

# High Traffic Retail - Phoenix Oregon

636 N. Main Street, Phoenix OR 97535



Stand-Alone Building | Corner Property | 2 Acres



High Traffic Count | Prime Retail Location

N PHOENIX ROAD



# THE PROPERTY

Location

636 N. Main Street  
Phoenix, OR 97535

County

Jackson

APN

1-000945-6

Cross Street

East Bolz Road

Traffic Count

14,000

Square Feet

10,983

Annual Rent PSF

\$18.00

Lease Type

NNN

**Notes** Freestanding Building - New in 2017 - Onsite Parking - 2 Drive-thrus



## HIGHLIGHTS

- High Traffic Retail
- Near I-5 Exit
- Freestanding Building with 2 Acres
- 2 Drive-Thrus
- 33 parking spaces
- Built 2017
- Open Floor plan
- 1 Ground Monument Sign & 1 Areal 25' Sign in-place
- Tall Ceilings
- Flexible Commercial Use - Zoned Commercial Highway (C-H)
- Large National Chains Nearby: Starbucks, McDonald's, Home Depot, Dollar Tree, Ray's Grocery & La-Z-Boy

### POPULATION

5.00 MILE	10.00 MILE	20.00 MILE
78,990	164,065	210,324

### AVERAGE HOUSEHOLD INCOME

5.00 MILE	10.00 MILE	20.00 MILE
\$93,644	\$98,838	\$99,632

### NUMBER OF HOUSEHOLDS

5.00 MILE	10.00 MILE	20.00 MILE
32,293	66,989	84,683

## PROPERTY FEATURES

GLA (SF)	10,983
LAND SF	87,120
LAND ACRES	2
YEAR BUILT	2017
ZONING TYPE	C-H - Commercial Highway
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

## MECHANICAL

HVAC	RTU
FIRE SPRINKLERS	Yes
LIGHTING	LED

## CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Membrane
LANDSCAPING	Fully Landscaped - Irrigated



## UNIQUE HIGHLIGHTS

### Move-in Ready - Immediately Available - Flexible Use

- This 10,983 SF street-level building is available for lease now. The building sits on a 2 acre site and features a open floor plan layout, 15% of the space is dedicated to office/treatment-area/pharmacy/ specialty, making it highly functional for a wide range of commercial uses. Zoned Highway Commercial (C-H), the property offers the flexibility to house retail, grocery, entertainment, fitness or other community-serving concepts. The building was built out as a Rite-Aid Pharmacy and all retail fixtures are available for next tenant or landlord will remove from the property.
- Property is well-maintained single-tenant retail building with a functional layout, ample parking, and strong visibility for a wide range of retail or service users.
- Surrounded by established national retailers and highly visited restaurants, which helps drive steady consumer traffic and long-term demand.
- Covered-awning with dual drive-thrus and pick-up window offering convenient, high-access customer service.
- High-exposure location along HWY 99 corridor that offers excellent daily traffic counts and prominent established dual building signage installations.



## CONSIDERATIONS

### Very Active Local Development - Residential and Commercial

- In 2020, the area suffered from a large wildfire that destroyed 2,500 homes and businesses. The majority of those residential and commercial buildings have been rebuilt or repurposed to larger, more modern structures. Currently there are many multi-family buildings going up and owner-user commercial projects have been brought back on-line. This community has seen home prices appreciate and a modernization of the CRE business. City model expect population to increase at high rates, inviting new business opportunities.

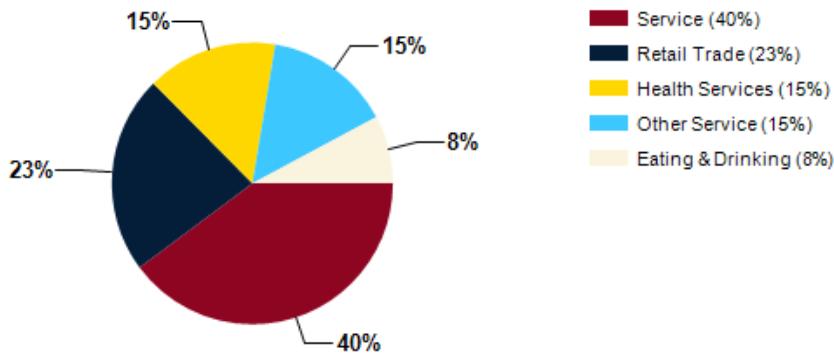
Medford International Airport is Located a Short 12 Mile Drive Down I5



