



FOR LEASE



Southern Oregon's Only Lifestyle and Entertainment Center

THE VILLAGE AT MEDFORD CENTER

First Class Retail / Restaurant / Office / Service Space

900 SF - 20,000 SF | Call Brokers for Details

631 Medford Center, Medford, OR 97504

- Anchored by Burlington, T.J. Maxx, Ross Dress for Less, Cinemark, Safeway, Daiso, and Get Air
- Anchored by the Largest Movie Theater (Cinemark 15-Screens) in Southern Oregon
- Prominently located off Interstate-5 | 57,000+ ADTV (I-5 freeway)
- Freeway visible signage (including an iconic 75-foot tower sign), access to and frontage on busy major streets, and 1,988 Parking Spaces (Ratio 4.73/1,000 SF)

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PROPERTY SUMMARY



FOR
LEASE

PROPERTY DETAILS

Address	631 Medford Center, Medford, OR 97504
Available Space	900 SF - 20,000 SF
N° of Suites Available	10 Suites
Lease Rate	Call Brokers for Details
Use Type	Retail, Service, Restaurant, Office
Availability	Now
Space Condition	Warm Shell Built to Suit

Location Features

- An exciting entertainment-oriented environment for people to dine, gather, and enjoy!
- 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) with luxury recliner seating, and food, beverage, and alcohol service.
- Our tenants rank within the top quartile for sales performance within their respective chains.
- Highly specialized marketing and media strategic alliance program aimed at promoting the property.
- Prominently located off Interstate-5 and spanning nearly an entire block, the property is straddled by Medford's main Biddle Road and Crater Lake retail corridors.
- Dynamic signage program, including an iconic 75-foot freeway visible tower sign (visible from over 1/4 mile away on the I-5 freeway) creates exceptional branding opportunities for our tenants.
- Over 3.5 million annual visitors to the area.
- Appeal to the local community and over 3.5 million annual visitors to the area.
- High traffic counts including 57,000+ ADTV* (I-5 freeway) and 51,120+ ADTV* (streets). Over 246,000 Average Monthly Visits[†].

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
†Average Monthly Visits (2021-2024) | Location Visits Counts are Provided by AlphaMap at app.alphamap.com ©2024

Highlighted Tenants

- Safeway
- Burlington
- T.J. Maxx
- Ross Dress for Less
- Cinemark Tinseltown Medford 15
- Baja Fresh
- Butterfly Club
- Daiso
- Firehouse Subs
- Get Air Trampoline Park
- Red Robin
- Tap & Vine at 559
- Village Fitness Medford



SITE PLAN

The Village MEDFORD CENTER



BIDDLE RD
INTERSTATE 5



STEVENS ST

ROYAL AVE

CRATER LAKE AVE

JACKSON ST

HAWTHORNE ST

Available
Shopping
Lifestyle
Retail Office
Dining
Fitness / Sport
Entertainment
Kiosks

Suite	Tenant	SF
A501	Available	5,780
A502	Daiso	8,500
A503	Available	4,417
A515	TJ Maxx	25,385
A517	Burlington	33,454
B519	Ross	18,971
B539	Baja Fresh (Available)	2,297
B543	Delish Bakery	1,011
B547	Timber & Tonic (Available)	1,015
B549	Cookie Plug	1,020
B551	Kung Fu Tea	1,020
C611	Willamette Valley Bank	4,378
C621	Block Advisors	2,924
C625	Firehouse Subs	2,227
D635	Cold Stone (Avl 8/2024)	1,859

Suite	Tenant	SF
E671	Simply Sharpe Boutique (Available 4/2024)	1,157
E675	Adorn Waxing & Skincare	1,345
F651	Cinemark Tinseltown	57,273
G555	Collaborative Theatre Project	4,784
G557	Butterfly Club/Barber Shop	1,688
G559	Tap & Vine Restaurant	5,515
G563	Available (Divisible)	6,100
G567	Village Fitness	20,473
H851	Get Air	23,613
H855	Oregon Liquor Control Comm	8,747
H871	John L Scott Real Estate	NAP
J602	Available	1,264
J606	Riverside Home Healthcare	1,456
J608	White Lotus Day Spa	2,267

