

# FOR LEASE - 981 Medford Center

## Medford, OR



37,000 SF AVAILABLE (DIVISIBLE)

BIDDLE RD. TRAFFIC COUNTS: 17,746 CPD

CENTRALIZED LOCATION IN MEDFORD TRADE AREA

STRONG RETAIL ANCHOR CO-TENANCY: SAFEWAY, RITE AID, TJ MAXX, ROSS & BURLINGTON

### SURROUNDING RETAILERS



### Demographics



- 1 MILE – 14,706
- 3 MILE – 86,288
- 5 MILE – 122,917



- 1 MILE – 13,308
- 3 MILE – 39,120
- 5 MILE – 49,101



- 1 MILE – \$67,613
- 3 MILE – \$86,951
- 5 MILE – \$92,884

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CHAINLINKS  
RETAIL ADVISORS



4260 Galewood St. Suite B, Lake Oswego, OR 97035

# SITE PLAN



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# AERIAL



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# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3335/-122.8652

<b>981 Medford Center</b>				
<b>Medford, OR 97504</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>				
2023 Estimated Population		14,706	86,288	122,917
2028 Projected Population		15,108	89,207	127,411
2020 Census Population		14,620	85,850	121,789
2010 Census Population		13,891	76,679	108,631
Projected Annual Growth 2023 to 2028		0.5%	0.7%	0.7%
Historical Annual Growth 2010 to 2023		0.5%	1.0%	1.0%
<b>Households</b>				
2023 Estimated Households		6,402	34,603	49,504
2028 Projected Households		6,708	36,479	52,284
2020 Census Households		6,281	33,979	48,414
2010 Census Households		6,004	30,753	43,538
Projected Annual Growth 2023 to 2028		1.0%	1.1%	1.1%
Historical Annual Growth 2010 to 2023		0.5%	1.0%	1.1%
<b>Age</b>				
2023 Est. Population Under 10 Years		13.0%	12.7%	12.2%
2023 Est. Population 10 to 19 Years		11.0%	11.9%	11.8%
2023 Est. Population 20 to 29 Years		15.1%	12.7%	11.8%
2023 Est. Population 30 to 44 Years		21.4%	20.6%	20.4%
2023 Est. Population 45 to 59 Years		16.3%	16.1%	16.3%
2023 Est. Population 60 to 74 Years		14.3%	16.7%	18.0%
2023 Est. Population 75 Years or Over		8.9%	9.3%	9.5%
2023 Est. Median Age		36.6	38.9	40.1
<b>Marital Status &amp; Gender</b>				
2023 Est. Male Population		49.2%	49.1%	49.0%
2023 Est. Female Population		50.8%	50.9%	51.0%
2023 Est. Never Married		38.4%	31.0%	29.1%
2023 Est. Now Married		32.9%	41.8%	44.7%
2023 Est. Separated or Divorced		23.2%	20.8%	19.9%
2023 Est. Widowed		5.6%	6.4%	6.3%
<b>Income</b>				
2023 Est. HH Income \$200,000 or More		3.5%	6.3%	7.6%
2023 Est. HH Income \$150,000 to \$199,999		3.6%	5.8%	6.4%
2023 Est. HH Income \$100,000 to \$149,999		13.0%	15.0%	14.9%
2023 Est. HH Income \$75,000 to \$99,999		11.4%	14.1%	14.2%
2023 Est. HH Income \$50,000 to \$74,999		14.8%	19.0%	18.7%
2023 Est. HH Income \$35,000 to \$49,999		13.3%	12.7%	12.2%
2023 Est. HH Income \$25,000 to \$34,999		13.2%	9.1%	8.9%
2023 Est. HH Income \$15,000 to \$24,999		11.1%	8.2%	8.2%
2023 Est. HH Income Under \$15,000		16.1%	9.8%	9.1%
2023 Est. Average Household Income		\$67,613	\$86,951	\$92,884
2023 Est. Median Household Income		\$52,980	\$65,964	\$70,195
2023 Est. Per Capita Income		\$29,962	\$35,107	\$37,600
2023 Est. Total Businesses		1,860	5,280	6,942
2023 Est. Total Employees		13,308	39,120	49,101

