

Major Redevelopment



THE SHOPPES AT GATEWAY 3030 GATEWAY ST., SPRINGFIELD, OR

NEW RETAIL SPACE AVAILABLE - BOX, STANDALONE PAD, AND OUTPARCEL/ IN-LINE SHOP SPACE AVAILABLE; FLEXIBILITY TO MEET USER SIZE REQUIREMENTS

105,00 SF & 50,000 SF OF ANCHOR SPACE
 10,515 SF & 18,393 SF OF JR. ANCHOR SPACE
 3,000 SF & 4,049 SF OF PRIME RETAIL SPACE AVAILABLE (DO NOT DISTURB TENANT)
 1,800 SF FORMER FIREHOUSE SUBS & 2,626 SF OF FORMER RESTAURANT SPACE

PROMINENT VISIBILITY - 1/2 MILE OF FRONTAGE ON I-5 (76,900 VPD) AND HIGHLY TRAFFICKED GATEWAY STREET (18,600 VPD)

HIGH TRAFFIC IN-PLACE TENANCY - SUCCESSFUL EXISTING FOOD, ENTERTAINMENT AND NATIONAL ANCHOR TENANTS DRIVE SUBSTANTIAL FOOT TRAFFIC AT THE CENTER

EASY ACCESS - SIGNALIZED ACCESS FROM I-5 AND GATEWAY STREET
 RECENTLY UPGRADED COMMON AREAS AND BUILDING FACADES - \$40M OF IMPROVEMENTS COMPLETED IN 2016

Demographics



- 1 MILE – 13,497
- 3 MILE – 88,737
- 5 MILE – 181,353
- 10 MILE – 288,017



- 1 MILE – 5,977
- 3 MILE – 48,168
- 5 MILE – 89,803
- 10 MILE – 115,824



- 1 MILE – \$99,040
- 3 MILE – \$92,694
- 5 MILE – \$91,847
- 10 MILE – \$97,525

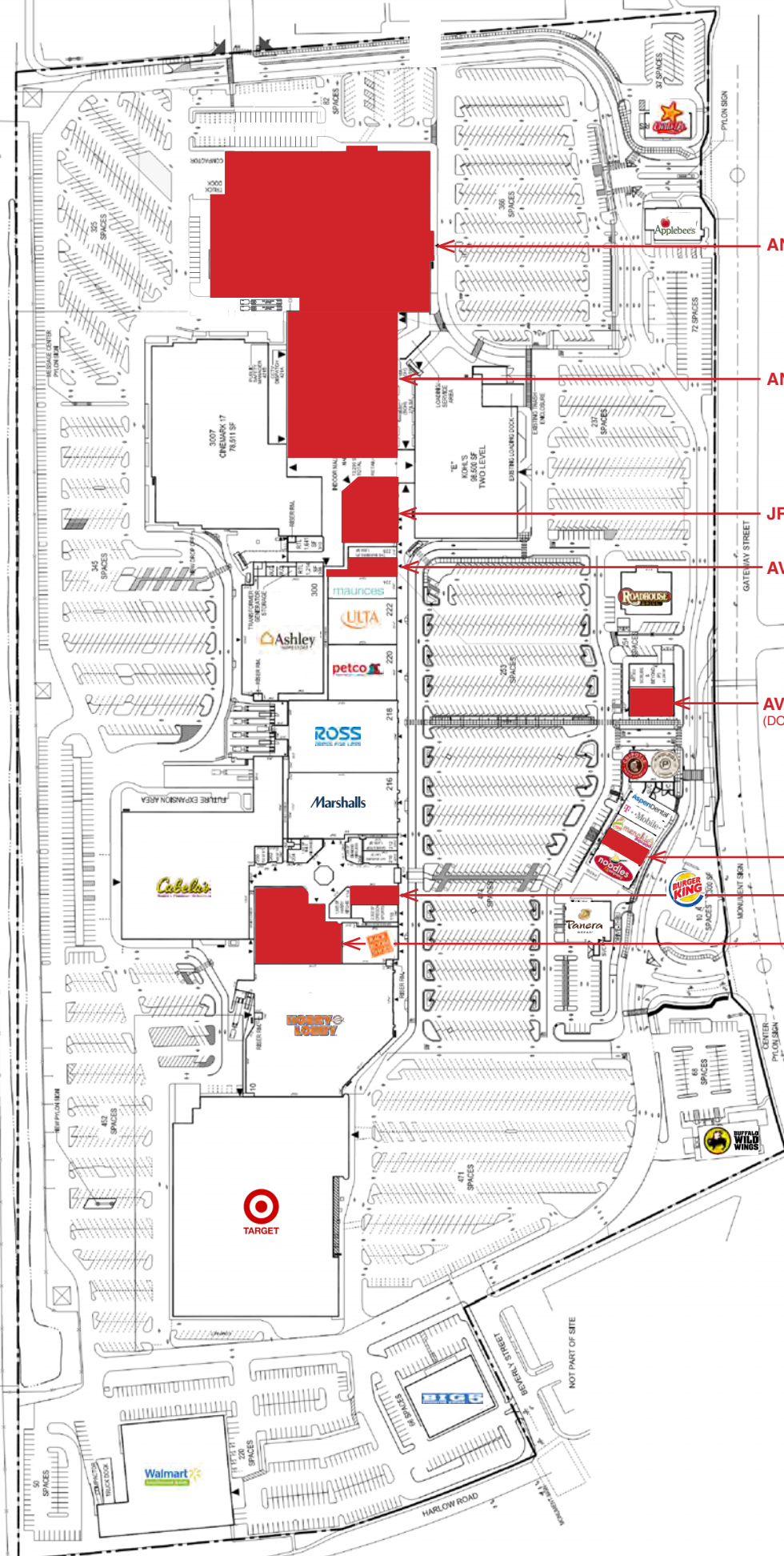
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 MICHAEL@HSMPACIFIC.COM