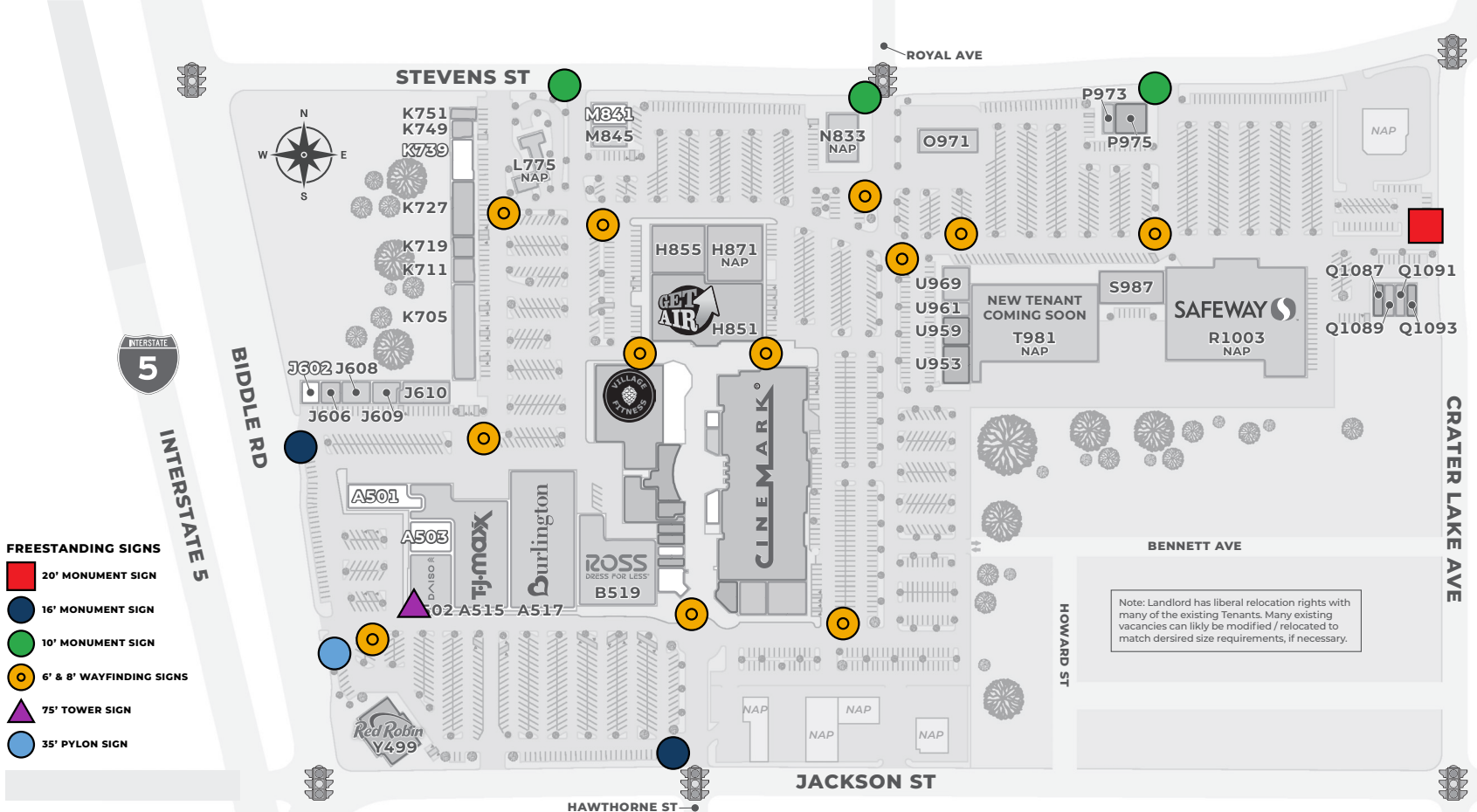
Suite	Tenant	SF
J609	Admire Aesthetics	2,082
J610	US Cellular	3,973
K705	Kid to Kid	6,658
K711	The UPS Store	1,758
K719	Panache Dance Co.	1,666
K727	Baxter Fitness	3,590
K739	Available	1,300
K749	Signal Security	1,568
K751	Oil Stop Office	1,060
L775	Oil Stop	NAP
M841	Available	2,216
M845	Healthway Nutrition Center	2,250
N883	O'Reilly Auto Parts	5,400
O971	Safeway Gas Station	3,600
P973	Chic Nails	1,141

