



FOR LEASE



Southern Oregon's Only Lifestyle and Entertainment Center

THE VILLAGE AT MEDFORD CENTER

First Class Retail / Restaurant / Office / Service Space

900 SF - 4,400 SF | Call Brokers for Details

631 Medford Center, Medford, OR 97504

- Anchored by Burlington, T.J. Maxx, Ross Dress for Less, Cinemark, Safeway, Daiso, and Get Air
- Anchored by the Largest Movie Theater (Cinemark 15-Screens) in Southern Oregon
- Prominently located off Interstate-5 | 57,000+ ADTV (I-5 freeway)
- Freeway visible signage (including an iconic 75-foot tower sign), access to and frontage on busy major streets, and 1,988 Parking Spaces (Ratio 4.73/1,000 SF)

KAREN BUSTEED

Senior Vice President | Capacity Commercial Group
503-380-8448 | kbusteed@capacitycommercial.com

TAYLOR DUNN

Broker | Pulver & Leever Real Estate Company
541-255-5953 | taylor@dunn@pulverandleever.com

WILLIAM 'JEREMY' LEEVER

Principal Broker | Pulver & Leever Real Estate Company
541-554-7828 | jeremyleever@pulverandleever.com





PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

| | |
|------------------------|---------------------------------------|
| Address | 631 Medford Center, Medford, OR 97504 |
| Available Space | 900 SF - 4,400 SF |
| N° of Suites Available | 11 Suites |
| Lease Rate | Call Brokers for Details |
| Use Type | Retail, Service, Restaurant, Office |
| Availability | Now |
| Space Condition | Warm Shell Built to Suit |

Location Features

- An exciting entertainment-oriented environment for people to dine, gather, and enjoy!
- Restaurants with outdoor patios; a state-of-the-art exercise facility, shopping opportunities at leading national chains, as well as cool trendy local boutiques, and amazing aesthetics.
- Cinemark's theater is the largest movie theater in Southern Oregon (15 Screens) with luxury recliner seating, and food, beverage, and alcohol service.
- Our tenants rank within the top quartile for sales performance within their respective chains.
- Highly specialized marketing and media strategic alliance program aimed at promoting the property.
- Prominently located off Interstate-5 and spanning nearly an entire block, the property is straddled by Medford's main Biddle Road and Crater Lake retail corridors.
- Dynamic signage program, including an iconic 75-foot freeway visible tower sign (visible from over 1/4 mile away on the I-5 freeway) creates exceptional branding opportunities for our tenants.
- Over 3.5 million annual visitors to the area.
- Appeal to the local community and over 3.5 million annual visitors to the area.
- High traffic counts including 57,000+ ADTV* (I-5 freeway) and 51,120+ ADTV* (streets). Over 246,000 Average Monthly Visits¹.

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
¹Average Monthly Visits (2021-2024) | Location Visits Counts are Provided by AlphaMap at app.alphamap.com ©2024

Highlighted Tenants

- Safeway
- Burlington
- T.J. Maxx
- Ross Dress for Less
- Cinemark Tinseltown Medford 15
- Baja Fresh
- Butterfly Club
- Daiso
- Firehouse Subs
- Get Air Trampoline Park
- Red Robin
- Tap & Vine at 559
- Village Fitness Medford



SITE PLAN

The Village MEDFORD CENTER



BIDDLE RD
INTERSTATE 5



| |
|-----------------|
| Available |
| Shopping |
| Lifestyle |
| Retail Office |
| Dining |
| Fitness / Sport |
| Entertainment |
| Kiosks |



| Suite | Tenant | SF |
|-------|---------------------------|--------|
| A501 | Gentle Dental | 3,745 |
| A503 | Available | 2,035 |
| A509 | Available | 4,417 |
| A513 | Daiso | 8,500 |
| A515 | TJ Maxx | 25,385 |
| A517 | Burlington | 33,454 |
| B519 | Ross Dress for Less | 18,971 |
| B539 | Baja Fresh (Available) | 2,297 |
| B543 | Delish Bakery | 1,011 |
| B547 | Warhammer | 1,015 |
| B549 | Cookie Plug | 1,020 |
| B551 | Kung Fu Tea | 1,020 |
| C611 | Available | 2,380 |
| C615 | Block Advisors | 1,998 |
| C621 | Riverside Home Healthcare | 2,924 |
| C625 | Firehouse Subs | 2,227 |

