

ROSEBURG MARKETPLACE

RETAIL SHOPPING CENTER



NW GARDEN VALLEY BLVD & STEWART PARKWAY · ROSEBURG · OR

RETAIL, OFFICE, & RESTAURANT SPACES AVAILABLE

- NEWLY RENOVATED & LARGEST SHOPPING CENTER BETWEEN EUGENE & MEDFORD ALONG THE I-5 CORRIDOR
 - SUITE 124: 1,570 SF RETAIL (lease rates negotiable)
 - SUITE 2040: 4,338 SF PIZZERIA/RESTAURANT (Sub-lease \$22.47/SF, NNN - current lease exp. 3/31/2027)
 - SUITE 2240: 1,434 SF RETAIL (lease rates negotiable)
- TENANT ANCHORS: ULTA, SPORTSMAN'S WAREHOUSE, JO-ANN FABRICS, RITE AID, SHOE DEPT. ENCORE, MARSHALLS, RED ROBIN, MAURICE'S, MATTRESS FIRM, KAY JEWELERS, US BANK, PLANET FITNESS, ASHLEY FURNITURE

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ROSEBURG MARKETPLACE SITE PLAN

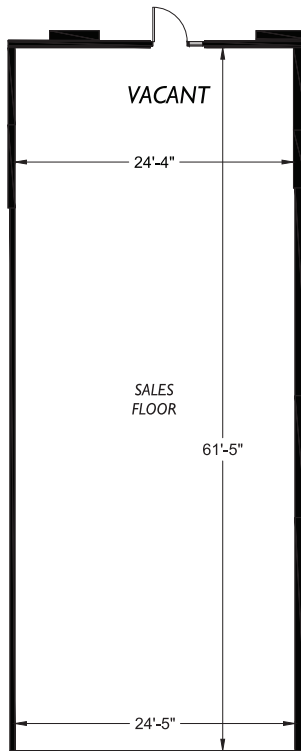


AVAILABLE SPACES:

SUITE 124	1,570 SF	RETAIL
SUITE 2040	4,338 SF	RESTAURANT/PIZZERIA
SUITE 2240	1,434 SF	RETAIL

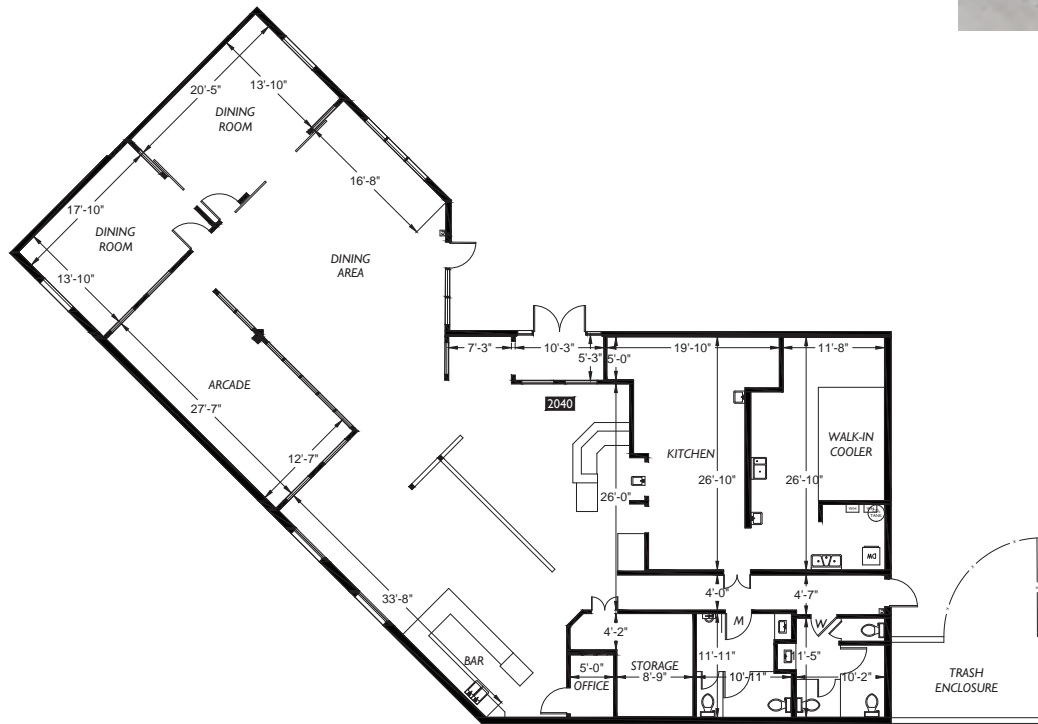
SUITE 124 HIGHLIGHTS / FLOOR PLAN

- 1,570 SF
- IDEAL OPEN RETAIL LAYOUT
- NW GARDEN VALLEY BLVD VISIBILITY
- HIGH TRAFFIC COUNTS
- NEIGHBOR TENANTS: JO-ANN FABRICS, MAURICES & RITE-AID