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<b>Medford, OR 97504</b>				
<b>Race</b>				
2023 Est. White		78.1%	79.7%	80.9%
2023 Est. Black		2.8%	1.6%	1.4%
2023 Est. Asian or Pacific Islander		2.8%	2.5%	2.4%
2023 Est. American Indian or Alaska Native		1.2%	1.0%	1.0%
2023 Est. Other Races		15.1%	15.1%	14.3%
<b>Hispanic</b>				
2023 Est. Hispanic Population		2,758	15,347	20,494
2023 Est. Hispanic Population		18.8%	17.8%	16.7%
2028 Proj. Hispanic Population		18.8%	17.7%	16.6%
2020 Hispanic Population		18.8%	19.4%	18.0%
<b>Education (Adults 25 &amp; Older)</b>				
2023 Est. Adult Population (25 Years or Over)		10,177	60,262	87,019
2023 Est. Elementary (Grade Level 0 to 8)		4.4%	3.0%	2.9%
2023 Est. Some High School (Grade Level 9 to 11)		9.1%	6.1%	5.7%
2023 Est. High School Graduate		28.1%	27.0%	26.8%
2023 Est. Some College		23.2%	27.5%	27.3%
2023 Est. Associate Degree Only		11.2%	9.1%	8.9%
2023 Est. Bachelor Degree Only		16.6%	17.9%	18.1%
2023 Est. Graduate Degree		7.4%	9.5%	10.3%
<b>Housing</b>				
2023 Est. Total Housing Units		6,807	36,373	52,056
2023 Est. Owner-Occupied		32.3%	52.1%	56.3%
2023 Est. Renter-Occupied		61.7%	43.0%	38.8%
2023 Est. Vacant Housing		6.0%	4.9%	4.9%
<b>Homes Built by Year</b>				
2023 Homes Built 2010 or later		5.2%	8.5%	10.0%
2023 Homes Built 2000 to 2009		5.6%	14.4%	16.5%
2023 Homes Built 1990 to 1999		7.8%	18.6%	18.5%
2023 Homes Built 1980 to 1989		10.2%	9.5%	8.9%
2023 Homes Built 1970 to 1979		16.7%	13.7%	13.5%
2023 Homes Built 1960 to 1969		12.6%	9.0%	9.2%
2023 Homes Built 1950 to 1959		12.4%	8.6%	7.7%
2023 Homes Built Before 1949		23.6%	12.8%	10.8%
<b>Home Values</b>				
2023 Home Value \$1,000,000 or More		0.8%	1.2%	1.7%
2023 Home Value \$500,000 to \$999,999		11.9%	14.6%	18.7%
2023 Home Value \$400,000 to \$499,999		12.5%	16.4%	16.1%
2023 Home Value \$300,000 to \$399,999		28.4%	33.3%	31.4%
2023 Home Value \$200,000 to \$299,999		32.4%	23.3%	20.1%
2023 Home Value \$150,000 to \$199,999		4.2%	3.0%	2.6%
2023 Home Value \$100,000 to \$149,999		3.9%	2.5%	2.1%
2023 Home Value \$50,000 to \$99,999		1.3%	2.0%	2.2%
2023 Home Value \$25,000 to \$49,999		2.1%	1.2%	1.3%
2023 Home Value Under \$25,000		2.6%	2.5%	3.8%
2023 Median Home Value		\$317,301	\$349,441	\$362,326
2023 Median Rent		\$963	\$1,052	\$1,071

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	11,776	68,623	98,419
2023 Est. Civilian Employed	54.1%	55.1%	55.7%
2023 Est. Civilian Unemployed	4.6%	3.5%	3.4%
2023 Est. in Armed Forces	0.4%	0.1%	-
2023 Est. not in Labor Force	40.9%	41.2%	40.9%
2023 Labor Force Males	48.4%	48.3%	48.3%
2023 Labor Force Females	51.6%	51.7%	51.7%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	6,373	37,836	54,797
2023 Mgmt, Business, & Financial Operations	11.6%	14.1%	14.8%
2023 Professional, Related	23.5%	22.9%	22.4%
2023 Service	23.7%	19.2%	19.6%
2023 Sales, Office	25.7%	24.4%	24.5%
2023 Farming, Fishing, Forestry	1.0%	1.3%	1.3%
2023 Construction, Extraction, Maintenance	5.2%	7.1%	6.7%
2023 Production, Transport, Material Moving	9.2%	11.1%	10.7%
2023 White Collar Workers	60.9%	61.4%	61.7%
2023 Blue Collar Workers	39.1%	38.6%	38.3%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	66.4%	69.1%	69.3%
2023 Drive to Work in Carpool	11.4%	10.8%	9.9%
2023 Travel to Work by Public Transportation	1.8%	0.7%	0.6%
2023 Drive to Work on Motorcycle	0.2%	0.3%	0.4%
2023 Walk or Bicycle to Work	5.7%	2.7%	2.6%
2023 Other Means	0.4%	0.6%	0.6%
2023 Work at Home	14.1%	15.9%	16.8%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	42.4%	43.9%	43.1%
2023 Travel to Work in 15 to 29 Minutes	35.8%	40.6%	42.9%
2023 Travel to Work in 30 to 59 Minutes	15.9%	11.8%	10.6%
2023 Travel to Work in 60 Minutes or More	5.9%	3.7%	3.3%
2023 Average Travel Time to Work	15.6	15.2	15.3
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$339.51 M	\$2.2 B	\$3.29 B
2023 Est. Apparel	\$11.86 M	\$77.21 M	\$115.59 M
2023 Est. Contributions, Gifts	\$18.77 M	\$124.79 M	\$189.41 M
2023 Est. Education, Reading	\$10.42 M	\$68.97 M	\$105.13 M
2023 Est. Entertainment	\$18.7 M	\$123.73 M	\$185.86 M
2023 Est. Food, Beverages, Tobacco	\$52.81 M	\$338.89 M	\$504.05 M
2023 Est. Furnishings, Equipment	\$11.65 M	\$76.88 M	\$115.43 M
2023 Est. Health Care, Insurance	\$31.2 M	\$202.91 M	\$302.62 M
2023 Est. Household Operations, Shelter, Utilities	\$111.84 M	\$715.78 M	\$1.07 B
2023 Est. Miscellaneous Expenses	\$6.38 M	\$41.54 M	\$62.2 M
2023 Est. Personal Care	\$4.57 M	\$29.54 M	\$44.13 M
2023 Est. Transportation	\$61.31 M	\$401.13 M	\$598.27 M

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