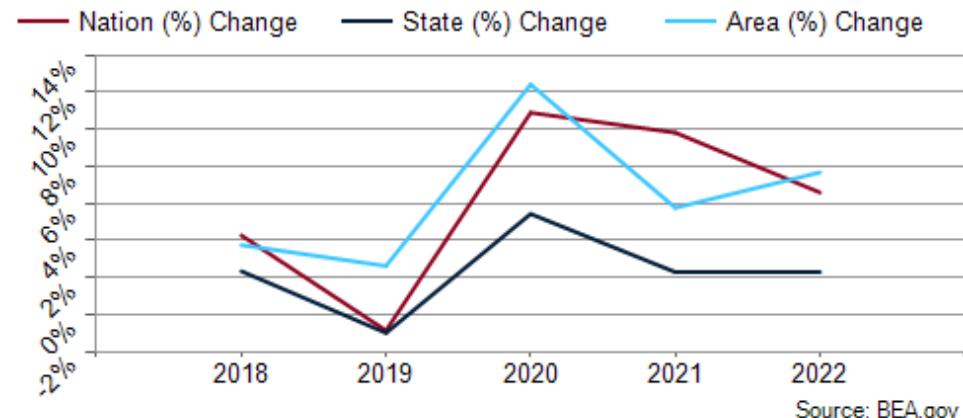
## Great Southern Oregon Location

- The property is located in downtown Phoenix, OR, a vibrant and bustling area known for its historic charm and local businesses. Nearby attractions include the Phoodery Food Hall, a popular gathering spot for community events and festivals. The area features a mix of retail shops, restaurants, and cafes, such as Phoenix Civic Center, providing a variety of options for residents and visitors.
- The neighborhood is pedestrian-friendly streets, making it a desirable location for businesses seeking high foot traffic and visibility. Located on the HWY 99 Corridor with 14,000+ AADT. High visibility.
- Near I-5 Exit Ramps. Public transportation options are easily accessible, with bus stops within walking distance, enhancing the property's convenience and accessibility.
- Versatile retail footprint supporting uses such as pharmacy, urgent care, general retail, or specialty services with existing infrastructure. Many other possible uses could be grocery store, gym, fitness center, furniture store and craft store.