| Suite | Tenant | SF |
|-------|-------------------------------|--------|
| D635 | Violets and Cream | 1,859 |
| E671 | Available | 1,135 |
| E675 | Available | 1,724 |
| F651 | Cinemark Tinseltown | 57,273 |
| G555 | Collaborative Theatre Project | 4,784 |
| G557 | Butterfly Club/Barber Shop | 1,688 |
| G559 | Tap & Vine Restaurant | 5,515 |
| G565 | Miniso | 6,243 |
| G567 | Village Fitness | 15,073 |
| G573 | Uptown Cheapskate | 5,670 |
| H851 | Get Air | 23,613 |
| H855 | Oregon Liquor Control Comm | 8,747 |
| H871 | John L Scott Real Estate | NAP |
| J602 | Available | 1,264 |
| J606 | Available | 1,456 |
| J608 | Admire Retreat | 2,267 |

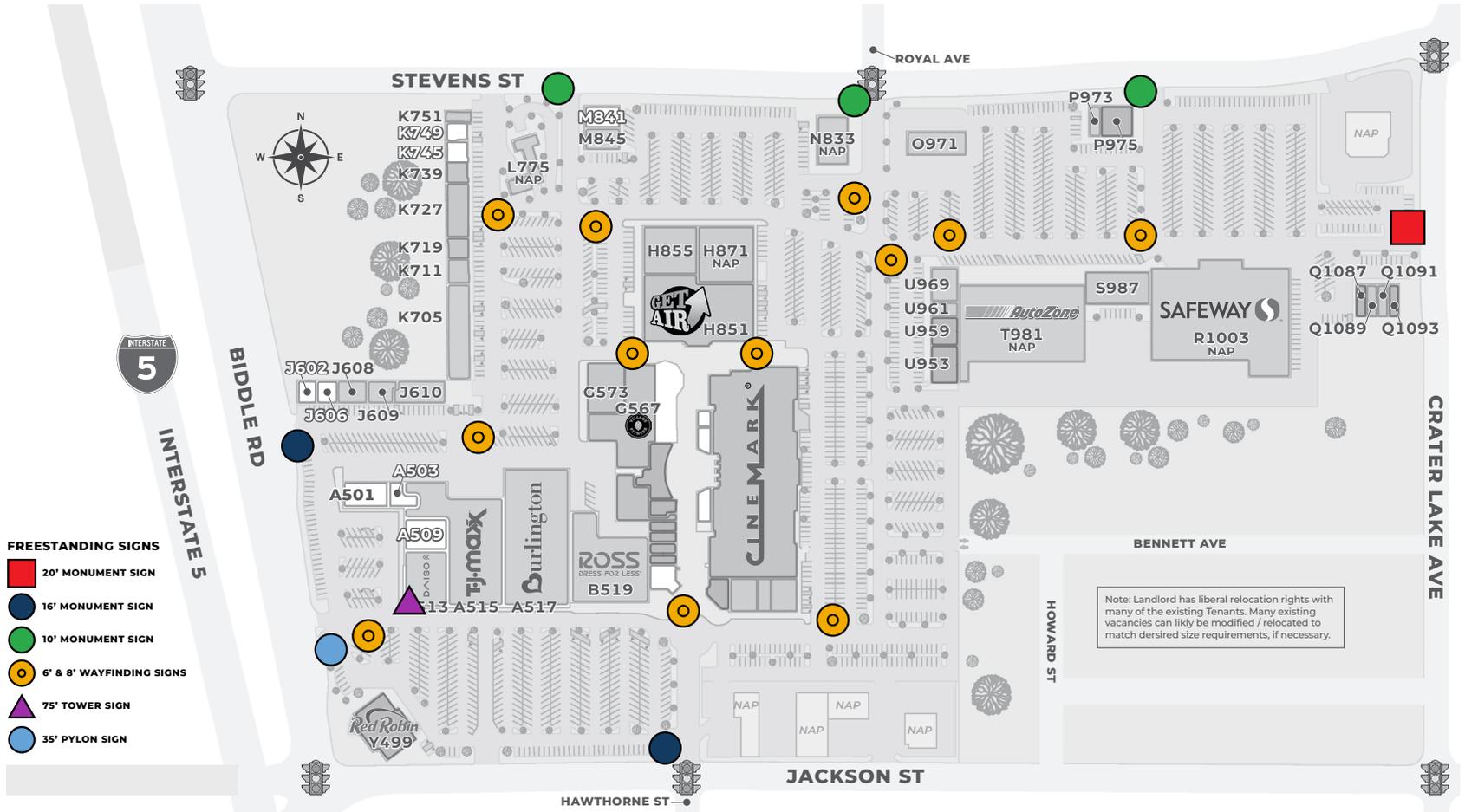
| Suite | Tenant | SF |
|-------|----------------------------|-------|
| J609 | Admire Aesthetics | 2,082 |
| J610 | US Cellular | 3,973 |
| K705 | Kid to Kid | 6,658 |
| K711 | The UPS Store | 1,758 |
| K719 | Panache Dance Co. (1) | 1,666 |
| K727 | Baxter Fitness | 3,590 |
| K739 | Panache Dance Co. (2) | 1,738 |
| K745 | Available | 1,307 |
| K749 | Available | 1,563 |
| K751 | Oil Stop Office | 1,060 |
| L775 | Oil Stop | NAP |
| M841 | Available | 2,216 |
| M845 | Healthway Nutrition Center | 2,250 |
| N883 | O'Reilly Auto Parts | 5,400 |
| O971 | Safeway Gas Station | 3,600 |
| P973 | Chic Nails | 1,141 |