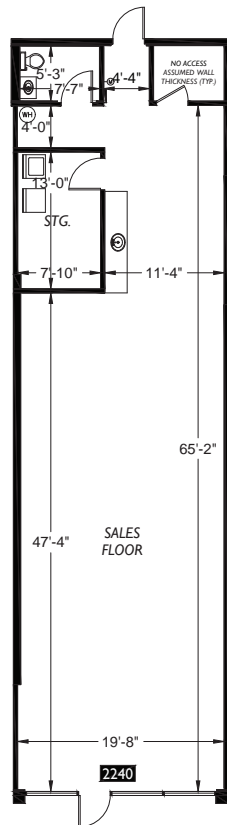
SUITE 2040 HIGHLIGHTS

- 4,338 SF
- BUILT OUT AS PIZZERIA - COULD BE RESTAURANT
- EXCELLENT VISIBILITY
- HIGH TRAFFIC COUNTS
- SUB-LEASE RATE: \$22.47/PSF, NNN
CURRENT LEASE EXPIRATION IS 03/31/2027



SUITE 2240 HIGHLIGHTS

- 1,434 SF
- FORMER BARBER SHOP
- NW STEWART PKWY VISIBILITY
- HIGH TRAFFIC COUNTS
- NEIGHBOR TENANTS: RED ROBIN, ABSOLUTE SOUND OF MUSIC, RENARD'S DELI, GROVE MEDICAL, PHOTO FROGG AND THE HUMAN BEAN



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ROSEBURG MARKETPLACE IS CENTRALLY LOCATED WITHIN THE LARGE ROSEBURG RETAIL CORRIDOR, EASILY ACCESSIBLE FROM HEAVILY TRAFFICKED I-5 AND SURROUNDED BY EXISTING AND DEVELOPING RETAIL AND RESIDENTIAL PROPERTIES.



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AREA TRAFFIC COUNTS



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
NW Garden Valley Blvd	Spencer Crk Spur 2	21,100	2015	0.05 mi
NW Stewart Pkwy	NW Valley View Dr	13,800	2015	0.19 mi
NW Garden Valley Blvd	NW Goetz Street	27,400	2015	0.34 mi
NW Garden Valley Blvd	NW Dogwood Drive	29,400	2015	0.61 mi
Garden Valley Rd	NW Garden Valley Blvd	12,282	2018	0.67 mi



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DEMOGRAPHICS - 1 MILE RADIUS

Summary	Census 2010	2018	2023			
Population	5,077	5,315	5,493			
Households	2,259	2,373	2,457			
Families	1,395	1,446	1,491			
Average Household Size	2.16	2.16	2.16			
Owner Occupied Housing Units	1,367	1,356	1,418			
Renter Occupied Housing Units	892	1,017	1,039			
Median Age	49.2	52.2	53.7			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	0.66%	1.19%	0.83%			
Households	0.70%	1.13%	0.79%			
Families	0.61%	1.04%	0.71%			
Owner HHs	0.90%	1.54%	1.16%			
Median Household Income	2.44%	2.17%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	268	11.3%	227	9.2%		
\$15,000 - \$24,999	304	12.8%	277	11.3%		
\$25,000 - \$34,999	287	12.1%	276	11.2%		
\$35,000 - \$49,999	315	13.3%	302	12.3%		
\$50,000 - \$74,999	428	18.0%	406	16.5%		
\$75,000 - \$99,999	224	9.4%	220	9.0%		
\$100,000 - \$149,999	390	16.4%	526	21.4%		
\$150,000 - \$199,999	96	4.0%	139	5.7%		
\$200,000+	61	2.6%	83	3.4%		
Median Household Income	\$50,483		\$56,944			
Average Household Income	\$66,741		\$79,102			
Per Capita Income	\$29,445		\$34,729			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	245	4.8%	237	4.5%	245	4.5%
5 - 9	252	5.0%	239	4.5%	235	4.3%
10 - 14	283	5.6%	276	5.2%	258	4.7%
15 - 19	322	6.3%	285	5.4%	275	5.0%
20 - 24	198	3.9%	237	4.5%	240	4.4%
25 - 34	438	8.6%	491	9.2%	539	9.8%
35 - 44	533	10.5%	487	9.2%	498	9.1%
45 - 54	661	13.0%	583	11.0%	532	9.7%
55 - 64	732	14.4%	795	15.0%	737	13.4%
65 - 74	537	10.6%	729	13.7%	842	15.3%
75 - 84	520	10.2%	550	10.4%	665	12.1%
85+	356	7.0%	405	7.6%	427	7.8%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,663	91.8%	4,813	90.6%	4,914	89.5%
Black Alone	11	0.2%	19	0.4%	27	0.5%
American Indian Alone	52	1.0%	62	1.2%	70	1.3%
Asian Alone	133	2.6%	148	2.8%	166	3.0%
Pacific Islander Alone	12	0.2%	18	0.3%	23	0.4%
Some Other Race Alone	53	1.0%	67	1.3%	78	1.4%
Two or More Races	154	3.0%	188	3.5%	215	3.9%
Hispanic Origin (Any Race)	195	3.8%	258	4.9%	314	5.7%

Data Note: Income is expressed in current dollars.

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