## Major Industries by Employee Count



## Jackson County GDP Trend



Source: BEA.gov





Dual Drive-Thru

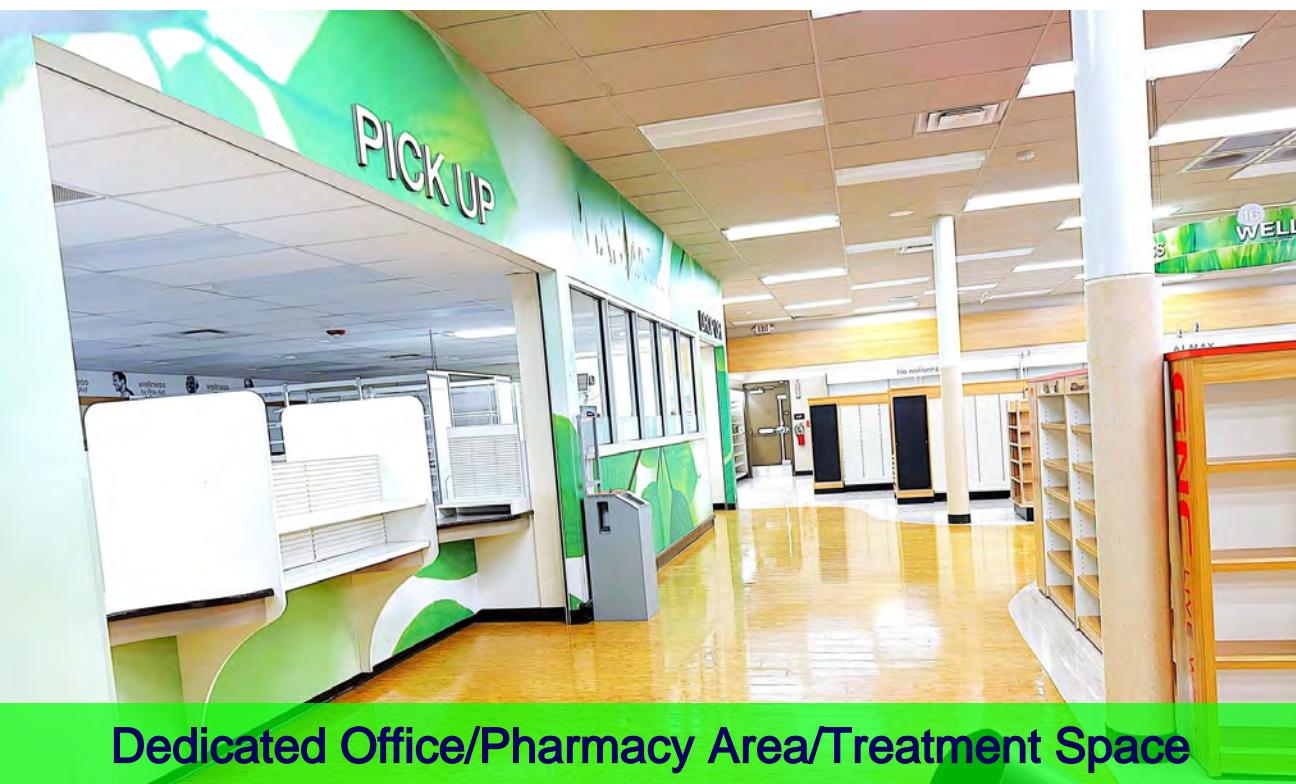




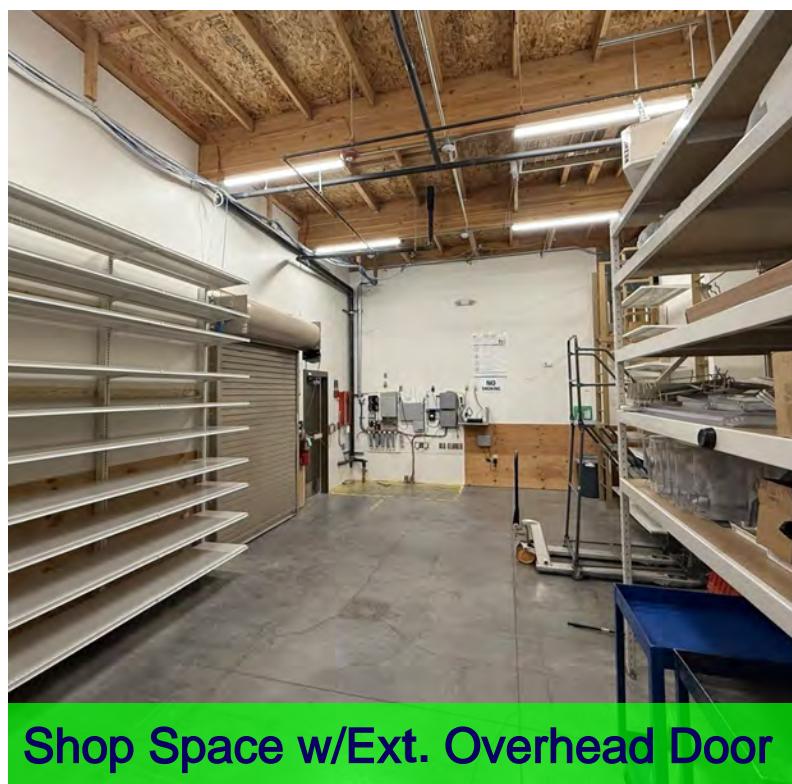
LED lighting - HVAC - Energy Efficient RTU



Built-in Refrigeration



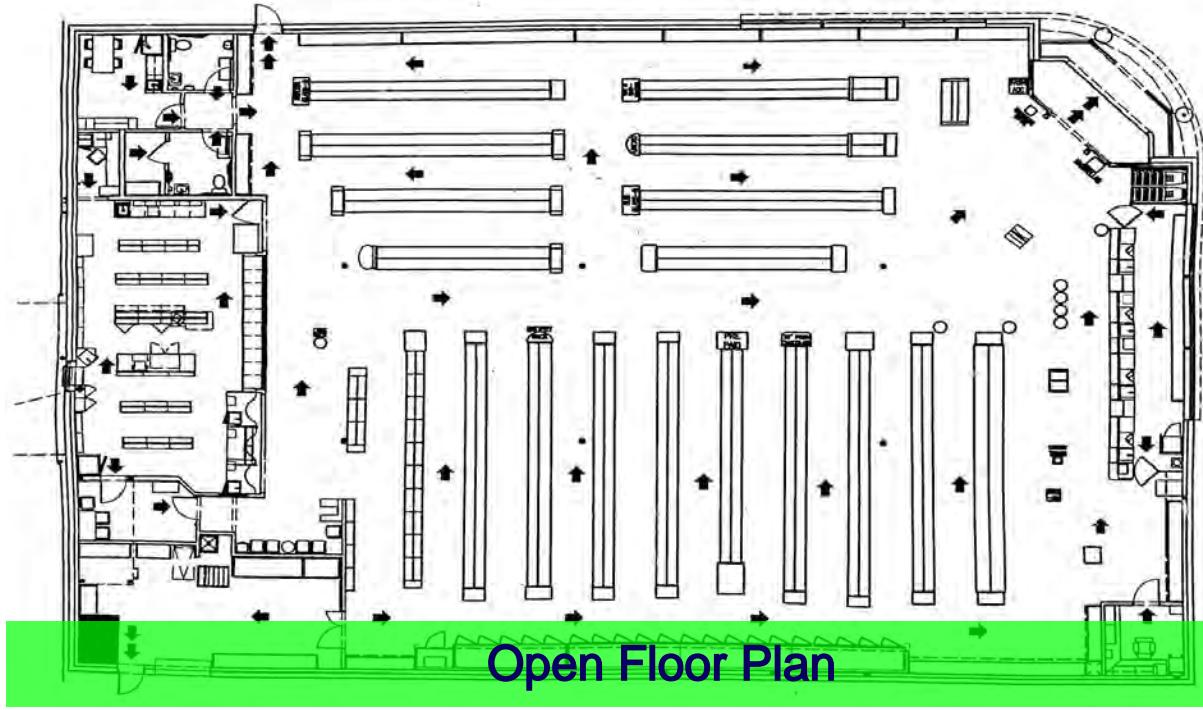
Dedicated Office/Pharmacy Area/Treatment Space