Site Plan

INTERSTATE 5



ANCHOR SPACE - 105,000 SF

ANCHOR SPACE - 50,000 SF

JR. ANCHOR - 10,515 SF

AVAILABLE - 3,000 SF

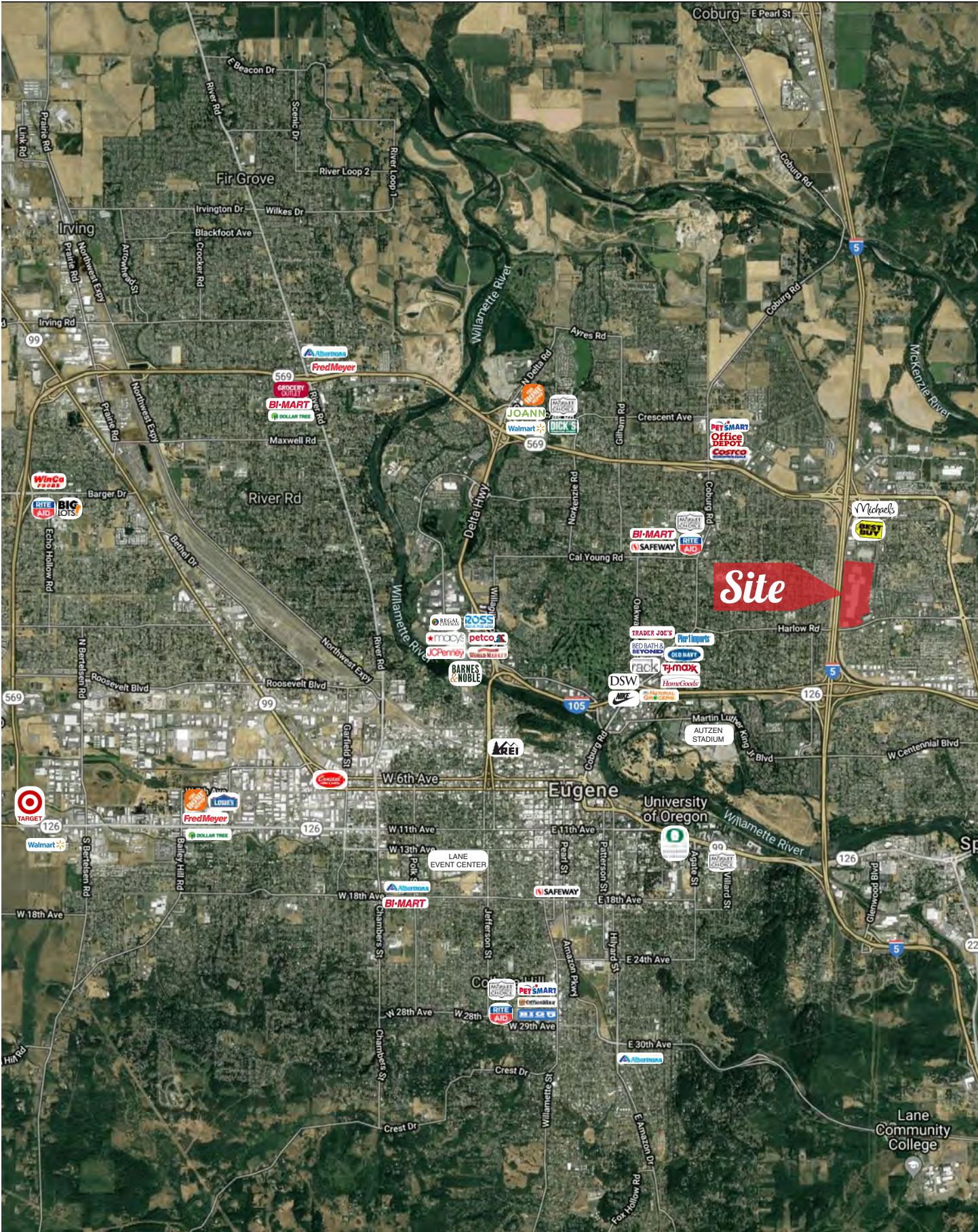
AVAILABLE - 4,049 SF
(DO NOT DISTURB TENANT)

