

ROSEBURG MARKETPLACE

RETAIL SHOPPING CENTER



NW GARDEN VALLEY BLVD & STEWART PARKWAY · ROSEBURG · OR

18,150 SF RETAIL AVAILABLE

Prime I-5 Corridor Location

Newly Renovated Regional Shopping Center Between Eugene & Medford

Co-Tenants Include:

Ulta • Marshalls • Sportsman's Warehouse • Planet Fitness
Ashley Furniture • Rite Aid • Red Robin • US Bank

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Licensed in the State of Oregon

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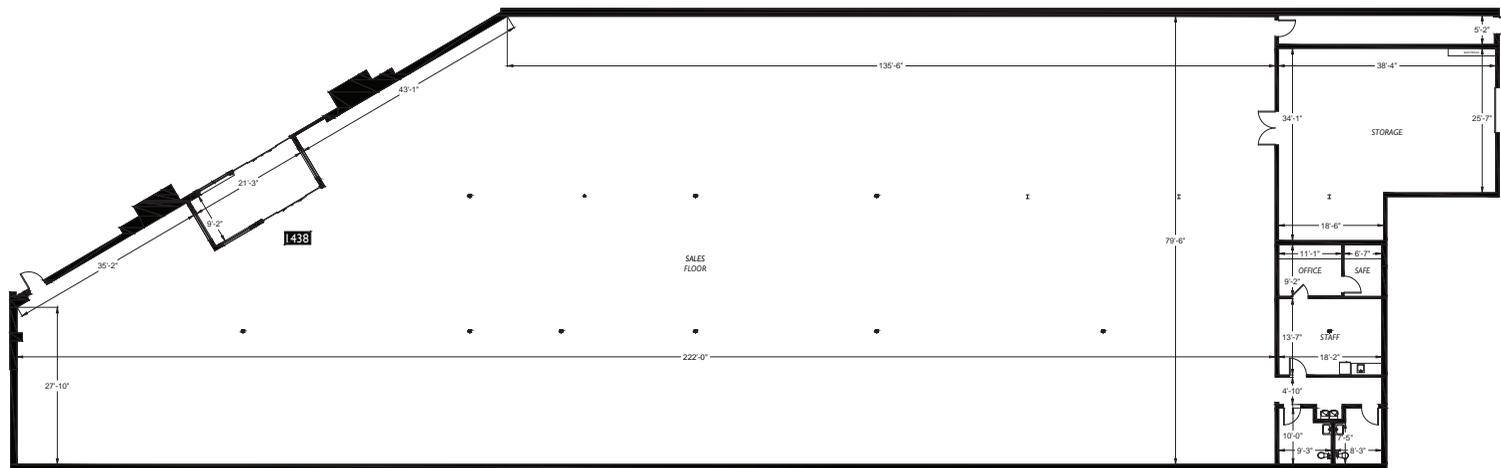
Licensed in the State of Oregon



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SUITE 1438 HIGHLIGHTS

- 18,150 SF
- FORMER JOANNS FABRIC & CRAFT STORE
- EXCELLENT VISIBILITY
- HIGH TRAFFIC COUNTS
- ABUNDANT ON-SITE PARKING



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ROSEBURG MARKETPLACE SITE PLAN

AVAILABLE SPACE:		
SUITE 1438	18,150 SF	RETAIL



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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



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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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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