Shop Space w/Ext. Overhead Door



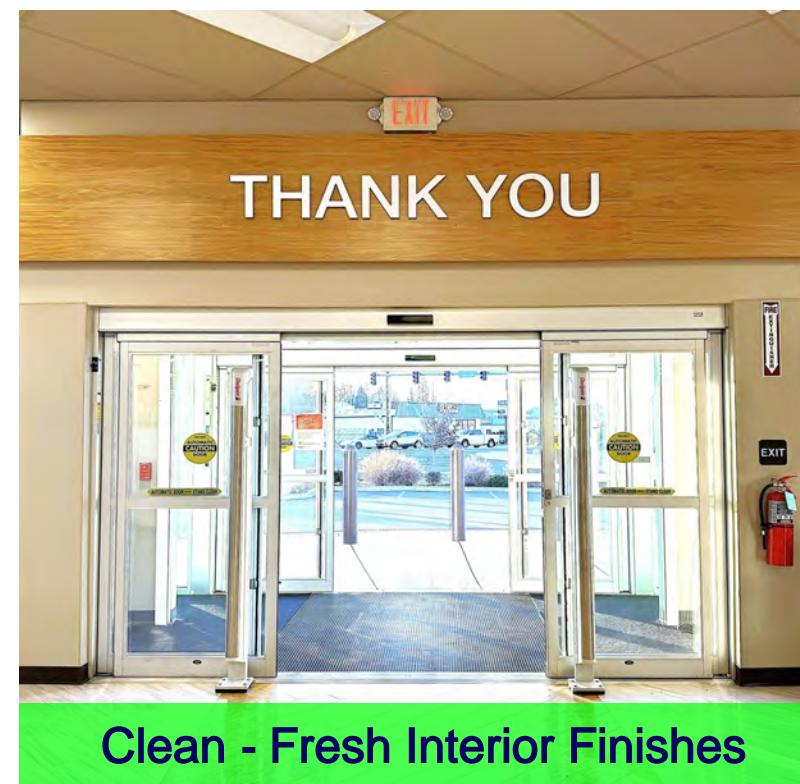
Abundance of Built-in and Retail Fixtures