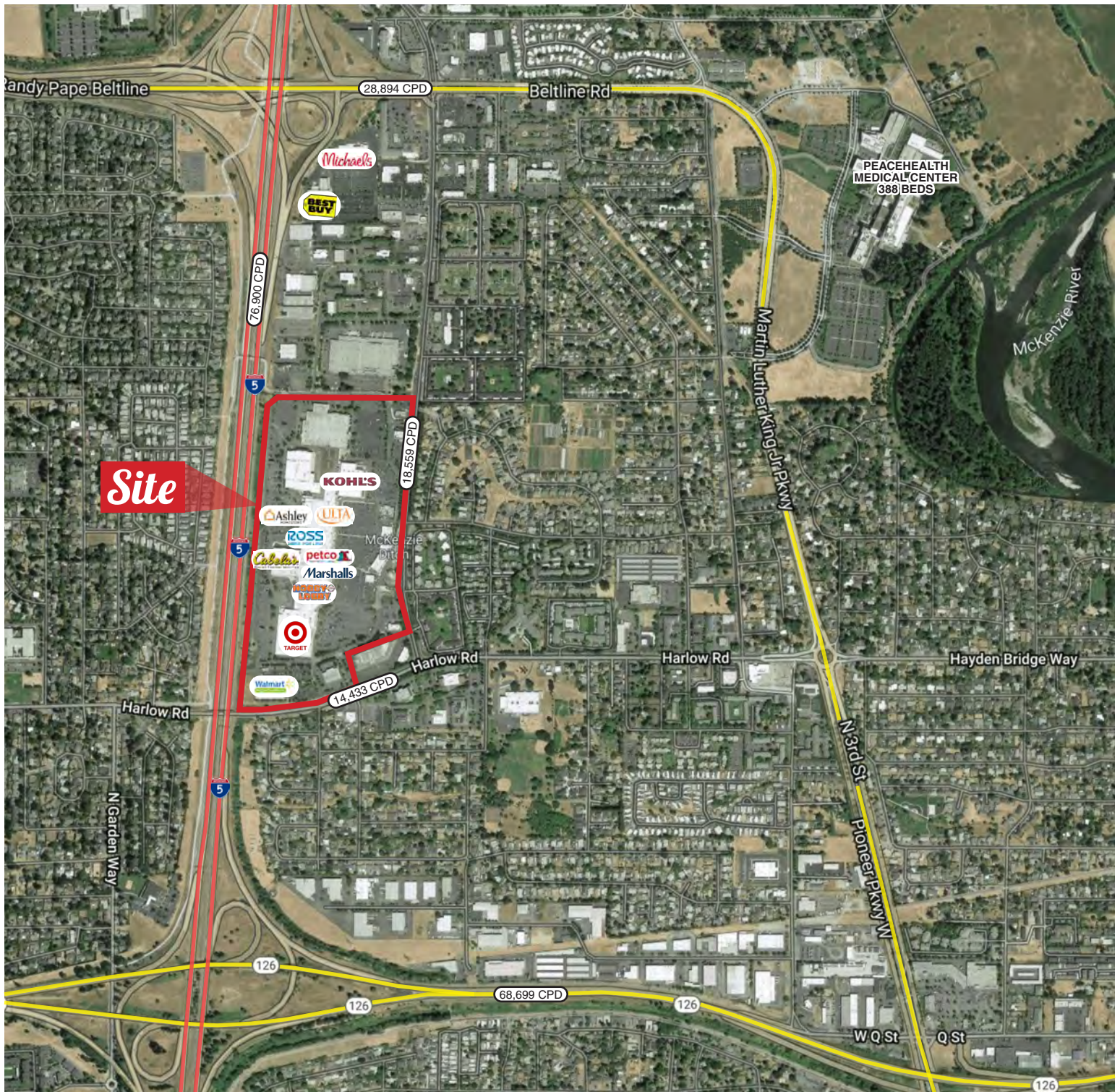
AVAILABLE - 1,800 SF
(FORMER FIREHOUSE SUBS)

