



1310 Center Drive, Suite H in Medford, Oregon

Basic Details

- 1,450 SqFt Area
- 20-Foot Storefront
- Private Half Bathroom
- Built in 1993
- Starting at \$1.75 per SqFt
 - \$2,537.50 per Month NNN

Public Remarks

Versatile 1,450 SqFt ground-level commercial space within the Harry & David Country Village near expanding residential and commercial developments of SW Medford. Suite H features a 20-foot wide storefront with excellent visibility, covered front entry, alley access for deliveries, half bathroom, fire-suppression sprinkler system, and abundant customer parking. Flexible build-to-suit tenant improvements available with lease terms starting at \$1.75 per SqFt per month. Established mix of retail, professional services, and restaurants includes the flagship Harry & David Store, Luna Mexican Cuisine, Penny and Lulu Florist & Boutique, H&R Block, Birkenstock Footwear, Perfect Nails, Sunshine Quilt Shoppe, Elmer's Restaurant, AT&T, and The UPS Store. High-traffic corridor at the intersection of E Stewart Avenue and Center Drive within a quarter-mile radius of Providence Stewart Meadows Medical Plaza, Fred Meyer, and Walmart Supercenter. Inquire for details!

Agent Remarks

Ramp-up period available for tenant improvements with lease terms starting is \$1.75/SF/Month NNN – tenant pays utilities, taxes, and insurance. KOGAP Enterprises, Inc. serves as both general contractor and landlord to facilitate interior renovations in a cost-efficient and effective manner. See attached in MLS for features document with link to access floor plans, additional media, and general due diligence available via Google Drive at <https://bit.ly/HDCV-Attachments>

Location

- Established shopping center with diverse tenant mix of retail, professional services, and restaurants
- High-traffic corridor at the intersection of E Stewart Avenue and Center Drive with Annual Average Daily Traffic (AADT) of 12,100 vehicles per ODOT in 2023
- Within a quarter-mile radius of Providence Stewart Meadows Medical Plaza, Grocery Outlet, Fred Meyer, and Walmart Supercenter
- Near expanding residential and commercial developments of SW Medford
- C-H (Heavy Commercial) zoning designation permits a broad range of commercial uses, including retail, service, and professional office spaces
- Rogue Valley Transportation District (RVTD) operates several bus routes with stops in close proximity to Harry & David Country Village

Utilities & Services

- Fire suppression sprinkler system in place
- Forced air heating and central air conditioning
- Separate electric, water, and gas meters per unit
- Overnight security coverage

Features

- Covered entry
- Alley access for deliveries
- Abundant parking for 100+ vehicles
- Established tenant mix of retail, professional services, and restaurants
 - Harry & David Store, Luna Mexican Cuisine, Penny and Lulu Florist & Boutique, H&R Block, Birkenstock Footwear, Perfect Nails, Sunshine Quilt Shoppe, Elmer's Restaurant, AT&T, and The UPS Store

Documents

Floor plans, additional media, and general due diligence available via Google Drive at bit.ly/HDCV-Attachments

All information deemed reliable but not guaranteed.

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