

MEDFORD RETAIL CENTER

1229 COURT STREET



MEDFORD, OREGON



LOCATION

1229 Court Street | Medford, OR 97501

AVAILABLE SPACE

- 4,290 SF

ASKING RATE

Please call for details

TRAFFIC COUNTS

Court Street (Hwy 99) – 13,372 ADT ('25)
Crater Lake Hwy – 38,582 ADT ('25)

HIGHLIGHTS

- Recent exterior renovation completed at the center.
- Co-tenants include Cycle Gear and Rodda Paints plus long-establish local tenants.
- Adjacent to Regency Centers Northgate Marketplace with REI, Trader Joe's, Dick's Sporting Goods, Chipotle, Marshalls, Home Goods, Ulta Beauty and MOD Pizza.
- Located at a signalized intersection in a growing area of Medford. Court Street (Hwy 99) is a local and regional thoroughfare.
- Center has excellent visibility and accessibility from all areas of the Rogue Valley.



COMMERCIAL
REALTY ADVISORS
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Fred Meyer **BEST BUY**

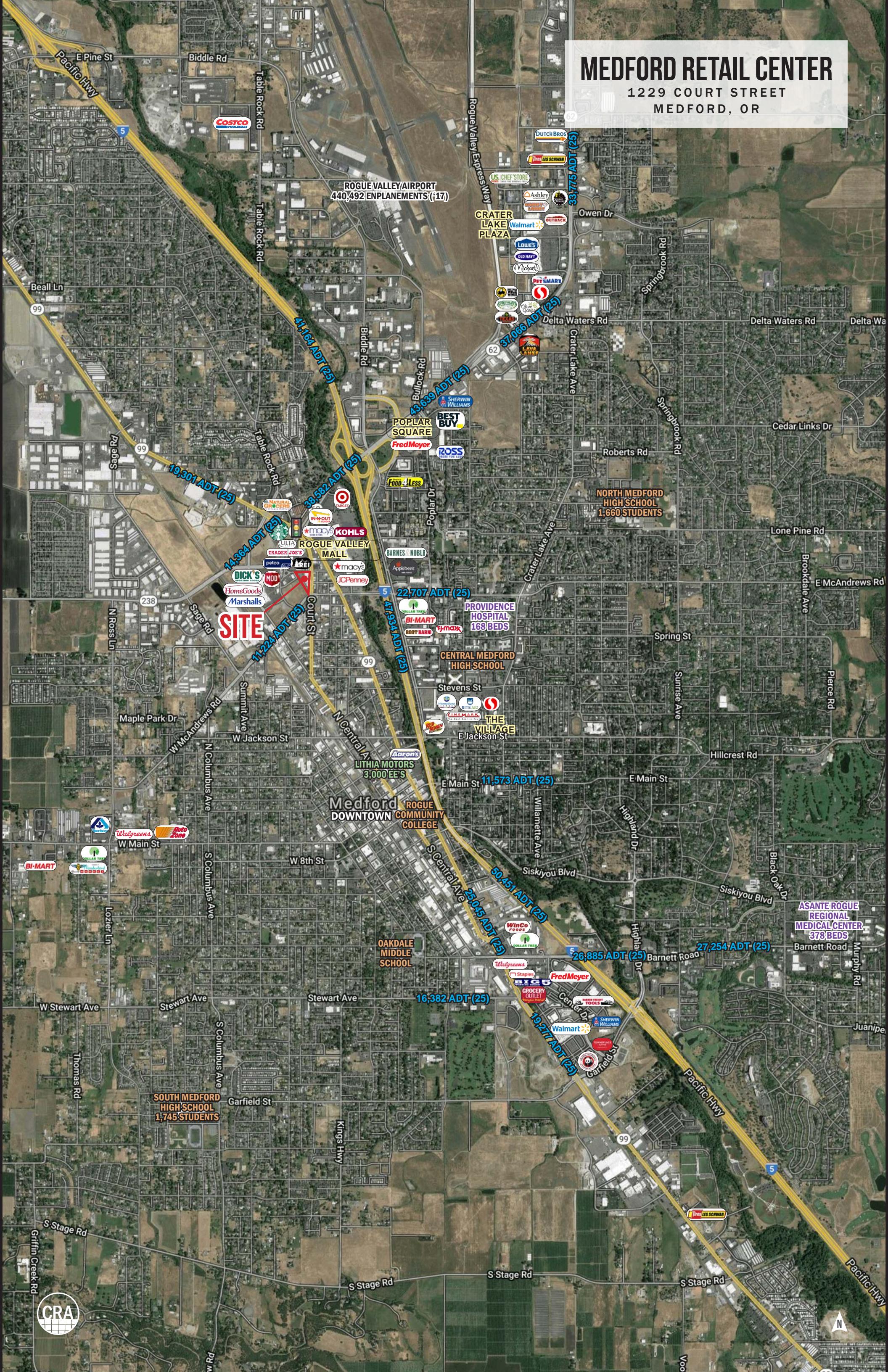
Rogue Valley Mall

JCPenney

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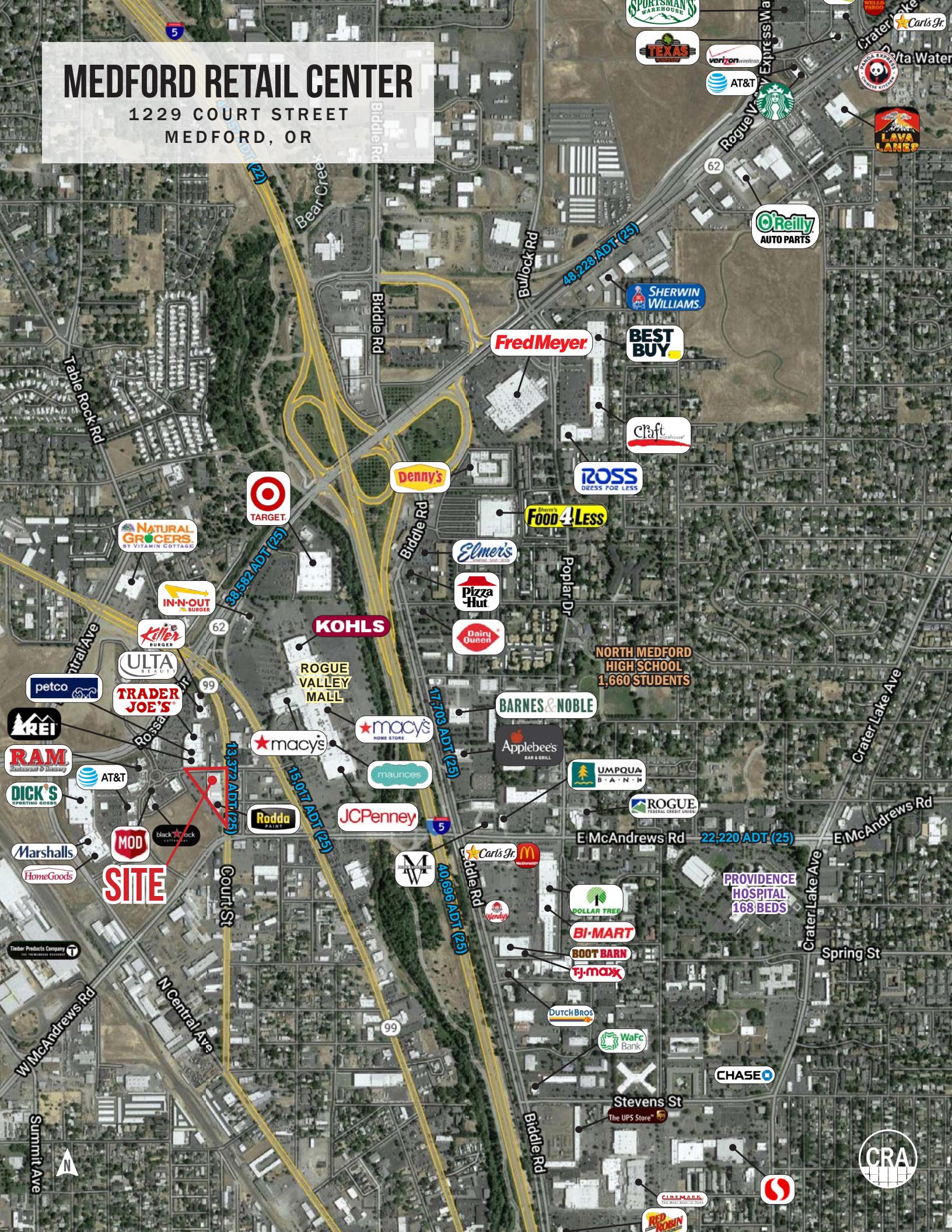
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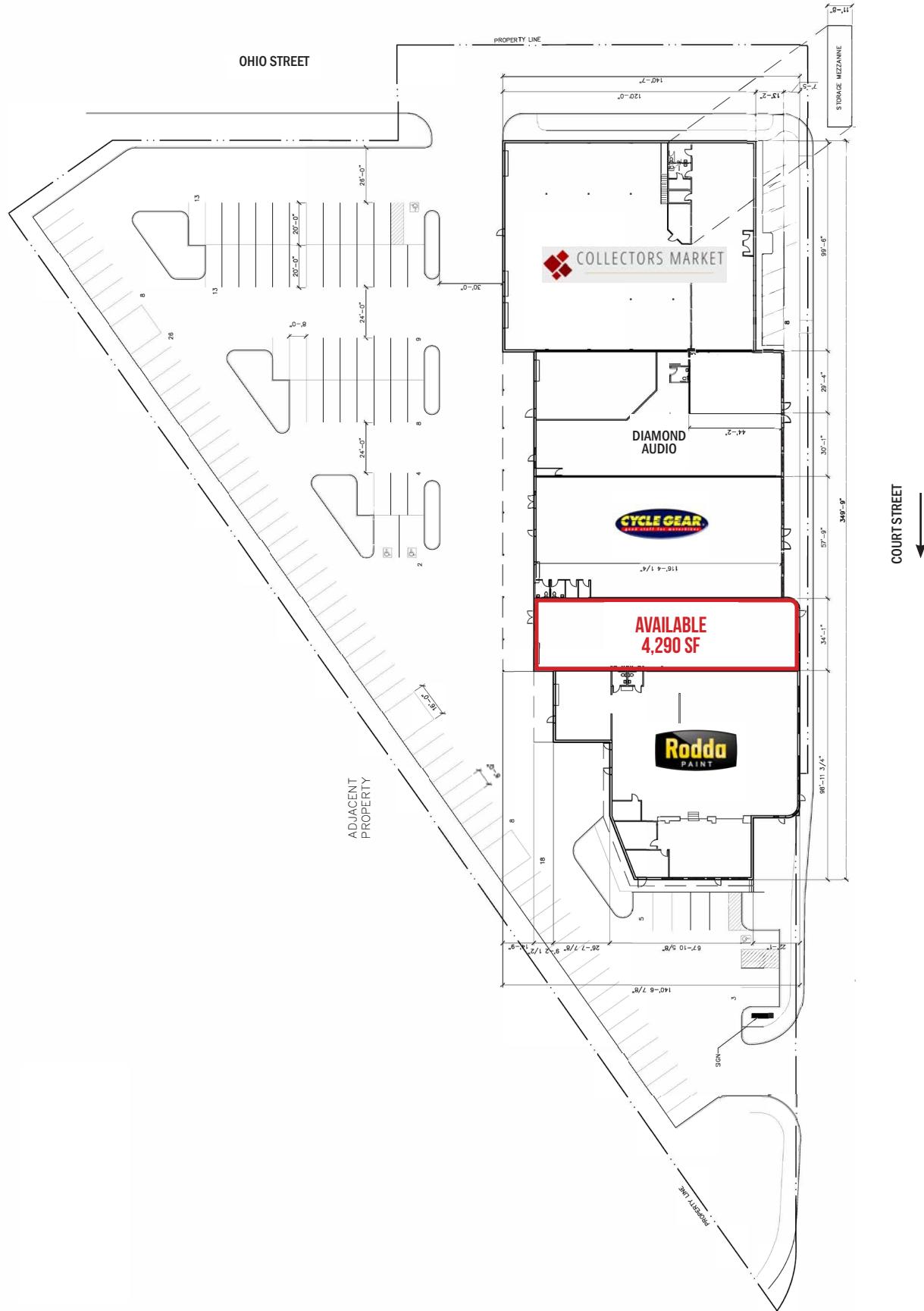