| Suite | Tenant | SF |
|-------|--------------------------|-------|
| P975 | Mongolian BBQ | 3,320 |
| Q1087 | Little Caesars | 1,200 |
| Q1089 | Liberty Tax Services | 1,200 |
| Q1091 | World of Insurance | 1,200 |
| Q1093 | Jimmy John's | 1,200 |
| R1003 | Safeway | NAP |
| S987 | DMV | 7,178 |
| T981 | AutoZone | NAP |
| U969 | Nature's Pet Market | 3,150 |
| U961 | Wild Birds Unlimited | 1,500 |
| U959 | Casa Vieja Bar and Grill | 2,497 |
| U953 | Punky's Diner & Pies | 3,058 |
| Y499 | Red Robin | 8,000 |

SIGN / BRANDING PROGRAM



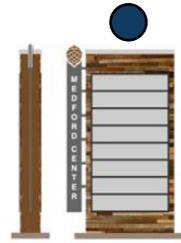
SITE PLAN



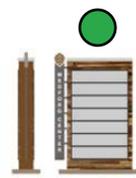
- FREESTANDING SIGNS**
- 20' MONUMENT SIGN
 - 16' MONUMENT SIGN
 - 10' MONUMENT SIGN
 - 6' & 8' WAYFINDING SIGNS
 - ▲ 75' TOWER SIGN
 - 35' PYLON SIGN