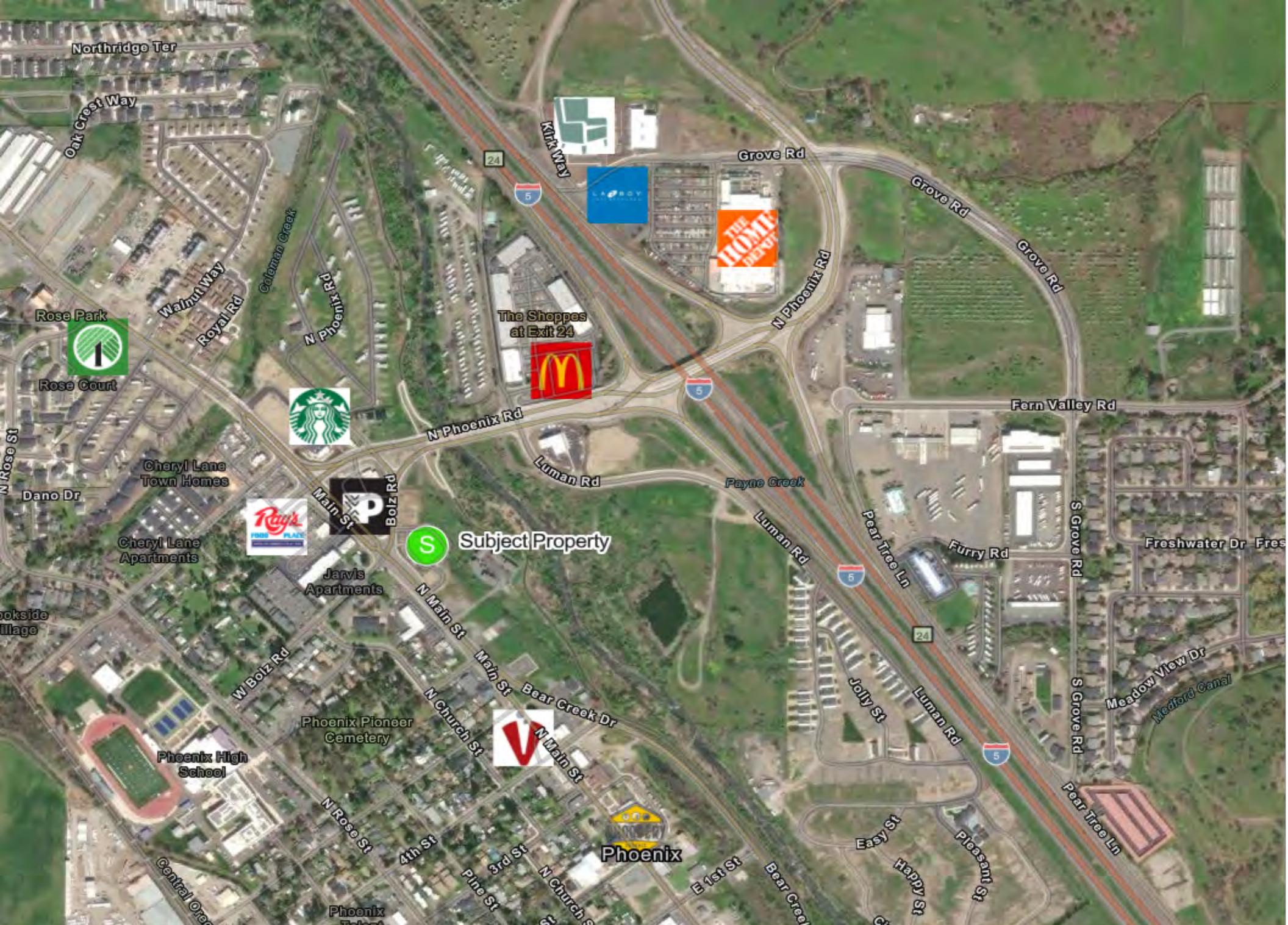
Open Floor Plan

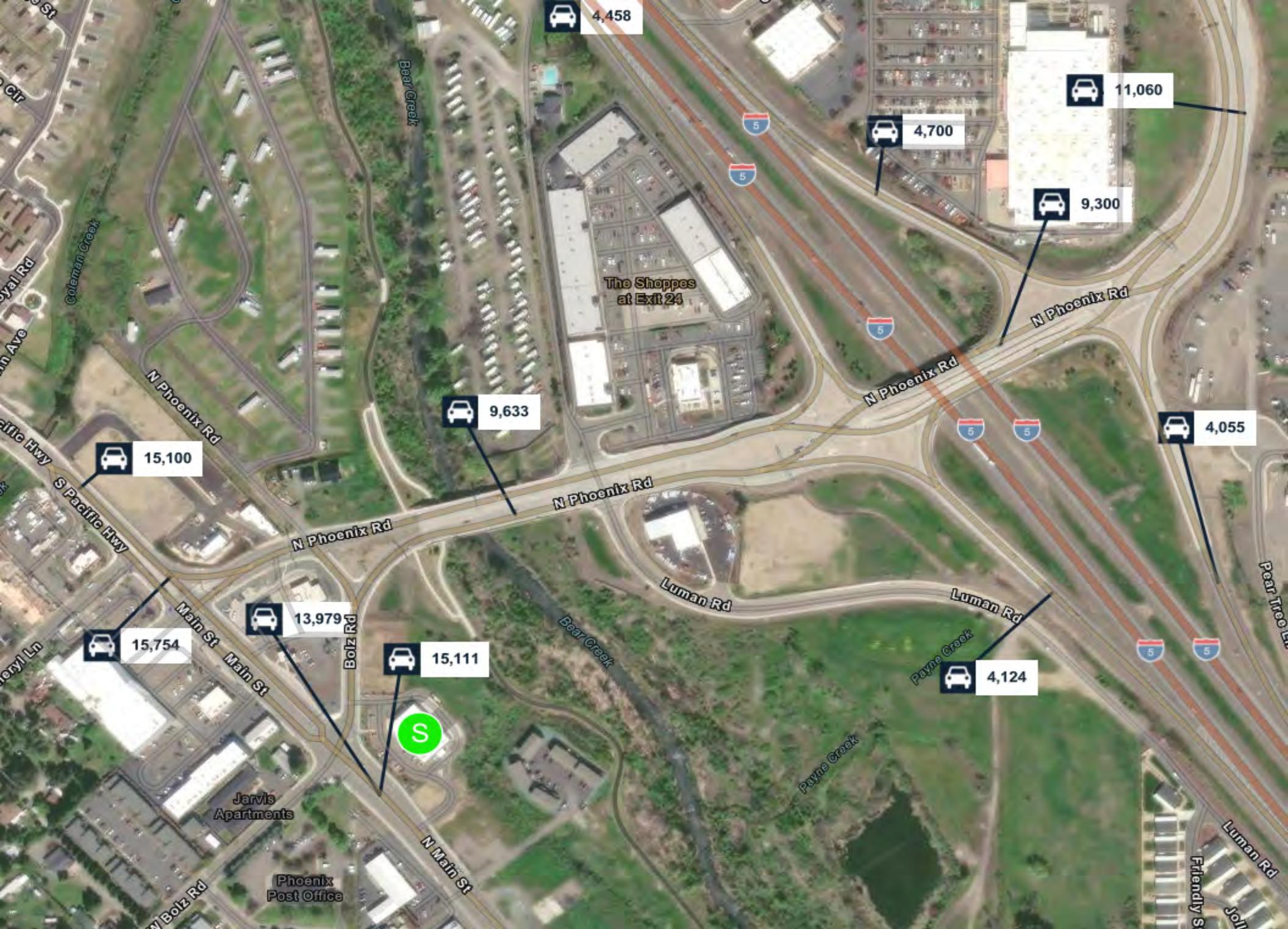


Tall Ceilings



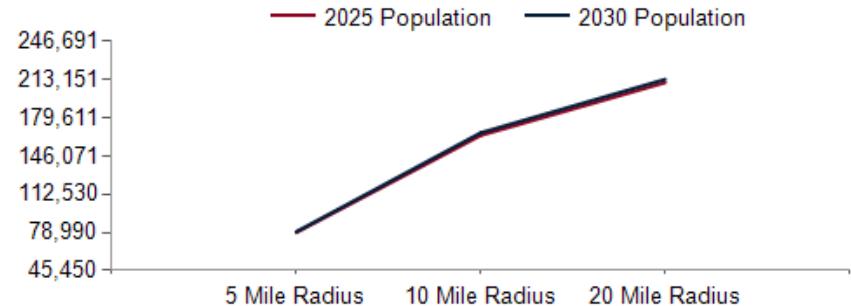
Clean - Fresh Interior Finishes



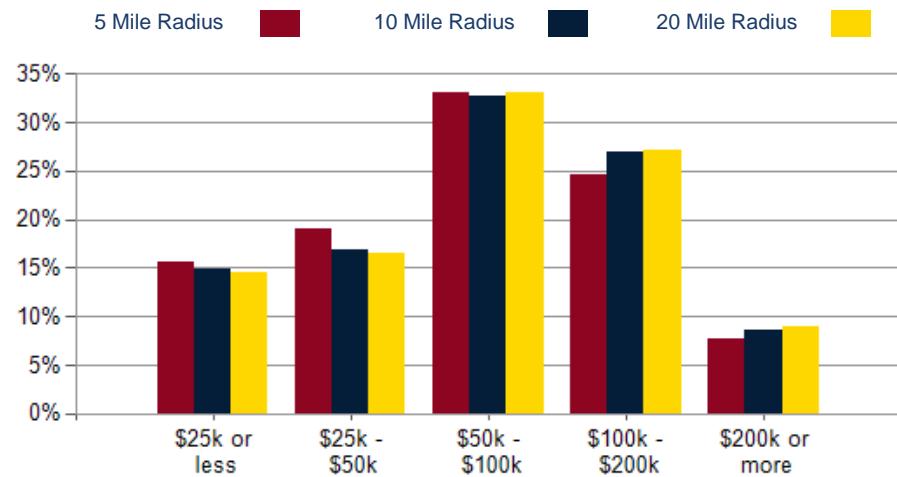


POPULATION	5 MILE	10 MILE	20 MILE
2000 Population	65,081	130,432	165,992
2010 Population	70,847	145,884	187,012
2025 Population	78,990	164,065	210,324
2030 Population	79,614	166,332	213,151
2025 African American	807	1,571	1,859
2025 American Indian	1,046	2,054	2,664
2025 Asian	1,619	3,273	3,733
2025 Hispanic	14,216	26,683	33,672
2025 Other Race	5,321	10,050	13,081
2025 White	59,559	125,959	162,316