AVAILABLE - 2,626 SF
(FORMER RESTAURANT)

JR. ANCHOR - 18,393 SF







Trade Area Description

- ON THE MAIN ARTERIAL IN THE TRADE AREA WITH 1/2 MILE FRONTAGE ON I-5 & HIGHLY TRAFFICKED GATEWAY STREET
- THREE MILES FROM THE UNIVERSITY OF OREGON - 30,000 STUDENTS AND VISITORS ARE RESPONSIBLE FOR OVER \$450M OF NON-RESIDENTIAL SPENDING ANNUALLY
- THREE MILES FROM THE 54,000 SEAT AUTZEN STADIUM - LARGEST ARENA IN THE STATE OF OREGON
- FIVE MILES FROM THE LANE EVENTS CENTER - HOSTS 400 EVENTS PER YEAR AND APPROX. 750,000 VISITORS ANNUALLY

Full Profile

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

Lat/Lon: 44.0762/-123.0449

3030 Gateway St		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Springfield, OR 97477					
Population					
2023 Estimated Population		13,497	88,737	181,353	288,017
2028 Projected Population		13,856	91,779	187,932	297,945
2020 Census Population		13,456	88,410	180,441	286,154
2010 Census Population		13,129	78,345	162,816	261,504
Projected Annual Growth 2023 to 2028		0.5%	0.7%	0.7%	0.7%
Historical Annual Growth 2010 to 2023		0.2%	1.0%	0.9%	0.8%
Households					
2023 Estimated Households		5,876	37,424	77,780	119,532
2028 Projected Households		6,168	39,628	82,433	126,429
2020 Census Households		5,777	36,803	76,408	117,253
2010 Census Households		5,626	32,595	69,675	108,535
Projected Annual Growth 2023 to 2028		1.0%	1.2%	1.2%	1.2%
Historical Annual Growth 2010 to 2023		0.3%	1.1%	0.9%	0.8%
Age					
2023 Est. Population Under 10 Years		11.0%	9.0%	9.1%	9.6%
2023 Est. Population 10 to 19 Years		11.0%	14.7%	12.3%	12.1%
2023 Est. Population 20 to 29 Years		15.8%	21.0%	21.4%	18.1%
2023 Est. Population 30 to 44 Years		19.5%	17.2%	19.0%	19.9%
2023 Est. Population 45 to 59 Years		15.3%	14.1%	15.4%	16.4%
2023 Est. Population 60 to 74 Years		16.7%	16.3%	15.9%	17.0%
2023 Est. Population 75 Years or Over		10.6%	7.7%	6.9%	7.0%
2023 Est. Median Age		38.6	36.8	36.5	38.0
Marital Status & Gender					
2023 Est. Male Population		47.4%	48.4%	49.1%	49.2%
2023 Est. Female Population		52.6%	51.6%	50.9%	50.8%
2023 Est. Never Married		30.2%	43.6%	42.7%	37.7%
2023 Est. Now Married		47.5%	37.6%	37.4%	42.3%
2023 Est. Separated or Divorced		18.5%	14.3%	15.4%	15.3%
2023 Est. Widowed		3.8%	4.4%	4.5%	4.7%
Income					
2023 Est. HH Income \$200,000 or More		8.7%	8.4%	7.9%	8.3%
2023 Est. HH Income \$150,000 to \$199,999		5.6%	5.7%	5.6%	6.2%
2023 Est. HH Income \$100,000 to \$149,999		13.4%	14.7%	14.5%	15.8%
2023 Est. HH Income \$75,000 to \$99,999		12.2%	11.4%	11.8%	13.0%
2023 Est. HH Income \$50,000 to \$74,999		20.3%	15.9%	16.4%	16.4%
2023 Est. HH Income \$35,000 to \$49,999		13.5%	12.1%	12.5%	12.1%
2023 Est. HH Income \$25,000 to \$34,999		7.8%	9.4%	9.2%	8.6%
2023 Est. HH Income \$15,000 to \$24,999		7.9%	8.4%	8.6%	7.9%
2023 Est. HH Income Under \$15,000		10.6%	14.0%	13.6%	11.6%
2023 Est. Average Household Income		\$99,040	\$92,694	\$91,847	\$97,525
2023 Est. Median Household Income		\$69,923	\$67,641	\$65,039	\$69,794
2023 Est. Per Capita Income		\$43,311	\$39,685	\$39,977	\$40,957
2023 Est. Total Businesses		594	4,711	9,995	13,405
2023 Est. Total Employees		5,977	48,163	89,803	115,824