20' MONUMENT SIGN



16' MONUMENT SIGN



10' MONUMENT SIGN



6' & 8' WAYFINDING SIGNS



75' TOWER SIGN

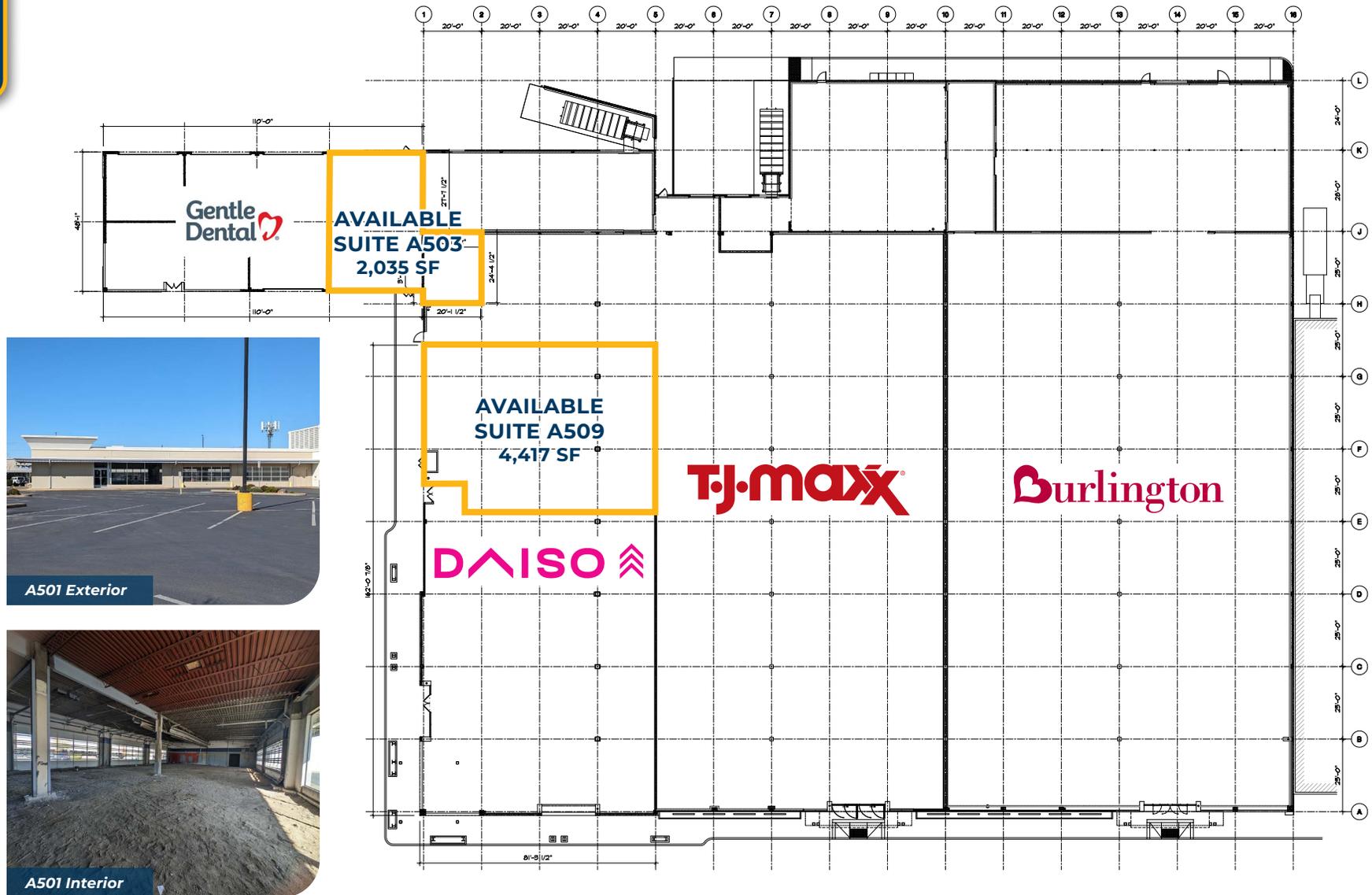


