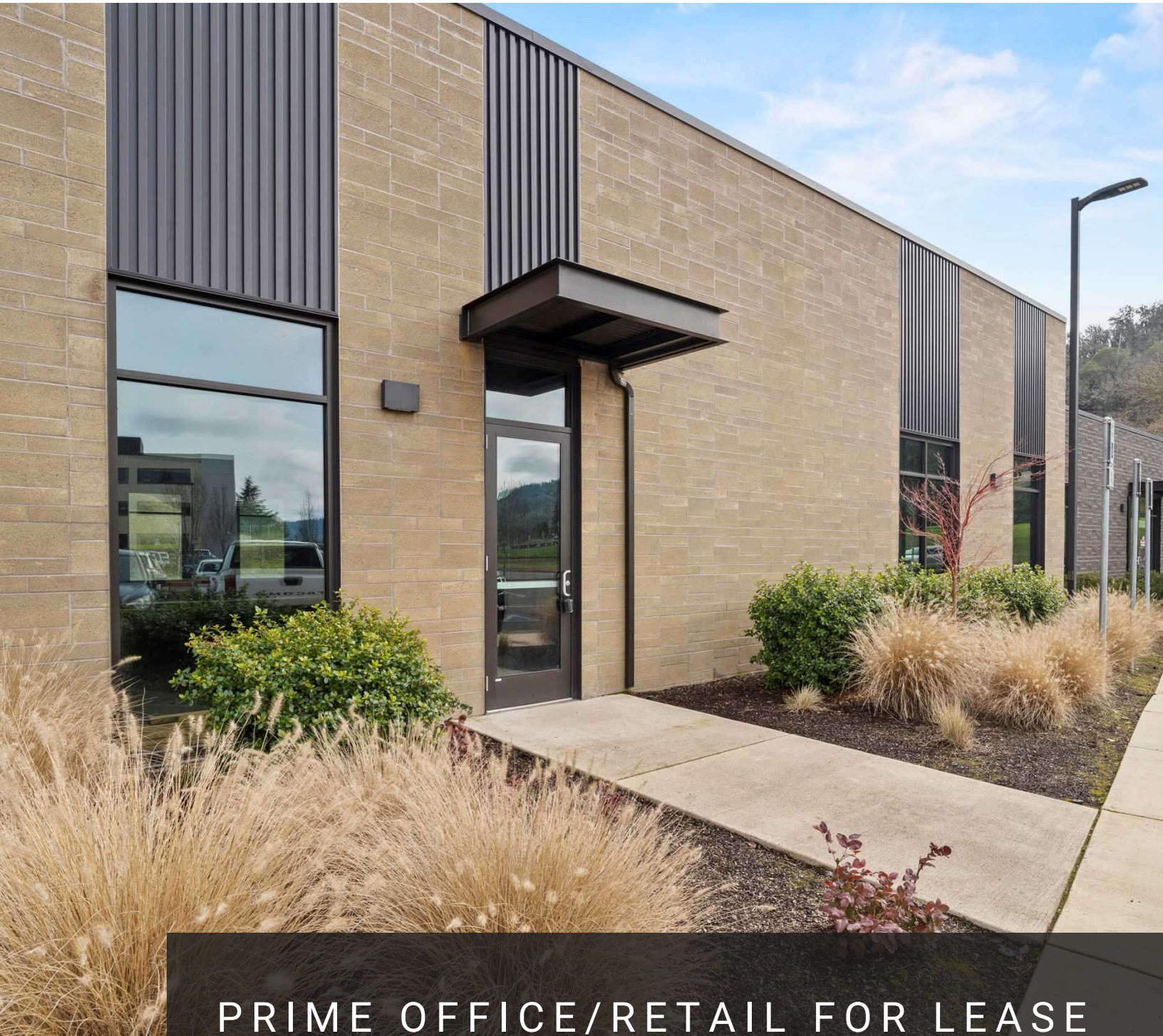


# FOR LEASE

722 WEST HARVARD AVE ROSEBURG OR  
UP TO 4,250 SF AVAILABLE (DIVISIBLE)



PRIME OFFICE/RETAIL FOR LEASE

**KW COMMERCIAL**  
701 E Jackson St  
Medford, OR 97504



*PRESENTED BY:*

**MELISSA HAYES**  
Commercial Broker  
office: (541) 450-4442  
cell: (541) 450-4442  
Melissa@horizoncommercialrealty.com  
201251085, Oregon