Suite	Tenant	SF
P975	Mongolian BBQ	3,320
Q1087	Little Caesars	1,200
Q1089	Liberty Tax Services	1,200
Q1091	World of Insurance	1,200
Q1093	Jimmy John's	1,200
R1003	Safeway	NAP
S987	DMV	7,178
T981	New Tenant Coming Soon	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

SIGN / BRANDING PROGRAM



SITE PLAN



- FREESTANDING SIGNS**
- 20' MONUMENT SIGN
 - 16' MONUMENT SIGN
 - 10' MONUMENT SIGN
 - 6' & 8' WAYFINDING SIGNS
 - ▲ 75' TOWER SIGN
 - 35' PYLON SIGN

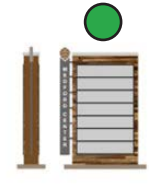
Note: Landlord has liberal relocation rights with many of the existing Tenants. Many existing vacancies can likely be modified / relocated to match desired size requirements, if necessary.



20' MONUMENT SIGN



16' MONUMENT SIGN



10' MONUMENT SIGN



6' & 8' WAYFINDING SIGNS



75' TOWER SIGN



35' PYLON SIGN



PLANS: A501 & A503

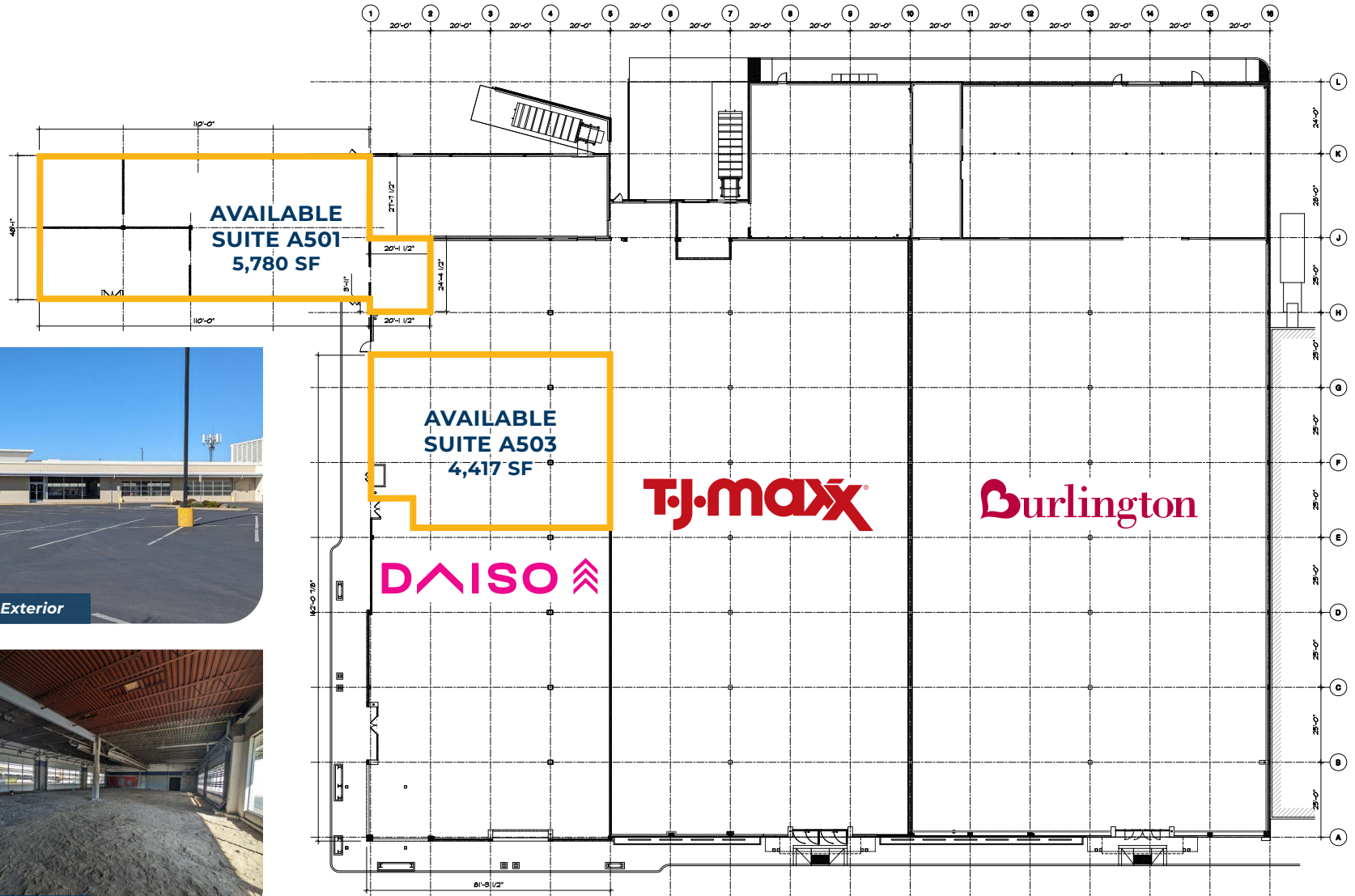
SUITES A501 & A503



A501 Exterior



A501 Interior





PLANS: B547

SUITE B547

ROSS
DRESS FOR LESS®

SUITE B519

SUITE B549
COOKIE PLUG

AVAILABLE
SUITE B547
1,015 SF

MTL AWNING
ABV

ELECT
BOX (2)