Full Profile

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

Lat/Lon: 44.0762/-123.0449

3030 Gateway St Springfield, OR 97477		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Race					
2023 Est. White		81.0%	76.0%	78.6%	79.9%
2023 Est. Black		1.9%	1.9%	1.9%	1.7%
2023 Est. Asian or Pacific Islander		4.4%	10.3%	6.9%	5.5%
2023 Est. American Indian or Alaska Native		1.0%	0.8%	0.9%	0.9%
2023 Est. Other Races		11.8%	11.1%	11.8%	12.0%
Hispanic					
2023 Est. Hispanic Population		1,558	9,485	21,707	34,750
2023 Est. Hispanic Population		11.5%	10.7%	12.0%	12.1%
2028 Proj. Hispanic Population		11.6%	10.7%	11.9%	12.0%
2020 Hispanic Population		12.1%	12.4%	12.2%	12.0%
Education (Adults 25 & Older)					
2023 Est. Adult Population (25 Years or Over)		9,428	55,607	118,391	194,977
2023 Est. Elementary (Grade Level 0 to 8)		1.5%	1.7%	2.0%	2.0%
2023 Est. Some High School (Grade Level 9 to 11)		5.8%	4.4%	4.5%	4.4%
2023 Est. High School Graduate		23.4%	18.8%	18.6%	20.4%
2023 Est. Some College		28.2%	26.1%	26.0%	26.9%
2023 Est. Associate Degree Only		8.1%	9.9%	9.2%	9.7%
2023 Est. Bachelor Degree Only		19.7%	22.4%	21.7%	21.0%
2023 Est. Graduate Degree		13.3%	16.7%	17.9%	15.7%
Housing					
2023 Est. Total Housing Units		6,101	39,181	81,736	125,321
2023 Est. Owner-Occupied		51.0%	44.0%	44.8%	53.1%
2023 Est. Renter-Occupied		45.4%	51.5%	50.4%	42.2%
2023 Est. Vacant Housing		3.7%	4.5%	4.8%	4.6%
Homes Built by Year					
2023 Homes Built 2010 or later		3.0%	9.1%	7.7%	7.8%
2023 Homes Built 2000 to 2009		5.9%	11.1%	9.5%	10.6%
2023 Homes Built 1990 to 1999		17.1%	13.3%	11.9%	13.9%
2023 Homes Built 1980 to 1989		15.1%	10.3%	9.3%	9.2%
2023 Homes Built 1970 to 1979		21.9%	19.1%	18.0%	20.0%
2023 Homes Built 1960 to 1969		17.6%	13.9%	14.9%	14.8%
2023 Homes Built 1950 to 1959		12.0%	9.2%	10.7%	8.8%
2023 Homes Built Before 1949		3.7%	9.3%	13.0%	10.4%
Home Values					
2023 Home Value \$1,000,000 or More		1.0%	2.1%	2.2%	2.6%
2023 Home Value \$500,000 to \$999,999		20.0%	23.2%	21.4%	20.5%
2023 Home Value \$400,000 to \$499,999		12.0%	18.9%	19.4%	18.5%
2023 Home Value \$300,000 to \$399,999		35.9%	29.2%	29.9%	30.6%
2023 Home Value \$200,000 to \$299,999		15.9%	14.5%	15.8%	16.0%
2023 Home Value \$150,000 to \$199,999		2.4%	2.7%	3.1%	3.1%
2023 Home Value \$100,000 to \$149,999		1.4%	1.8%	1.9%	1.6%
2023 Home Value \$50,000 to \$99,999		3.2%	1.6%	1.4%	1.6%
2023 Home Value \$25,000 to \$49,999		5.3%	3.0%	2.5%	2.9%
2023 Home Value Under \$25,000		2.9%	3.1%	2.3%	2.5%
2023 Median Home Value		\$345,749	\$384,517	\$384,903	\$382,192
2023 Median Rent		\$1,022	\$1,026	\$1,032	\$1,044