35' PYLON SIGN



PLANS: A503 & A509

SUITES A503 & A509





PLANS: E671



Exterior

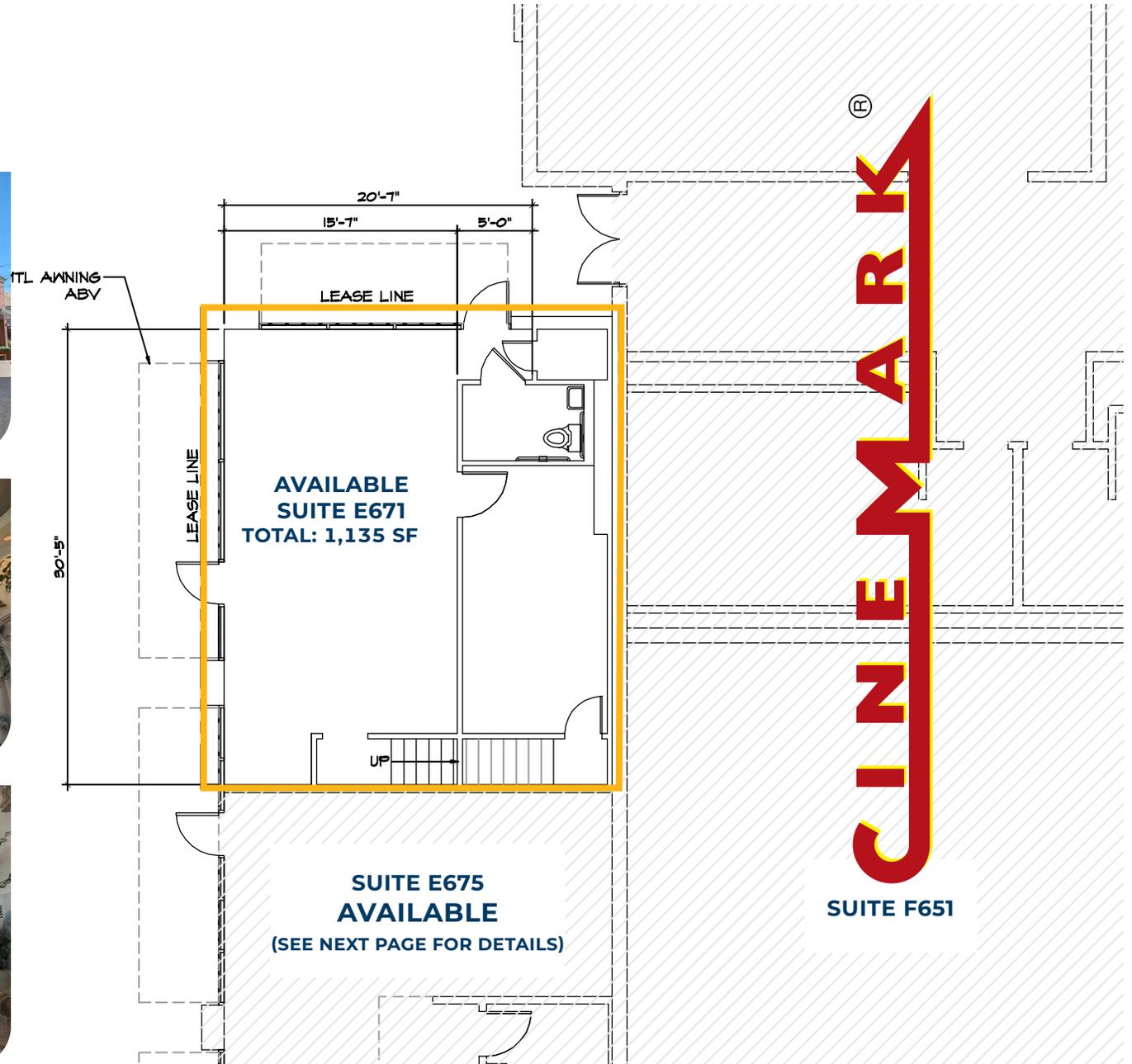