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1229 COURT STREET
MEDFORD, OR

SITE PLAN



MEDFORD RETAIL CENTER

1229 COURT STREET

MEDFORD, OR

CENTER IMAGES



MEDFORD RETAIL CENTER

1229 COURT STREET
MEDFORD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	11,494	82,024	120,162
Estimated Households	4,900	32,702	48,665
Average HH Income	\$65,804	\$87,908	\$101,915
Median Age	37.3	38.2	40.9
Total Businesses	1,093	5,222	7,104

120,162

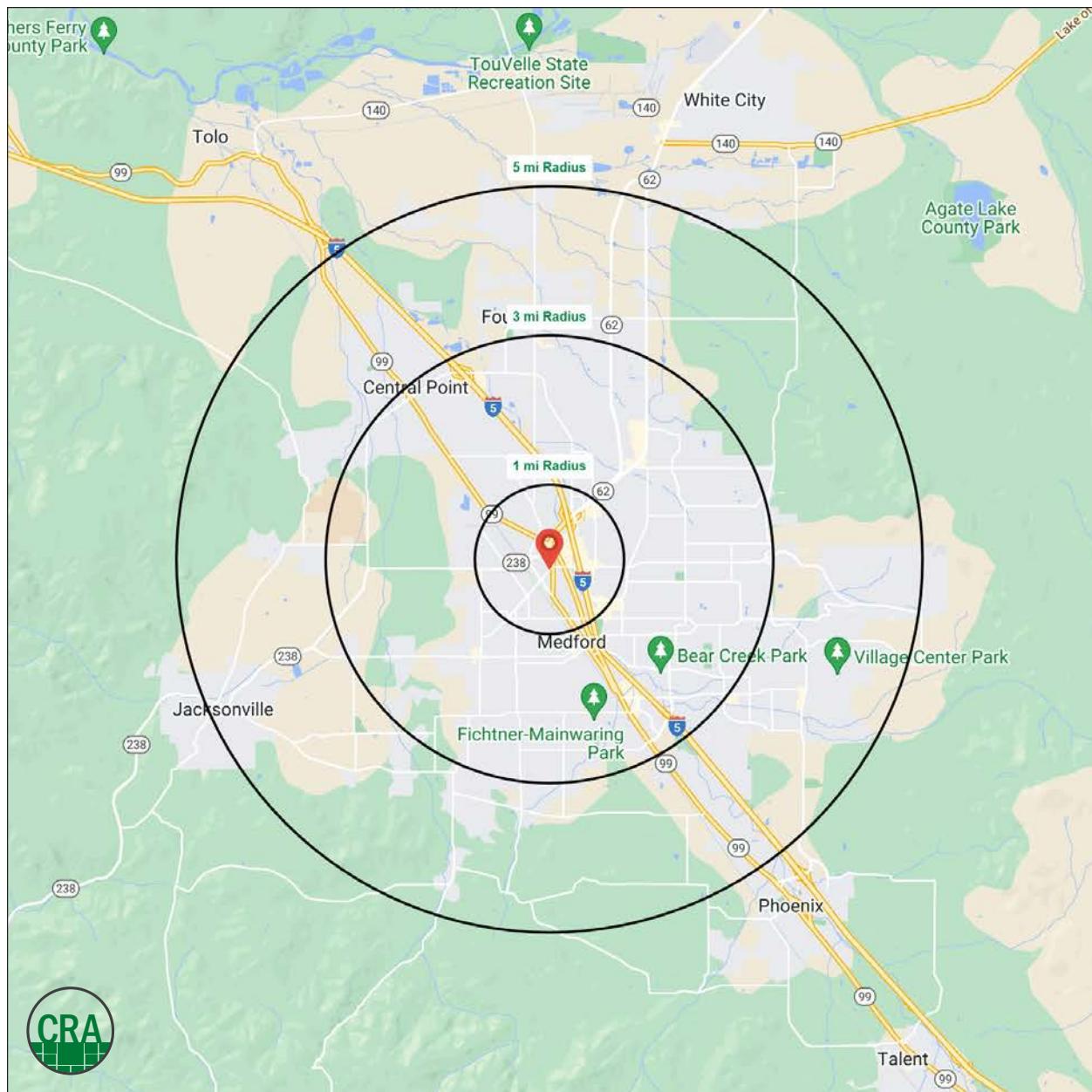
Estimated 2025 Population

5 MILE RADIUS

37.3

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3423/-122.8809

1229 Court St Medford, OR 97501	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,494	82,024	120,162
2030 Projected Population	11,575	81,118	118,687
2020 Census Population	11,095	82,689	121,567
2010 Census Population	10,556	75,271	108,344
Projected Annual Growth 2025 to 2030	0.1%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.7%
2025 Median Age	37.3	38.2	40.9
Households			
2025 Estimated Households	4,900	32,702	48,665
2030 Projected Households	4,968	32,471	48,255
2020 Census Households	4,696	32,433	48,243
2010 Census Households	4,511	29,842	43,333
Projected Annual Growth 2025 to 2030	0.3%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.8%
Race and Ethnicity			
2025 Estimated White	75.7%	79.2%	80.6%
2025 Estimated Black or African American	1.6%	1.4%	1.2%
2025 Estimated Asian or Pacific Islander	3.0%	2.6%	2.6%
2025 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
2025 Estimated Other Races	18.5%	15.7%	14.6%
2025 Estimated Hispanic	21.5%	18.3%	17.0%
Income			
2025 Estimated Average Household Income	\$65,804	\$87,908	\$101,915
2025 Estimated Median Household Income	\$53,856	\$72,354	\$80,721
2025 Estimated Per Capita Income	\$28,543	\$35,232	\$41,445
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.5%	3.0%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	7.6%	6.2%	5.9%
2025 Estimated High School Graduate	33.3%	28.4%	27.1%
2025 Estimated Some College	27.0%	26.7%	25.3%
2025 Estimated Associates Degree Only	8.4%	9.4%	9.2%
2025 Estimated Bachelors Degree Only	14.4%	17.7%	19.2%
2025 Estimated Graduate Degree	3.7%	8.6%	10.4%
Business			
2025 Estimated Total Businesses	1,093	5,222	7,104
2025 Estimated Total Employees	8,274	38,484	50,232
2025 Estimated Employee Population per Business	7.6	7.4	7.1
2025 Estimated Residential Population per Business	10.5	15.7	16.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.