



FOR LEASE



Southern Oregon's Only Lifestyle and Entertainment Center

## THE VILLAGE AT MEDFORD CENTER

### First Class Retail / Restaurant / Office / Service Space

900 SF - 4,400 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 - 4,400 SF
N° of Suites Available	11 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<sup>1</sup>.

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024  
<sup>1</sup>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



Available
Shopping
Lifestyle
Retail Office
Dining
Fitness / Sport
Entertainment
Kiosks



Suite	Tenant	SF
A501	Gentle Dental	3,745
A503	Available	2,035
A509	Available	4,417
A513	Daiso	8,500
A515	TJ Maxx	25,385
A517	Burlington	33,454
B519	Ross Dress for Less	18,971
B539	Baja Fresh (Available)	2,297
B543	Delish Bakery	1,011
B547	Warhammer	1,015
B549	Cookie Plug	1,020
B551	Kung Fu Tea	1,020
C611	Available	2,380
C615	Block Advisors	1,998
C621	Riverside Home Healthcare	2,924
C625	Firehouse Subs	2,227

Suite	Tenant	SF
D635	Violets and Cream	1,859
E671	Available	1,135
E675	Available	1,724
F651	Cinemark Tinseltown	57,273
G555	Collaborative Theatre Project	4,784
G557	Butterfly Club/Barber Shop	1,688
G559	Tap & Vine Restaurant	5,515
G565	Miniso	6,243
G567	Village Fitness	15,073
G573	Uptown Cheapskate	5,670
H851	Get Air	23,613
H855	Oregon Liquor Control Comm	8,747
H871	John L Scott Real Estate	NAP
J602	Available	1,264
J606	Available	1,456
J608	Admire Retreat	2,267

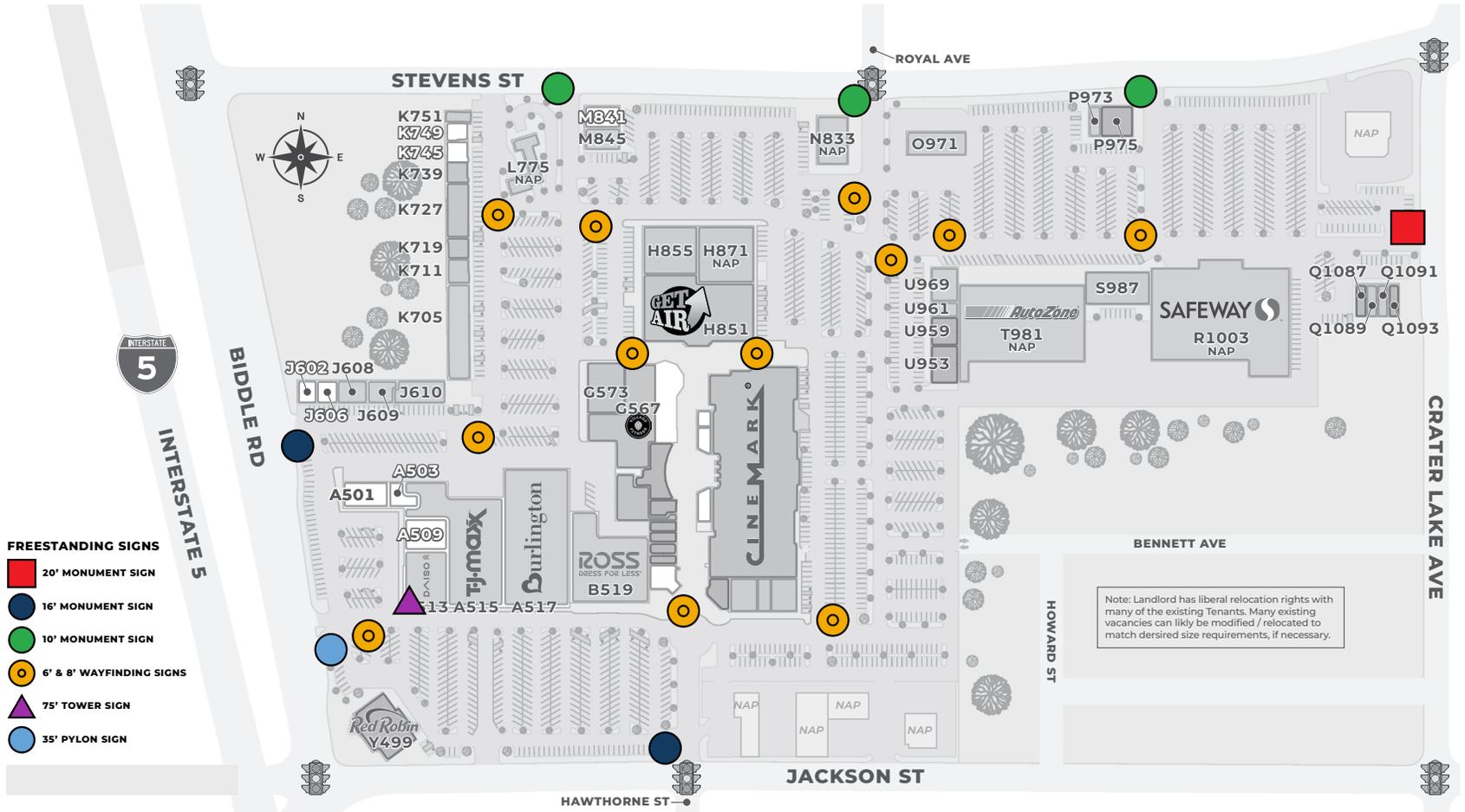
Suite	Tenant	SF
J609	Admire Aesthetics	2,082
J610	US Cellular	3,973
K705	Kid to Kid	6,658
K711	The UPS Store	1,758
K719	Panache Dance Co. (1)	1,666
K727	Baxter Fitness	3,590
K739	Panache Dance Co. (2)	1,738
K745	Available	1,307
K749	Available	1,563
K751	Oil Stop Office	1,060
L775	Oil Stop	NAP
M841	Available	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	AutoZone	NAP
U969	Nature's Pet Market	3,150
U961	Wild Birds Unlimited	1,500
U959	Casa Vieja Bar and Grill	2,497
U953	Punky's Diner & Pies	3,058
Y499	Red Robin	8,000