Interior



Interior

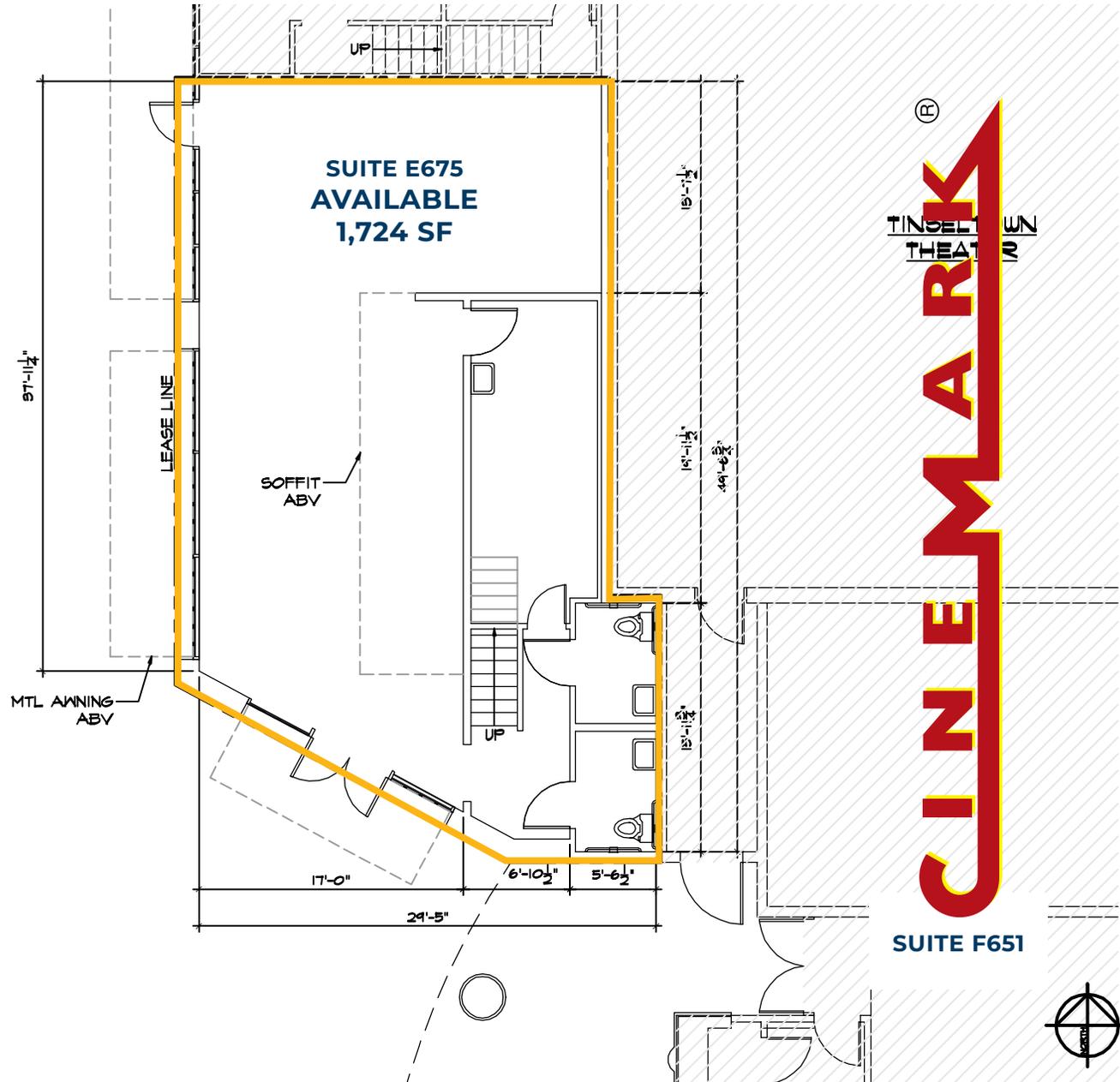
SUITE E671





PLANS: E675

SUITE E675

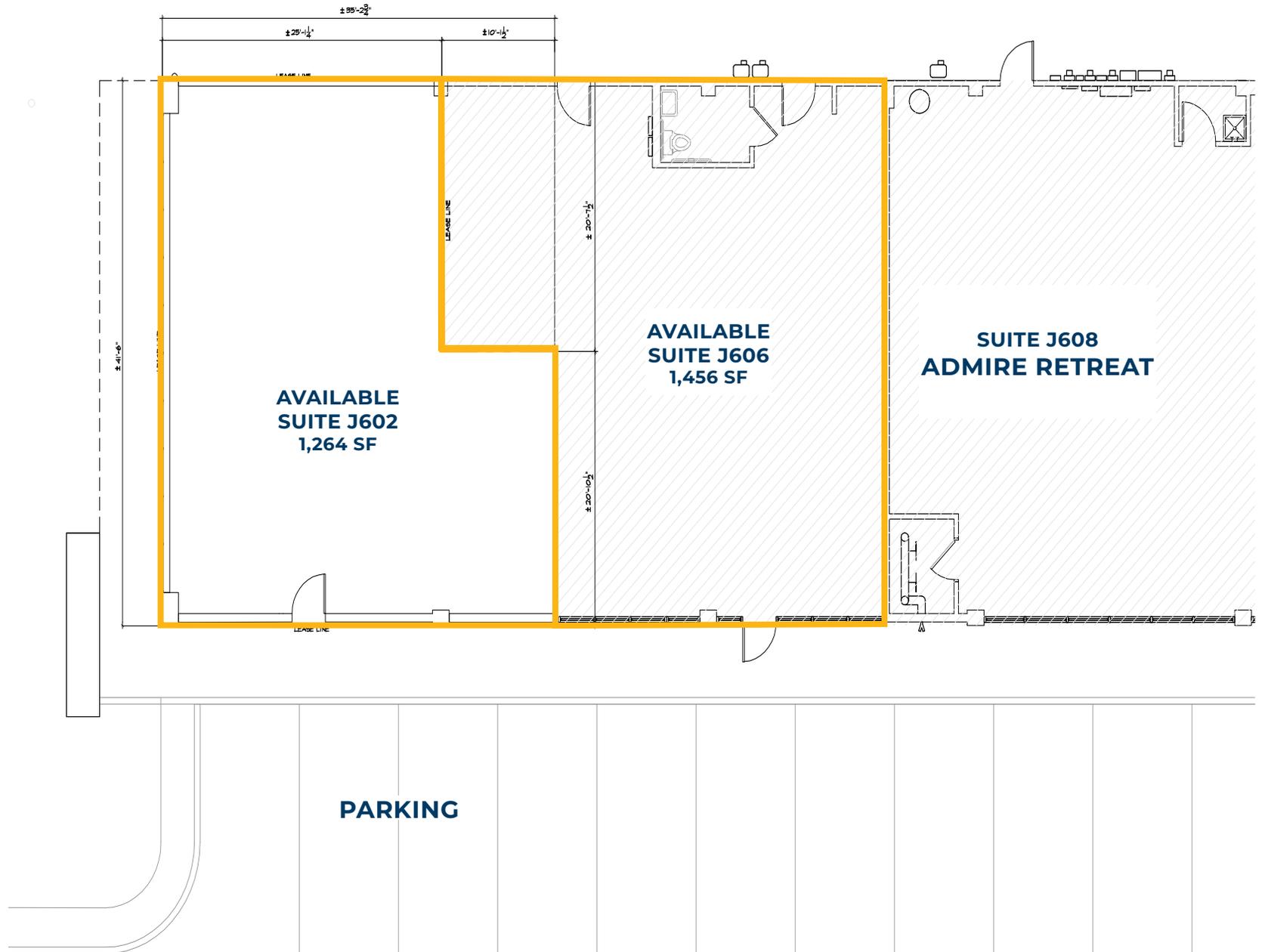