2025 Multiracial	10,287	20,344	25,763
2025-2030: Population: Growth Rate	0.80%	1.35%	1.35%

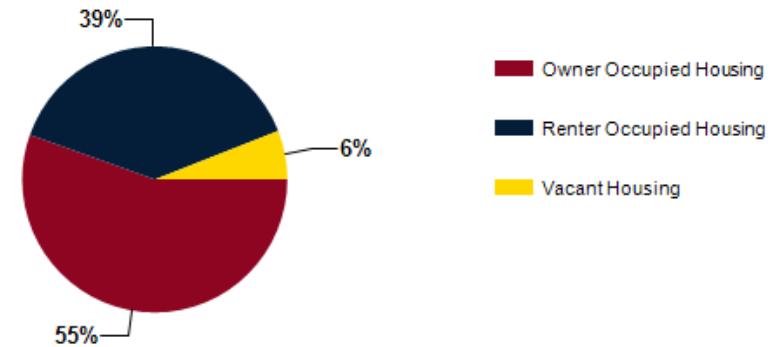
2025 HOUSEHOLD INCOME	5 MILE	10 MILE	20 MILE
less than \$15,000	2,918	5,487	6,724
\$15,000-\$24,999	2,129	4,476	5,541
\$25,000-\$34,999	2,295	4,363	5,307
\$35,000-\$49,999	3,867	6,966	8,641
\$50,000-\$74,999	5,950	12,388	15,798
\$75,000-\$99,999	4,719	9,551	12,183
\$100,000-\$149,999	5,582	12,836	16,566
\$150,000-\$199,999	2,341	5,175	6,377
\$200,000 or greater	2,493	5,749	7,546
Median HH Income	\$69,483	\$74,491	\$75,500
Average HH Income	\$93,644	\$98,838	\$99,632