# SIGN / BRANDING PROGRAM



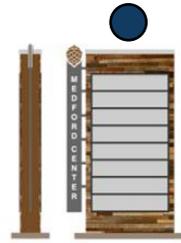
## SITE PLAN



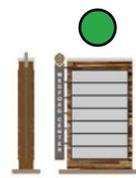
- FREESTANDING SIGNS**
- 20' MONUMENT SIGN
  - 16' MONUMENT SIGN
  - 10' MONUMENT SIGN
  - 6' & 8' WAYFINDING SIGNS
  - ▲ 75' TOWER SIGN
  - 35' PYLON SIGN



20' MONUMENT SIGN



16' MONUMENT SIGN



10' MONUMENT SIGN



6' & 8' WAYFINDING SIGNS



75' TOWER SIGN



35' PYLON SIGN



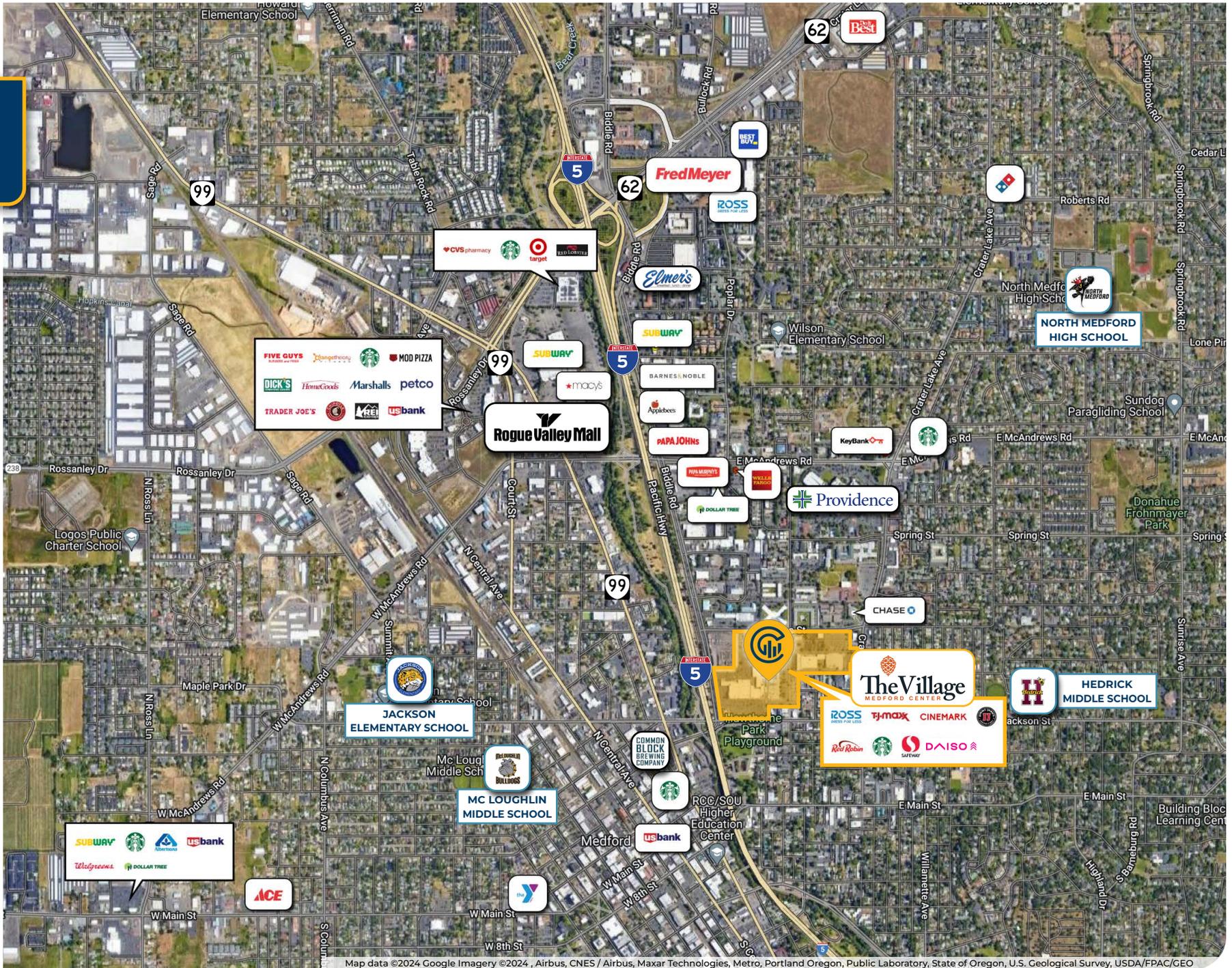
# SITE AERIAL MAP



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/Geo  
\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



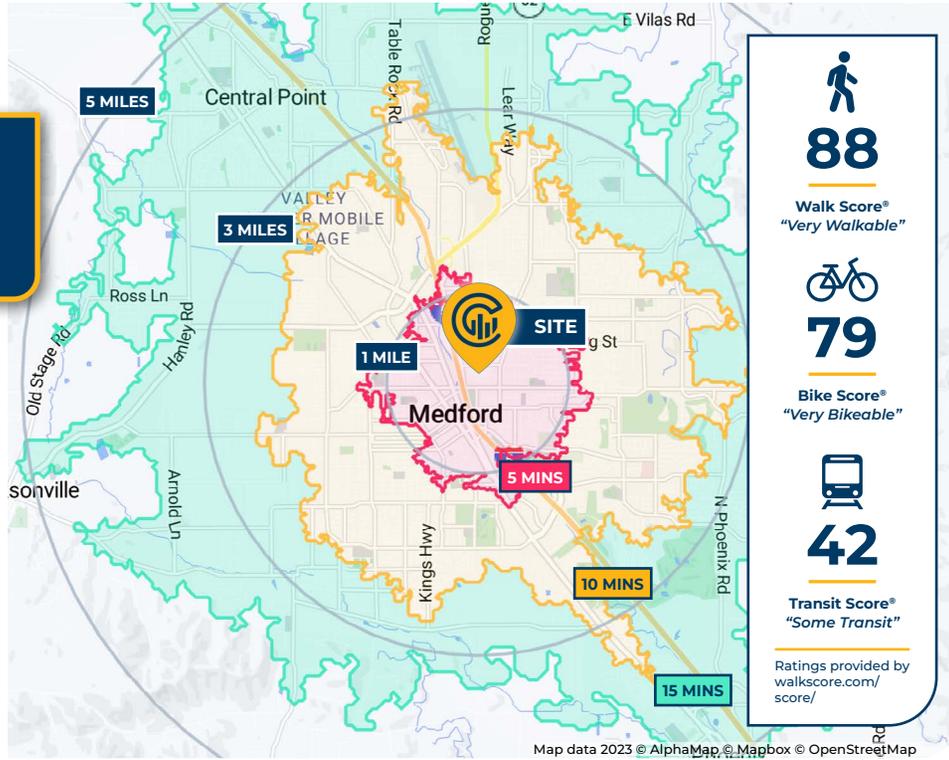
# LOCAL AERIAL MAP



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# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	14,677	83,828	119,852
2029 Projected Population	14,246	81,532	116,771
2020 Census Population	14,641	85,544	121,835
2010 Census Population	13,967	76,410	108,691
Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	0.7%
Households & Income			
2024 Estimated Households	6,373	33,841	48,847
2024 Est. Average HH Income	\$67,254	\$90,766	\$97,470
2024 Est. Median HH Income	\$53,657	\$70,241	\$74,410
2024 Est. Per Capita Income	\$29,541	\$36,830	\$39,882
Businesses			
2024 Est. Total Businesses	1,975	5,222	6,852
2024 Est. Total Employees	14,241	38,632	48,282

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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