

FOR SALE

6,150 SF | \$1,550,000

Fully Equipped Turnkey Restaurant Along I-5

1388 Biddle Rd, Medford, OR 97504



FORMER APPLEBEE'S WITH PROMINENT MONUMENT AND BUILDING SIGNAGE



Sam Gressett

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COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

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541.383.2444 | www.CompassCommercial.com

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Fully Equipped Turnkey Restaurant Along I-5

PROPERTY DETAILS

Sale Price: \$1,550,000
Bldg. Size: 6,150 SF
Lot Size: 0.19 Acre
Zoning: Regional Commercial (C-R)
Date Avail.: August 2025

HIGHLIGHTS

- Turnkey restaurant including FF&E
- Shadow anchored by Market of Choice
- Prominent monument signage and easy access from I-5
- Zero lot line building
- Reciprocal parking with neighboring retailers
- Visible from I-5 with traffic counts over 44,900 AADT (2023)
- Traffic counts exceeding 18,530 AADT (2023) on Biddle Rd



MEDFORD, OREGON

Located in the heart of Southern Oregon's Rogue Valley, Medford is a thriving regional hub that blends economic opportunity with high quality of life. With a population of over 85,000, it is the fourth-largest metro area in Oregon and serves as the commercial, healthcare, and retail center for a broader trade area of more than 200,000 people.

The city is anchored by major employers in healthcare, manufacturing, and agriculture, including Asante Health System and Lithia Motors. Its central location along Interstate 5 provides efficient access to markets throughout Oregon and Northern California, and the nearby Rogue Valley International-Medford Airport offers nonstop flights to major western cities.

Medford continues to attract both residents and investors with its steady growth, affordable housing, and access to renowned outdoor recreation—including Crater Lake National Park, the Rogue River, and the Ashland Shakespeare Festival just minutes away. A strong labor market and increasing household incomes make Medford one of Oregon's most dynamic secondary markets for commercial real estate.