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Full Profile

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3030 Gateway St Springfield, OR 97477		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Labor Force					
2023 Est. Labor Population Age 16 Years or Over		11,096	75,738	154,474	241,886
2023 Est. Civilian Employed		66.4%	55.2%	58.5%	58.7%
2023 Est. Civilian Unemployed		2.2%	3.8%	3.5%	3.3%
2023 Est. in Armed Forces		-	-	-	-
2023 Est. not in Labor Force		31.4%	40.9%	37.9%	37.9%
2023 Labor Force Males		46.7%	47.9%	48.8%	48.8%
2023 Labor Force Females		53.3%	52.1%	51.2%	51.2%
Occupation					
2023 Occupation: Population Age 16 Years or Over		7,365	41,830	90,372	141,987
2023 Mgmt, Business, & Financial Operations		12.0%	16.5%	14.7%	14.8%
2023 Professional, Related		21.4%	24.2%	26.7%	25.1%
2023 Service		23.2%	20.5%	19.6%	18.4%
2023 Sales, Office		25.8%	21.3%	20.8%	21.0%
2023 Farming, Fishing, Forestry		0.3%	0.2%	0.4%	0.4%
2023 Construction, Extraction, Maintenance		5.9%	5.6%	6.0%	7.1%
2023 Production, Transport, Material Moving		11.5%	11.7%	11.9%	13.1%
2023 White Collar Workers		59.2%	62.0%	62.1%	60.9%
2023 Blue Collar Workers		40.8%	38.0%	37.9%	39.1%
Transportation to Work					
2023 Drive to Work Alone		65.7%	61.6%	62.8%	65.2%
2023 Drive to Work in Carpool		6.6%	8.2%	7.6%	7.6%
2023 Travel to Work by Public Transportation		1.3%	1.3%	1.5%	1.3%
2023 Drive to Work on Motorcycle		0.3%	-	-	-
2023 Walk or Bicycle to Work		5.5%	7.3%	7.6%	5.6%
2023 Other Means		0.2%	0.7%	0.7%	0.8%
2023 Work at Home		20.5%	20.8%	19.7%	19.5%
Travel Time					
2023 Travel to Work in 14 Minutes or Less		50.7%	47.3%	41.7%	37.4%
2023 Travel to Work in 15 to 29 Minutes		36.5%	40.6%	45.4%	47.6%
2023 Travel to Work in 30 to 59 Minutes		11.2%	9.3%	9.5%	10.8%
2023 Travel to Work in 60 Minutes or More		1.6%	2.7%	3.5%	4.1%
2023 Average Travel Time to Work		14.2	14.6	15.4	16.3
Consumer Expenditure					
2023 Est. Total Household Expenditure		\$402.91 M	\$2.48 B	\$5.12 B	\$8.22 B
2023 Est. Apparel		\$14.18 M	\$87.29 M	\$180.45 M	\$289.84 M
2023 Est. Contributions, Gifts		\$23.44 M	\$144.07 M	\$295.83 M	\$476.52 M
2023 Est. Education, Reading		\$13.09 M	\$82.05 M	\$168.03 M	\$269.51 M
2023 Est. Entertainment		\$22.76 M	\$139.25 M	\$287.58 M	\$464.39 M
2023 Est. Food, Beverages, Tobacco		\$61.62 M	\$379.21 M	\$786.04 M	\$1.26 B
2023 Est. Furnishings, Equipment		\$14.12 M	\$86.51 M	\$178.72 M	\$288.41 M
2023 Est. Health Care, Insurance		\$36.87 M	\$225.19 M	\$466.28 M	\$750.28 M
2023 Est. Household Operations, Shelter, Utilities		\$130.84 M	\$806.1 M	\$1.67 B	\$2.67 B
2023 Est. Miscellaneous Expenses		\$7.63 M	\$46.77 M	\$96.68 M	\$155.36 M
2023 Est. Personal Care		\$5.4 M	\$33.22 M	\$68.72 M	\$110.32 M
2023 Est. Transportation		\$72.99 M	\$446 M	\$924.32 M	\$1.49 B

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