SUITE B543
DELISH BAKERY

SUITE B539

BAJA FRESH®

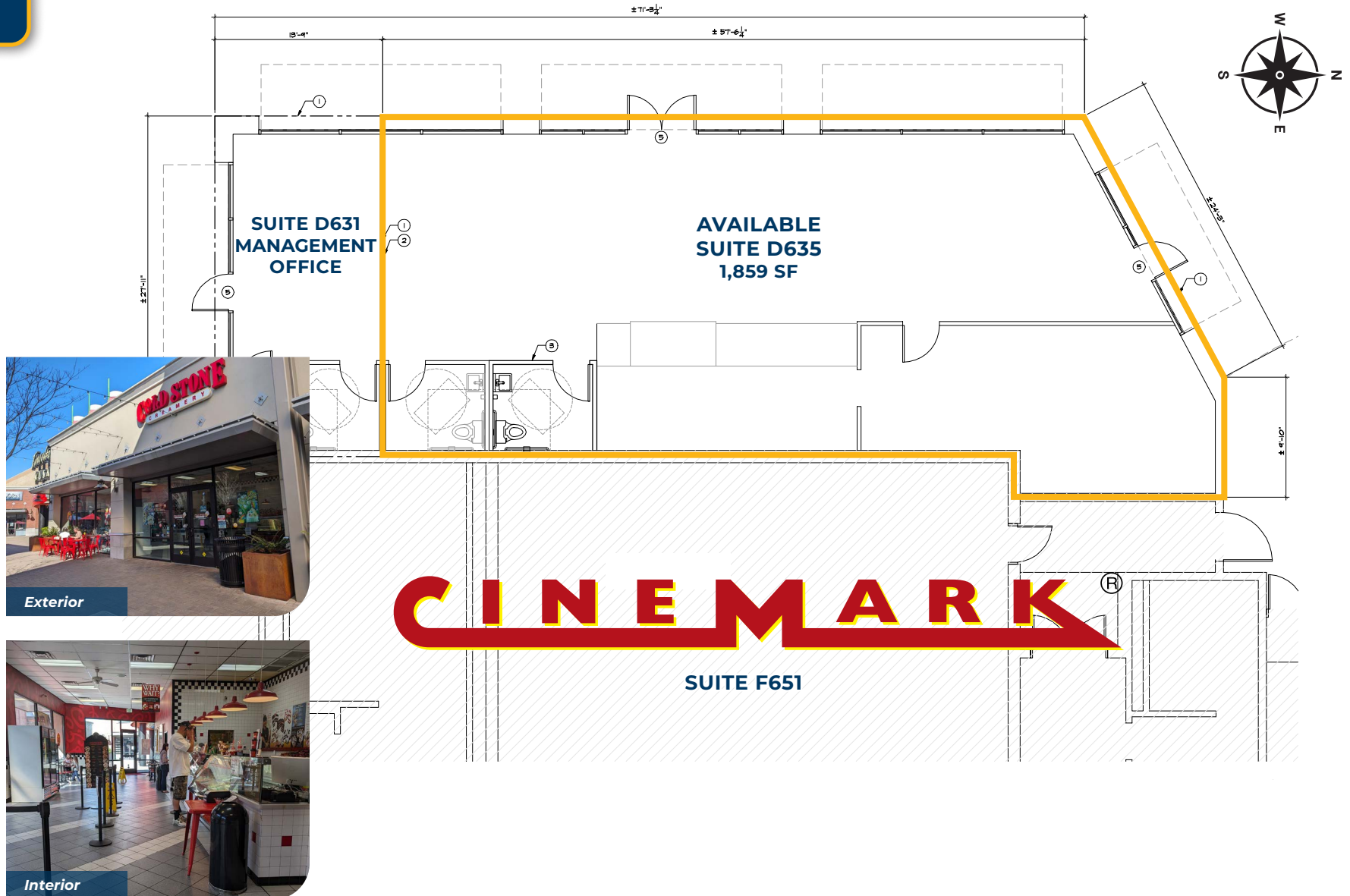


Exterior



PLANS: D635

SUITE D635





PLANS: E671



Exterior

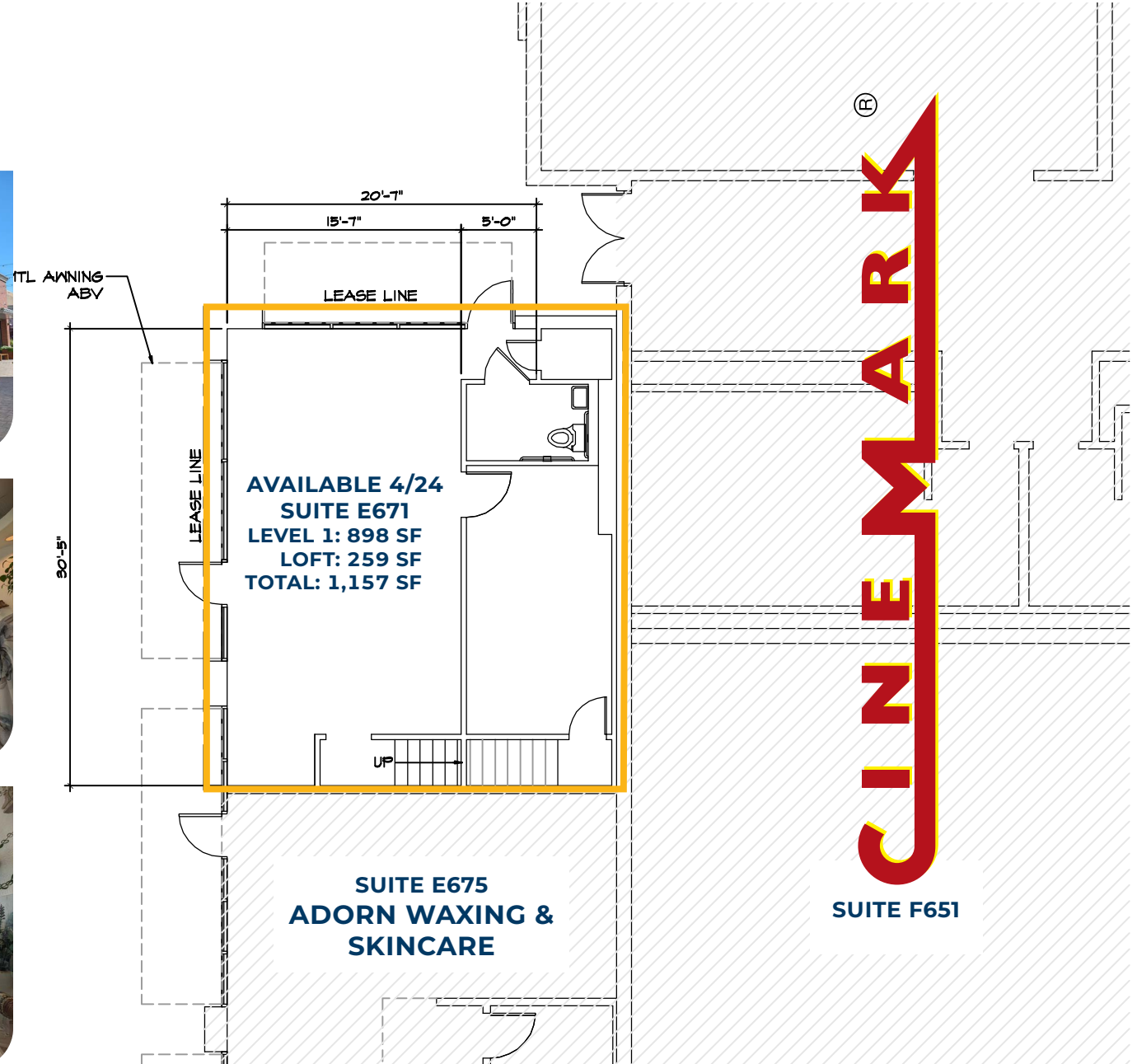


Interior



Interior

SUITE E671



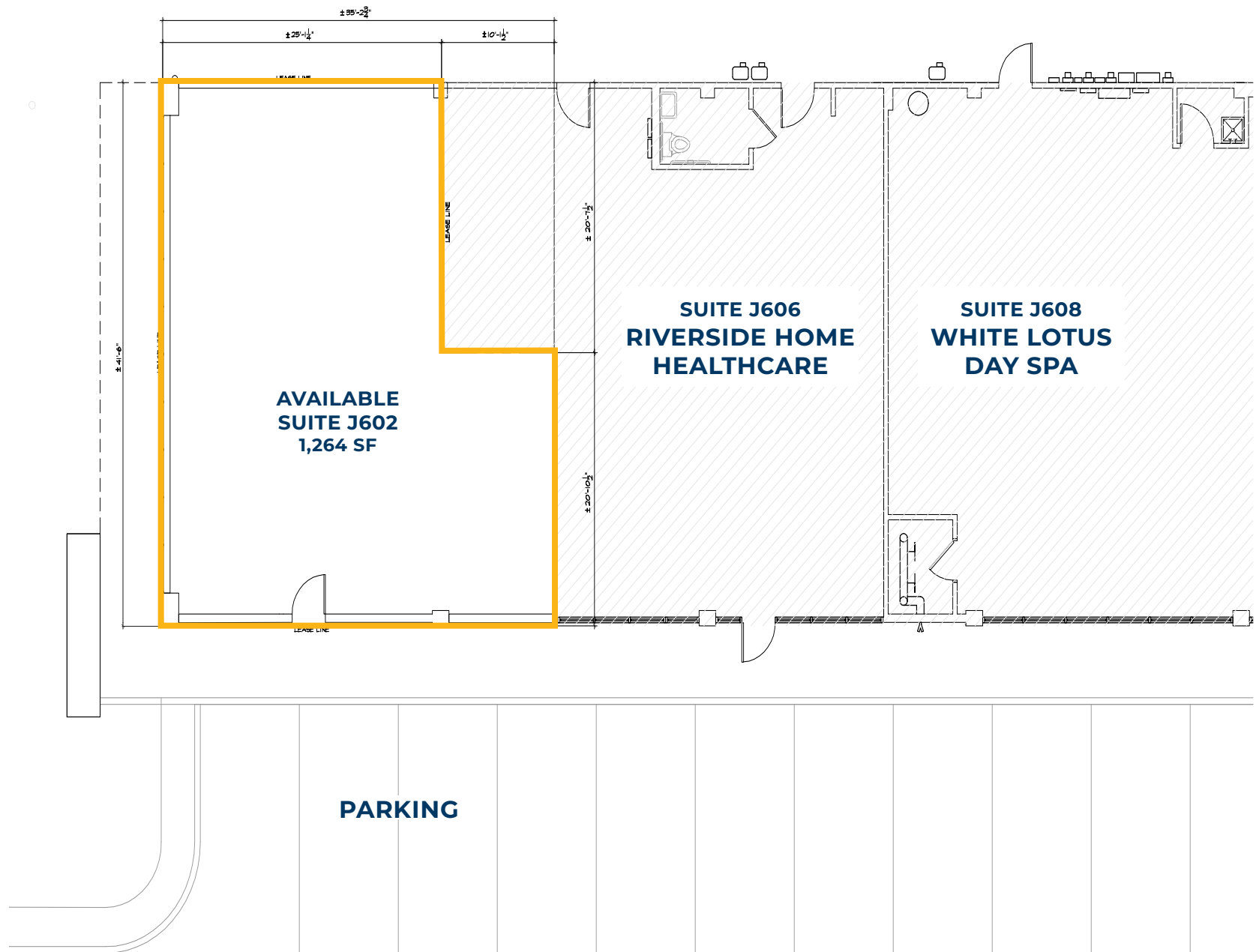


The image is a detailed architectural floor plan of a fitness center suite, Suite G567. A large, circular logo for "VILLAGE FITNESS" is prominently displayed in the upper left quadrant. The plan includes various rooms and areas, such as a pool, sauna, hot tub, and multiple workout areas. A yellow outline highlights a section of the plan labeled "AVAILABLE SUITE G563 6,100 SF (DIVISIBLE)". The plan also shows a grid system with letters A through M and numbers 1 through 32. Other labels include "LEASE LINE", "EXPANDED WORKOUT 1", "EXISTING WORKOUT 1", "LOBBY AREA", "RECEPTION", "ENTRY", "PERSONAL TRAINER", "POORROOM", "POOL EQUIPMENT", "SAUNA", "HOT TUB", "J.C.", "BT.", "HENS LOCKER", "POORING LOCKER", "TOILET", "BREAK", and "MATCH LINE 1/2".