U.S. TOP RANKING CITIES
FOR LIVABILITY

TOP 10%

AreaVibes
2024



PROJECTED 10-YEAR
JOB GROWTH

43.9%

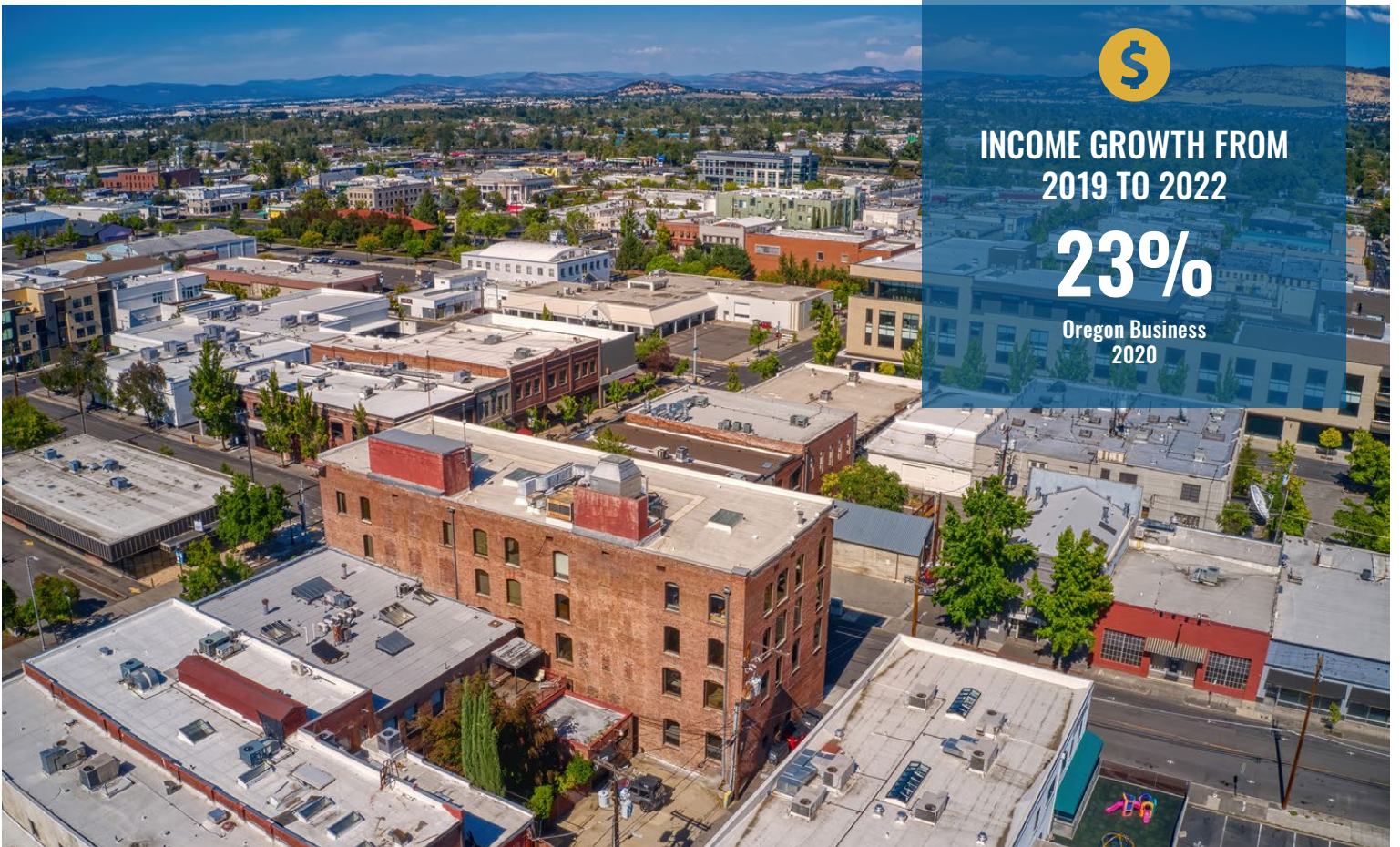
BestPlaces
2025



INCOME GROWTH FROM
2019 TO 2022

23%

Oregon Business
2020

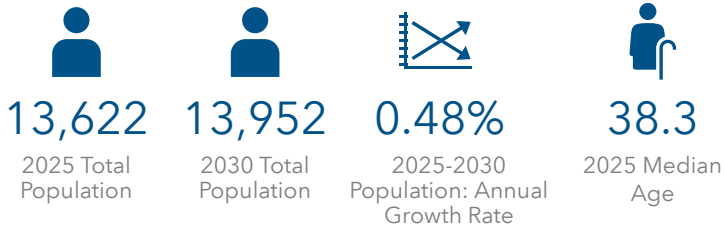


FOR SALE

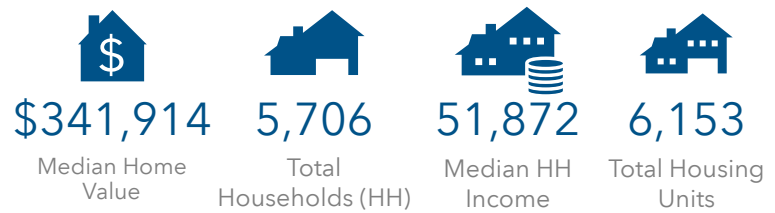
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DEMOGRAPHICS WITHIN 3-MILE RADIUS

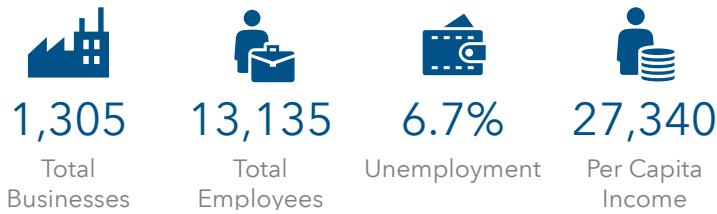
POPULATION STATS



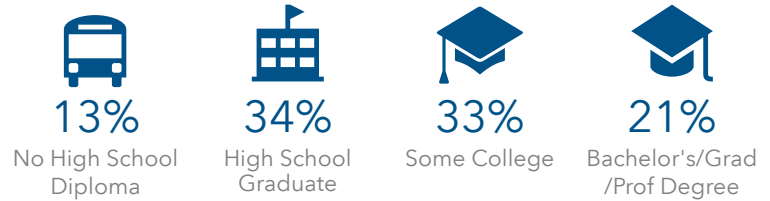
2025 HOUSING STATS



2025 BUSINESS STATS



2025 EDUCATION STATS



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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