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# LOCATION & HIGHLIGHTS

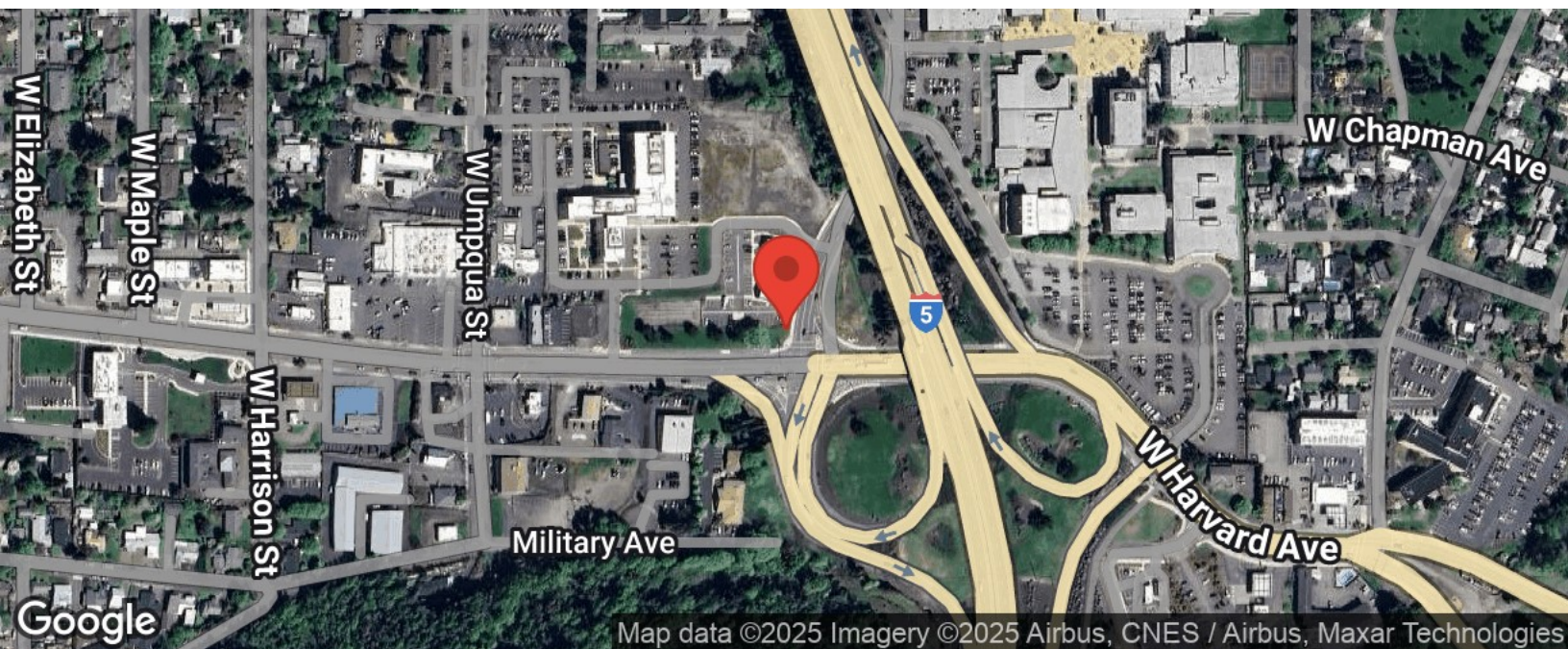
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722 West Harvard Avenue | Roseburg, OR 97471

02



- This highly visible, open retail space is ideal for medical, dental, professional office, or retail, fitness, learning centers or salons.
- Newer construction - built in 2020
- 100% customizable space - delivered shell - TI package available
- Signage Available
- Near I-5 (ramp 124) along high-traffic corridor with close proximity to healthcare, schools and Government offices.
- Mountain Mikes franchise anchored
- Parking ratio of 6:1000 meeting the needs of high demand clients & tenants



