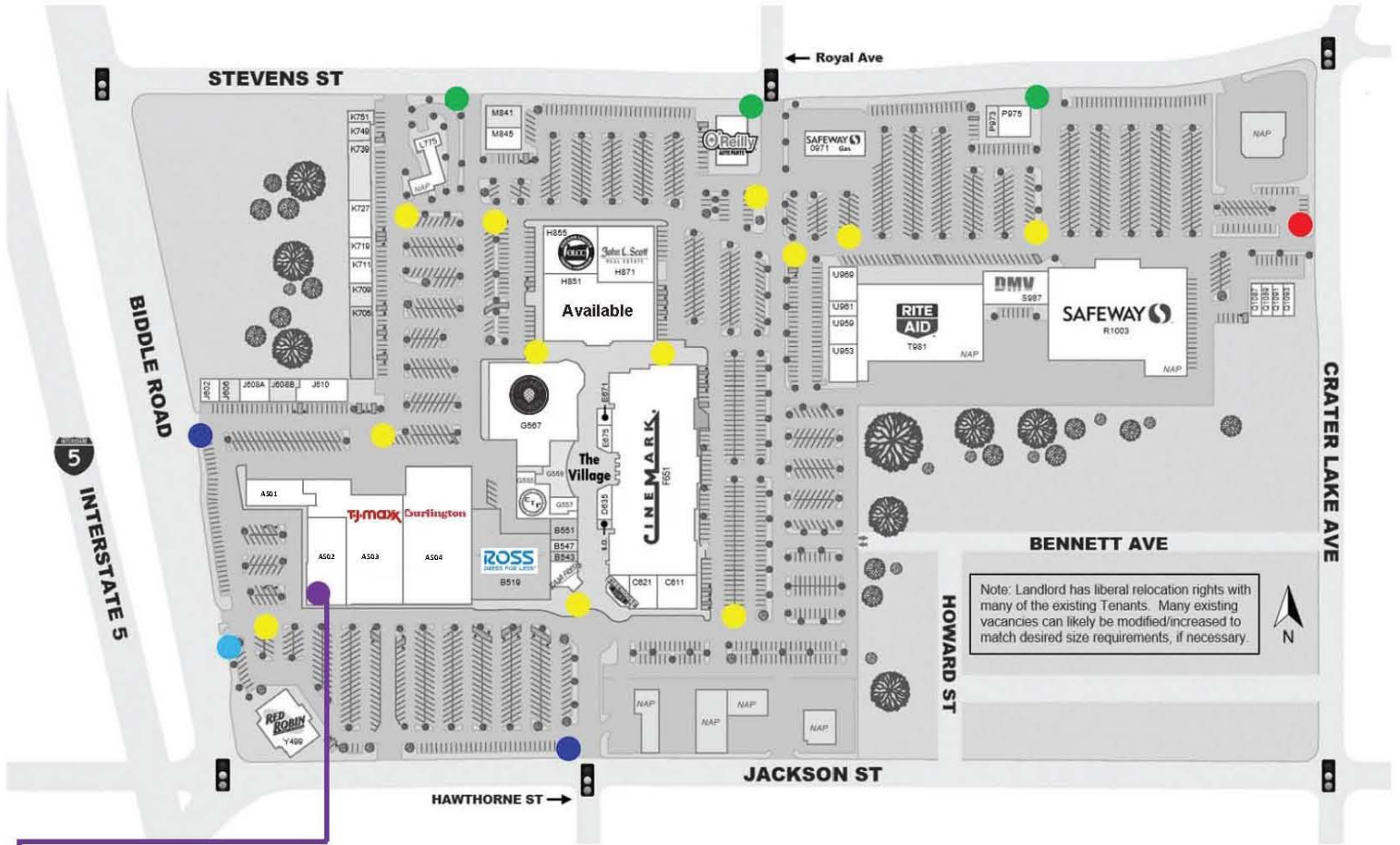


Restaurants and Outdoor Patio Seating

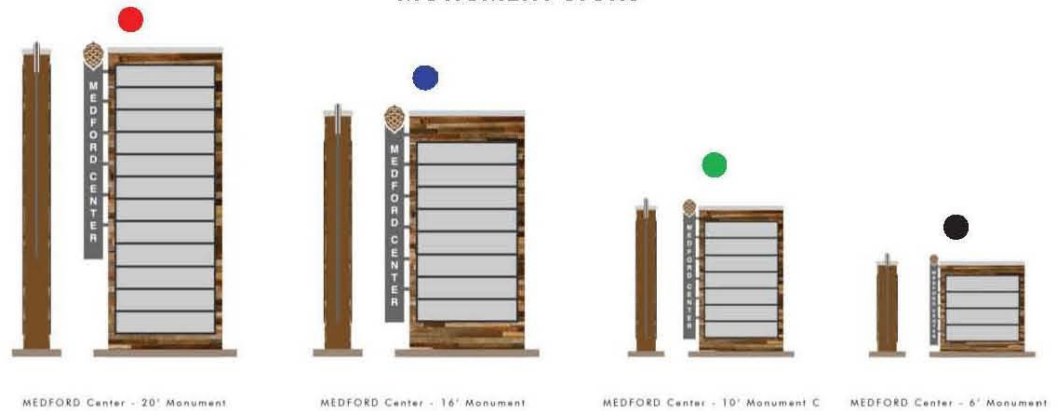


Available

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



MONUMENT SIGNS





Stevens Street (9,100 ADT)

Crater Lake Ave (18,720 ADT)



BIDDLE ROAD (19,800 ADT)



INTERSTATE 5 (61,000+ ADT)

JACKSON STREET (17,140 ADT)