TINGELTHEATRE
CINEMA
SUITE F651



PLANS: J602 & J606

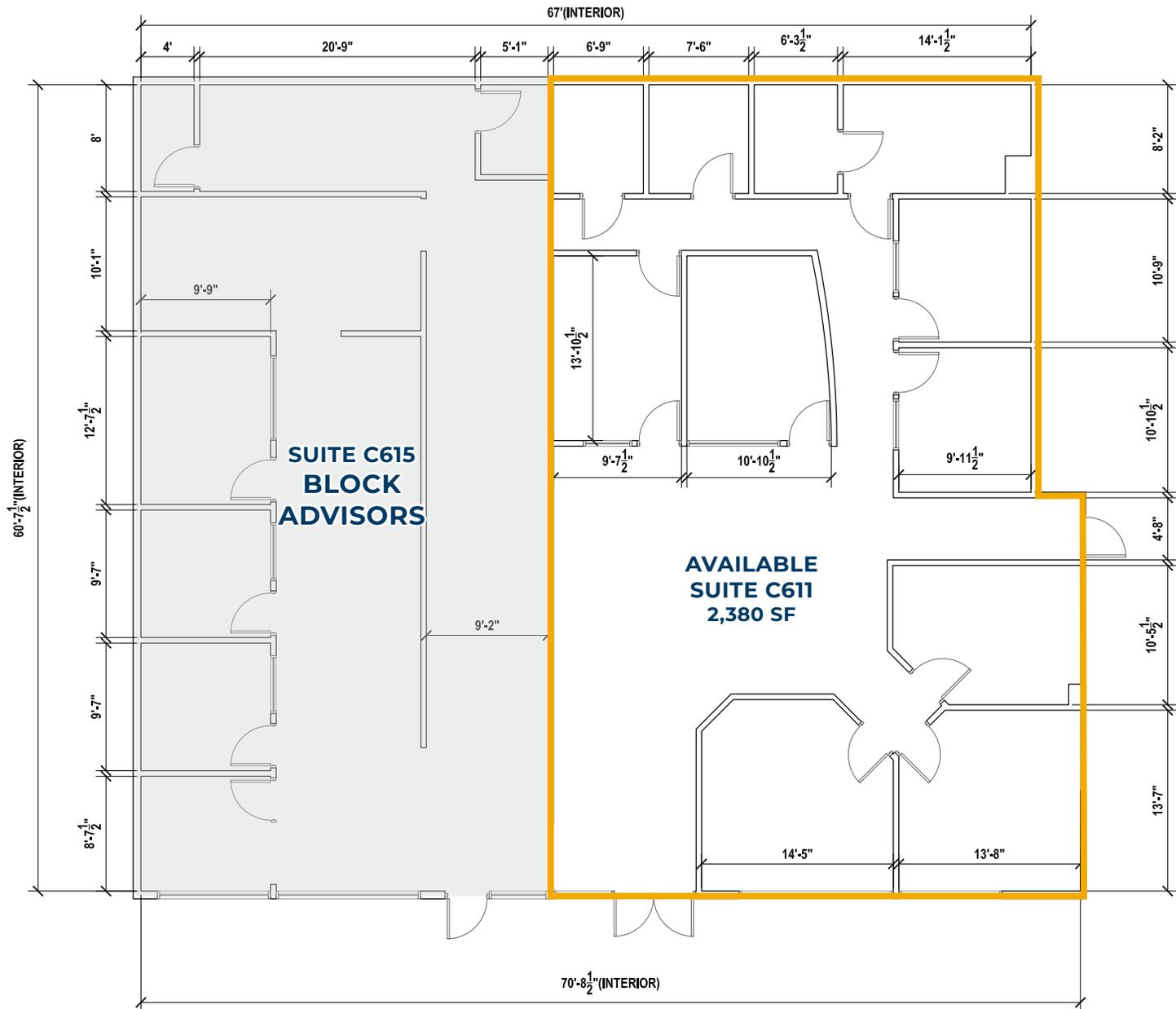
SUITE J602 & J606