Melissa Hayes  
(541) 450-4442  
Melissa@horizoncommercialrealty.com



# PHOTOS

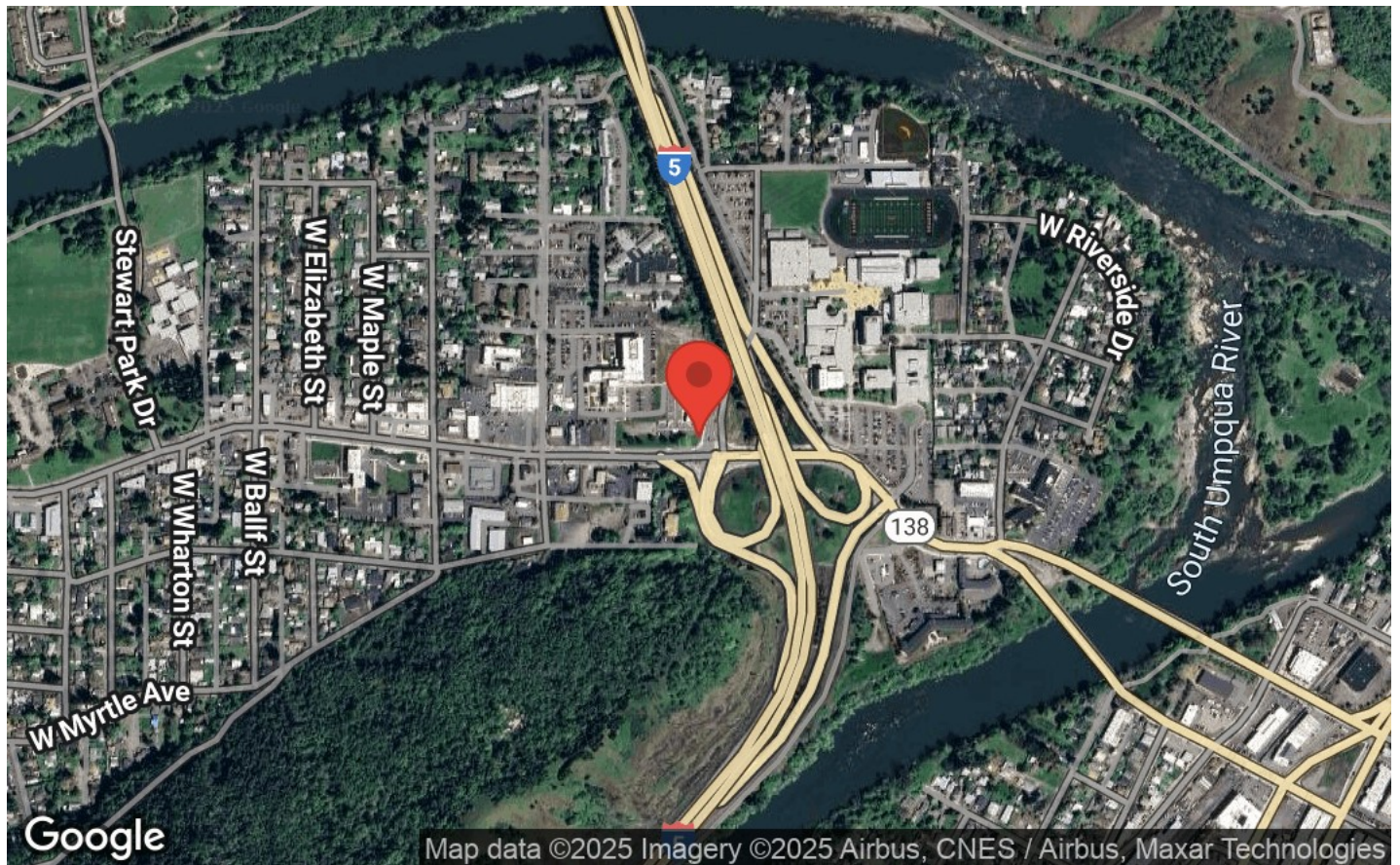
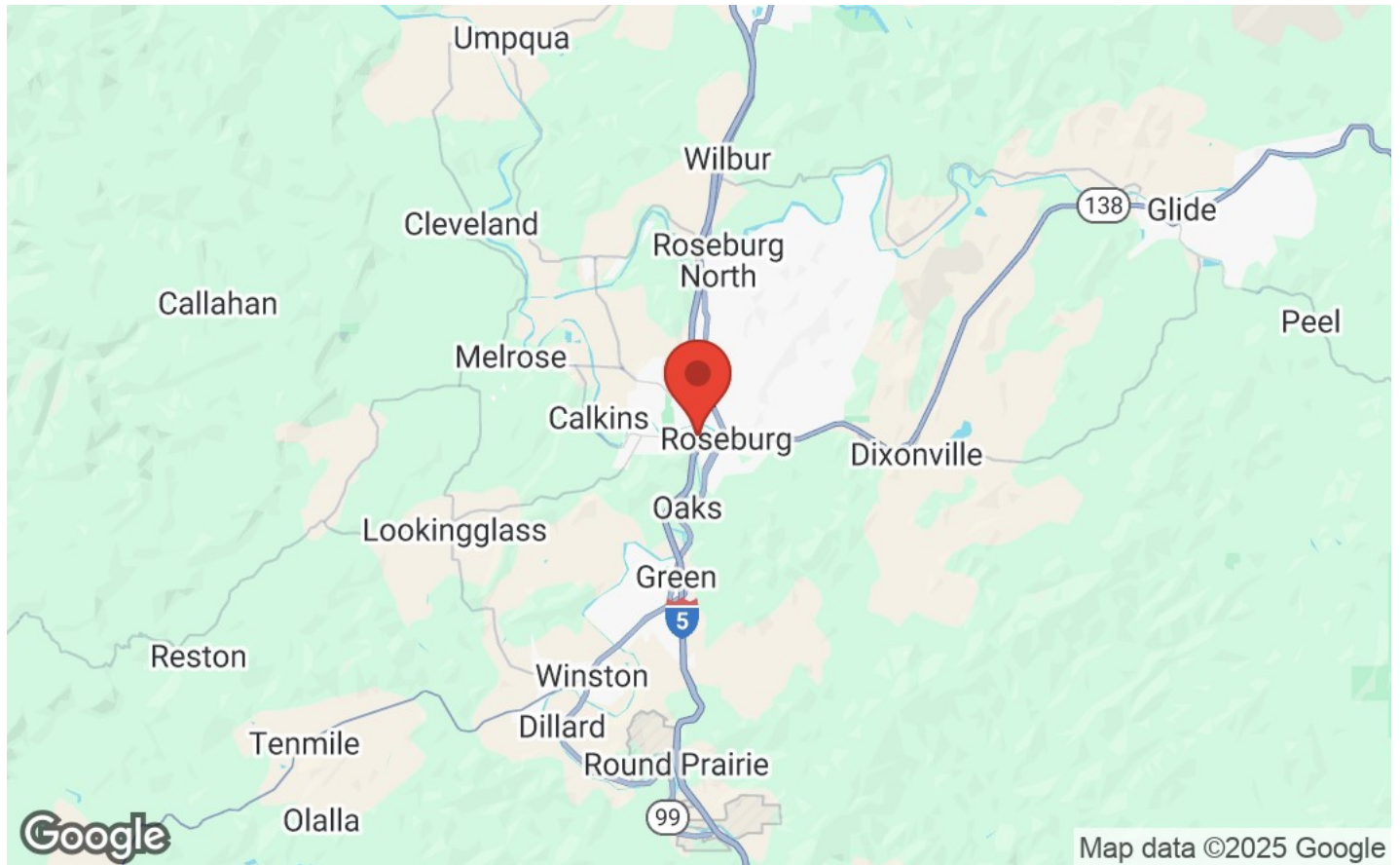
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# LOCATION MAPS