PLANS: J602

SUITE J602

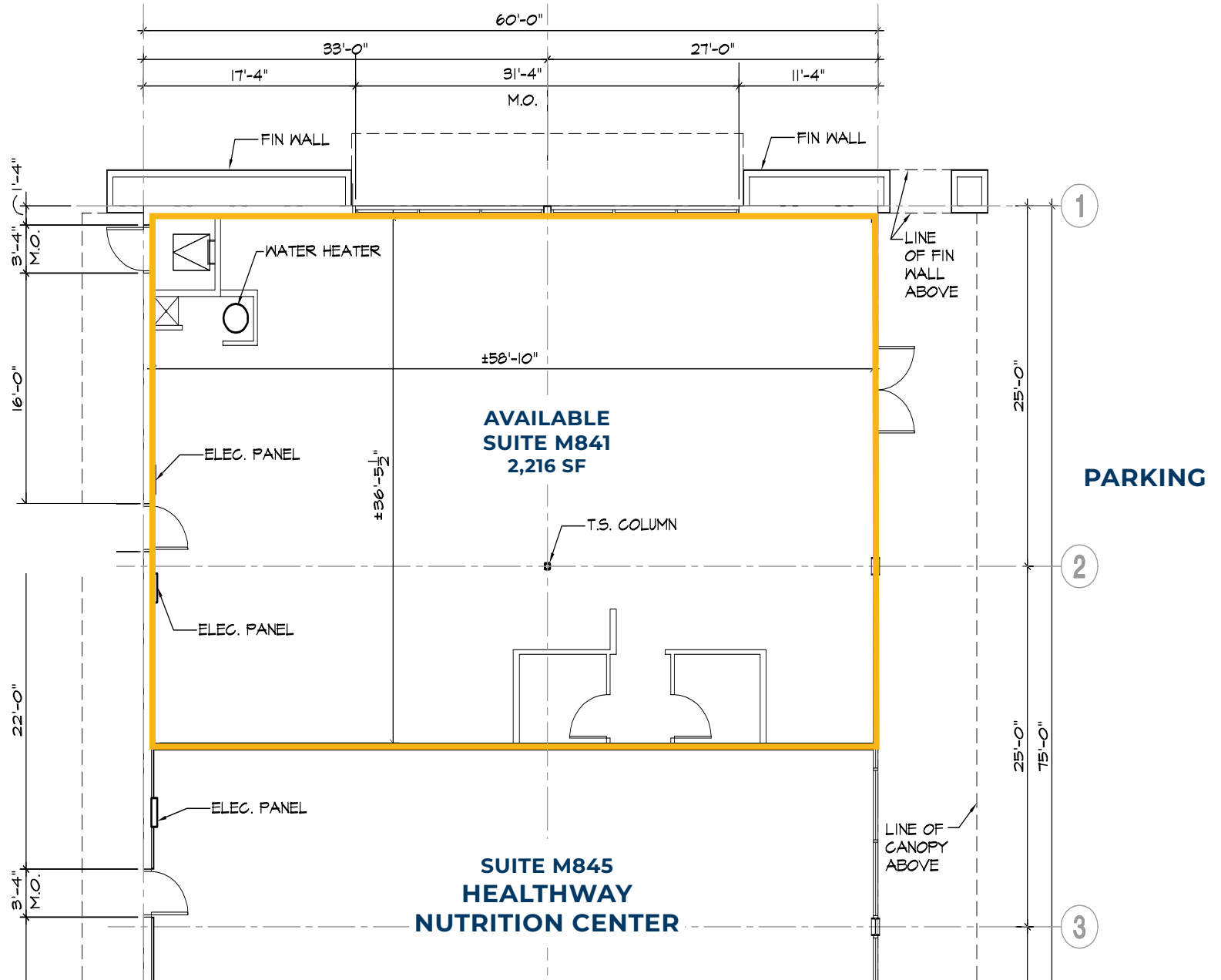


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PLANS: M841

SUITE M841





SITE AERIAL MAP





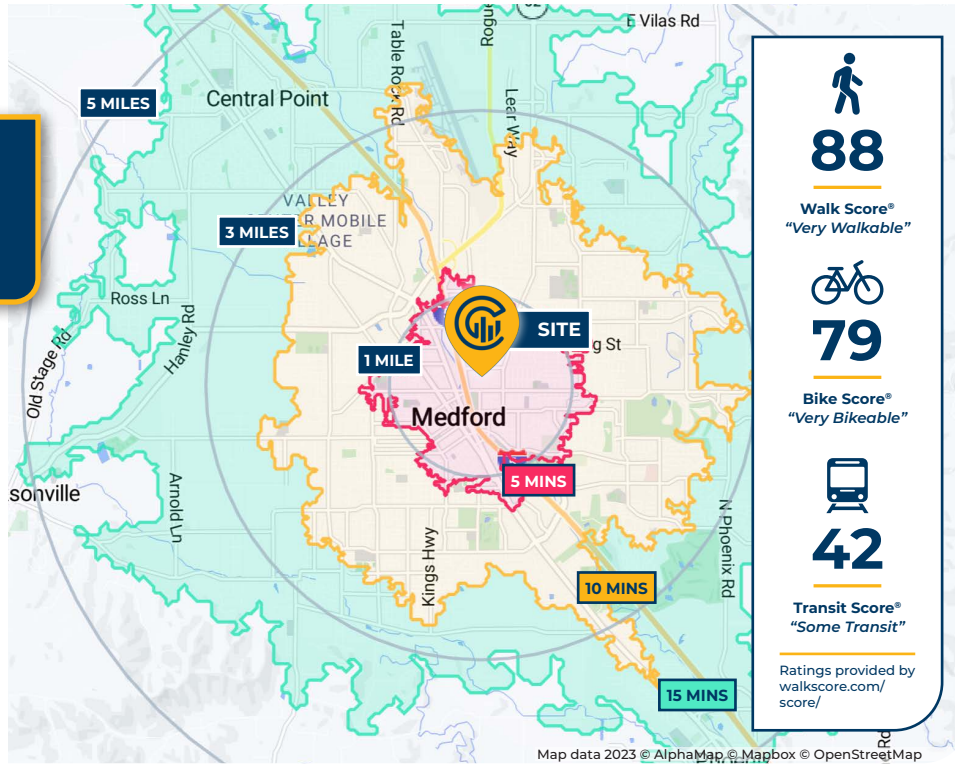
LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024 , Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/CEO



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	10,225	80,994	261,974
2028 Projected Population	10,619	82,930	266,980
2020 Census Population	10,238	80,310	262,046
2010 Census Population	9,331	75,008	242,561
Projected Annual Growth 2023 to 2028	0.8%	0.5%	0.4%
Historical Annual Growth 2010 to 2023	1.0%	0.7%	0.8%
Households & Income			
2023 Estimated Households	4,442	33,663	108,415
2023 Est. Average HH Income	\$169,233	\$144,393	\$130,757
2023 Est. Median HH Income	\$108,265	\$103,427	\$97,916
2023 Est. Per Capita Income	\$73,562	\$60,467	\$54,292
Businesses			
2023 Est. Total Businesses	1,044	5,250	18,918
2023 Est. Total Employees	5,351	34,844	154,657

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023,
TIGER Geography - RS1

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