



FOR SALE



N RIVERSIDE AVE SHOWROOM

2nd-Generation Retail / Showroom Space

± 3,840 SF on a 0.19 AC Lot | **Sale Price: \$875,000**

427 N Riverside Ave, Medford, OR 97501

- 1 Grade Door
- **Zoning:** C-C (City of Medford)
- Fenced, Paved Yard - 4,000 SF
- Showroom with frontage on N Riverside Ave / Hwy 99 (~12.4K VPD)

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PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS	
Address	427 N Riverside Ave, Medford, OR 97501
Available Space	3,840 SF
Sale Price	\$875,000
Use Type	Retail, Service, Showroom
Availability	Immediate
Space Condition	2nd-Generation Showroom
Zoning	C-C (City of Medford)

Nearby Highlights

- Rogue Valley Mall
- The Village at Medford Center
- Starbucks
- Goodwill
- BI Mart
- Dollar Tree
- Safeway
- Red Robin
- TJ Maxx
- Anytime Fitness
- US Bank
- Natural Grocers
- In-N-Out
- Target
- ACE
- Macy's
- Fred Meyer
- Albertsons





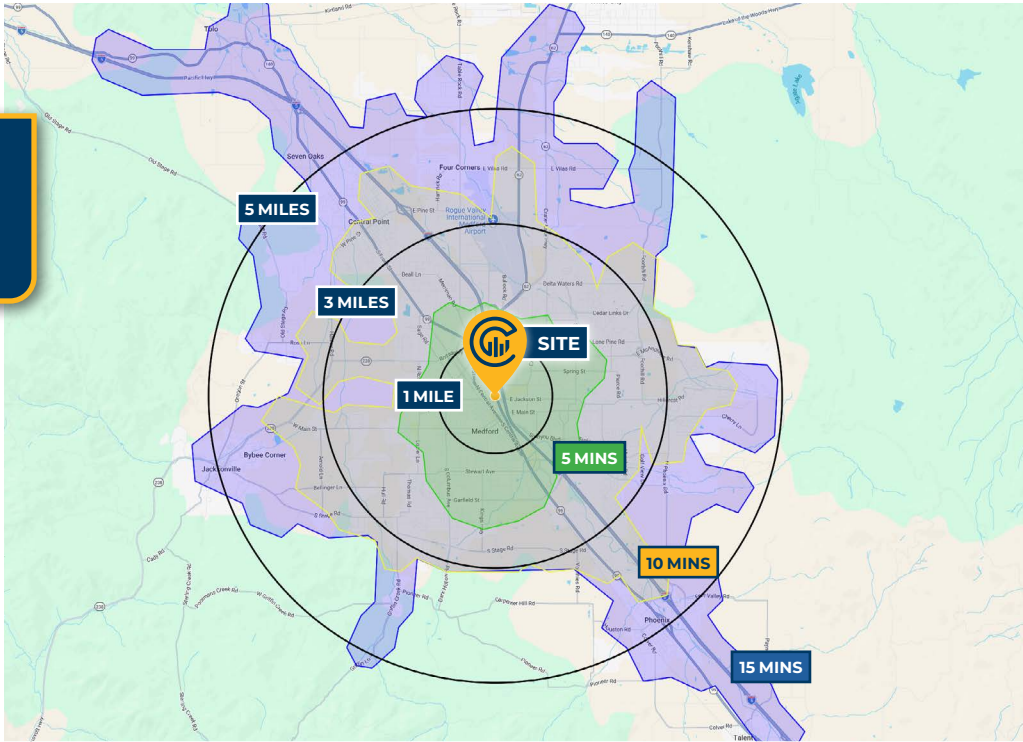
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	15,627	83,475	121,142
2030 Projected Population	15,393	82,402	119,565
2020 Census Population	15,509	84,388	122,626
2010 Census Population	14,978	75,976	109,395
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	0.3%	0.7%	0.7%
Households & Income			
2025 Estimated Households	6,646	33,579	49,254
2025 Est. Average HH Income	\$66,165	\$90,581	\$101,231
2025 Est. Median HH Income	\$53,022	\$73,704	\$80,442
2025 Est. Per Capita Income	\$28,491	\$36,636	\$41,322
Businesses			
2025 Est. Total Businesses	2,068	5,306	7,126
2025 Est. Total Employees	14,965	39,317	49,797

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 05/2025, TIGER Geography - R51



87

Walk Score®
"Very Walkable"



85

Bike Score®
"Very Bikeable"



38

Transit Score®
"Some Transit"

Ratings provided by
www.walkscore.com/

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