#### 2025 Household Income



#### 2025 Own vs. Rent - 5 Mile Radius

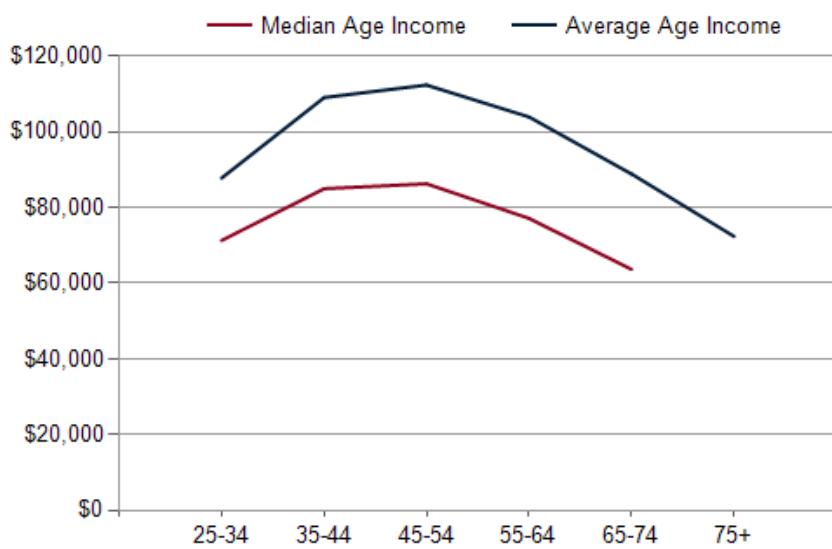
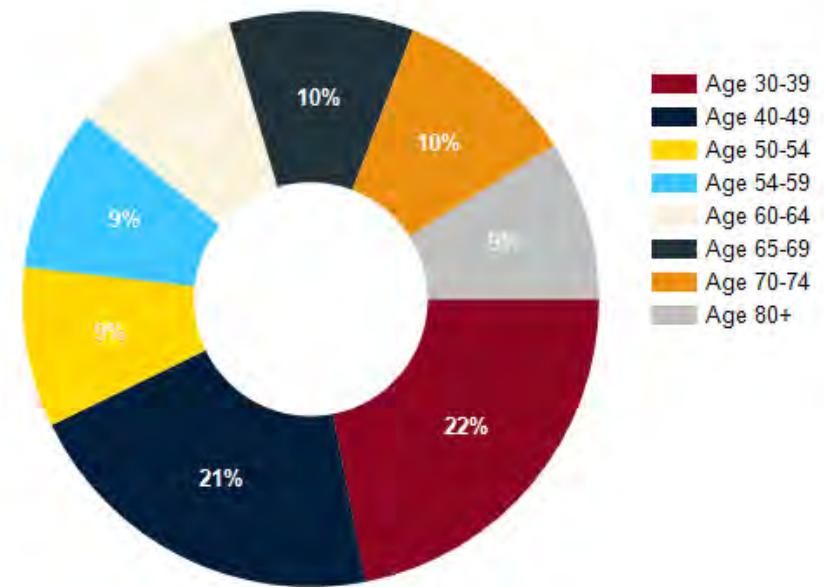


Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	20 MILE
2025 Population Age 30-34	5,267	10,680	13,378
2025 Population Age 35-39	5,169	10,466	13,393
2025 Population Age 40-44	5,263	10,765	13,837
2025 Population Age 45-49	4,632	9,550	12,240
2025 Population Age 50-54	4,272	8,975	11,536
2025 Population Age 55-59	4,318	8,919	11,685
2025 Population Age 60-64	4,535	9,432	12,746
2025 Population Age 65-69	4,923	10,137	13,738
2025 Population Age 70-74	4,854	10,248	13,547
2025 Population Age 75-79	4,274	8,815	11,414
2025 Population Age 80-84	2,669	5,558	6,968
2025 Population Age 85+	2,534	4,914	5,838
2025 Population Age 18+	63,238	131,600	168,801
2025 Median Age	43	43	43
2030 Median Age	44	44	44

2025 INCOME BY AGE	5 MILE	10 MILE	20 MILE
Median Household Income 25-34	\$71,274	\$76,026	\$77,355
Average Household Income 25-34	\$87,777	\$93,951	\$95,576
Median Household Income 35-44	\$84,958	\$93,132	\$95,726
Average Household Income 35-44	\$109,047	\$116,109	\$117,881
Median Household Income 45-54	\$86,265	\$97,806	\$99,402
Average Household Income 45-54	\$112,361	\$121,471	\$121,770
Median Household Income 55-64	\$77,123	\$83,914	\$84,325
Average Household Income 55-64	\$103,924	\$111,448	\$111,409
Median Household Income 65-74	\$63,652	\$66,704	\$67,105
Average Household Income 65-74	\$88,864	\$92,766	\$92,771
Average Household Income 75+	\$72,367	\$72,474	\$72,777