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## Traffic Counts



### Traffic Counts by Highest Traffic Count

**▲ 47,603**  
**NW Garden Valley Blvd**  
 2024 Est. daily traffic counts  
 Cross: NW Mulholland Dr  
 Cross Dir: N  
 Distance: 0.21 miles  
 Historical counts  
 Year ▲ Count Type  
 2020 ▲ 46,998 AADT

**▲ 45,927**  
**Pacific Highway**  
 2024 Est. daily traffic counts  
 Cross: -  
 Cross Dir: -  
 Distance: -  
 Historical counts  
 Year ▲ Count Type  
 2018 ▲ 45,100 AADT

**▲ 44,394**  
**Pacific Highway**  
 2024 Est. daily traffic counts  
 Cross: -  
 Cross Dir: -  
 Distance: -  
 Historical counts  
 Year ▲ Count Type  
 2018 ▲ 45,400 AADT

**▲ 44,266**  
**I-5**  
 2024 Est. daily traffic counts  
 Cross: Coos Bay-Roseburg Hwy  
 Cross Dir: SE  
 Distance: 0.51 miles  
 Historical counts  
 Year ▲ Count Type  
 2018 ▲ 44,800 AADT  
 2017 ▲ 44,500 AADT  
 2016 ▲ 43,100 AADT  
 2015 ▲ 41,700 AADT  
 2012 ▲ 41,300 AADT

**▲ 44,148**  
**I-5**  
 2024 Est. daily traffic counts  
 Cross: NE Willow St  
 Cross Dir: N  
 Distance: -

AA DT - Annual Average Daily Traffic      AD T - Average Daily Traffic      AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

# DEMOGRAPHICS

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06

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	3,421	10,827	18,453
	Female	3,440	11,381	19,519
	Total Population	6,861	22,208	37,972
<b>Age</b>	Ages 0-14	1,141	3,770	6,540
	Ages 15-24	790	2,799	4,934
	Ages 25-54	2,874	8,367	14,209
	Ages 55-64	901	2,943	4,864
	Ages 65+	1,155	4,329	7,425
<b>Income</b>	Median	\$39,233	\$40,002	\$42,478
	< \$15,000	590	1,618	2,391
	\$15,000-\$24,999	376	1,503	2,386
	\$25,000-\$34,999	309	1,078	1,683
	\$35,000-\$49,999	743	1,704	2,897
	\$50,000-\$74,999	464	1,705	2,942
	\$75,000-\$99,999	171	820	1,361
	\$100,000-\$149,999	191	809	1,555
	\$150,000-\$199,999	58	192	277
> \$200,000	10	67	206	
<b>Housing</b>	Total Units	3,259	10,630	17,248
	Occupied	3,016	9,916	16,070
	Owner Occupied	1,058	5,342	9,745
	Renter Occupied	1,958	4,574	6,325
	Vacant	243	714	1,178

## DISCLAIMER

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07

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