Population By Age



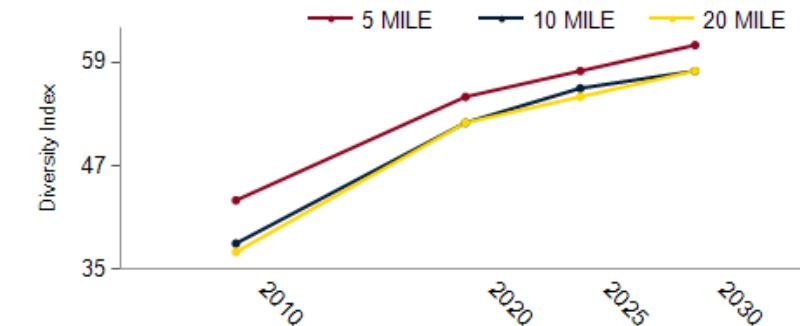
diversity index	5 MILE	10 MILE	20 MILE
Diversity Index (+5 years)	61	58	58
Diversity Index (current year)	58	56	55
Diversity Index (2020)	55	52	52
Diversity Index (2010)	43	39	37

#### POPULATION BY RACE



2025 POPULATION BY RACE	5 MILE	10 MILE	20 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	2%	2%	2%
Hispanic	15%	14%	14%
Multiracial	11%	11%	11%
Other Race	6%	5%	5%
White	64%	66%	67%

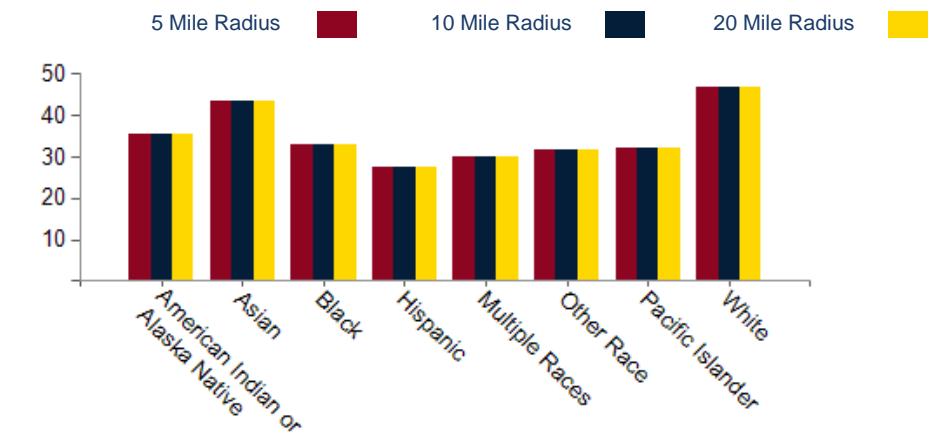
#### POPULATION DIVERSITY



#### 2025 MEDIAN AGE BY RACE

	5 MILE	10 MILE	20 MILE
Median American Indian/Alaska Native Age	36	36	37
Median Asian Age	43	42	43
Median Black Age	33	34	34
Median Hispanic Age	28	27	27
Median Multiple Races Age	30	30	31
Median Other Race Age	31	30	31
Median Pacific Islander Age	32	31	32
Median White Age	47	46	47

#### 2025 MEDIAN AGE BY RACE





Eric Herron  
Principal Broker,  
Commercial Real Estate  
Cascadia Prime, LLC

638 N. Main St., STE B  
Ashland, Oregon 97520

541.690.6736 (Cell)

[www.CascadiaPrimeCommercial.com](http://www.CascadiaPrimeCommercial.com)  
OR Lic. #201218616



Eric's diverse background which includes actively owning a successful Commercial Real Estate Firm, being a partner in a Medical Practice, partner in a Commercial Development Firm, working for 13 years in construction and personally owning commercial real estate has given him the framework to help many businesses, landlords and individuals in the Rogue Valley with selling their businesses for top dollar, repurposing existing commercial structures into a resource for their business and helping investors negotiate purchases that support their portfolios.

In 2011, Eric and his wife decided to move to the Rogue Valley for a better quality of life and upon arriving, started what has become a very successful medical practice and have immersed themselves in the community. Outside of working and volunteering, he can be found running the trails in the Rogue Valley, skiing any of the tallest peaks within a three hours' drive or spending starry nights outside with family. At the age of 19, he purchased his first investment property and has owned investment properties ever since. Eric is currently a partner in 4 companies, owns multiple commercial real estate buildings, volunteers as a board member for a youth ski program and sits on the Ashland Planning Commission. His dedication to his community and the people in it is exemplified by the way that he works hard for all his clients and will be an asset to you in your commercial or industrial real estate transaction.

Real Estate is Eric's passion and feels fortunate to have founded Cascadia Prime Commercial Real Estate in a capacity that allows him to focus on commercial, light industrial and mixed-use real estate transactions.

Principal Broker Commercial Real Estate | 541.690.6736  
REALTOR® | Oregon Real Estate License: 201218616