PLANS: C611

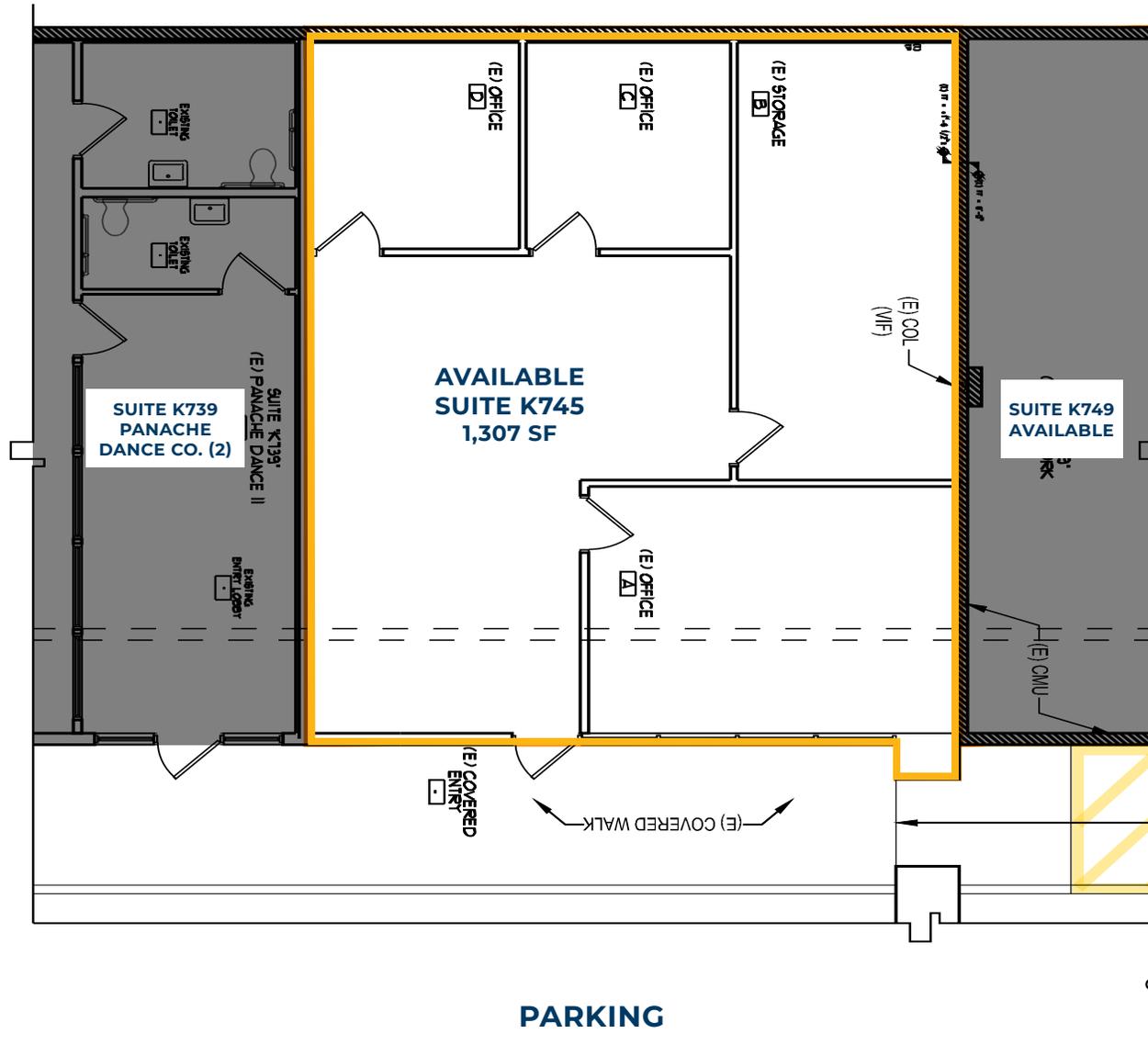
SUITE C611





PLANS: K745

SUITE K745



PARKING



PLANS: K749



Exterior

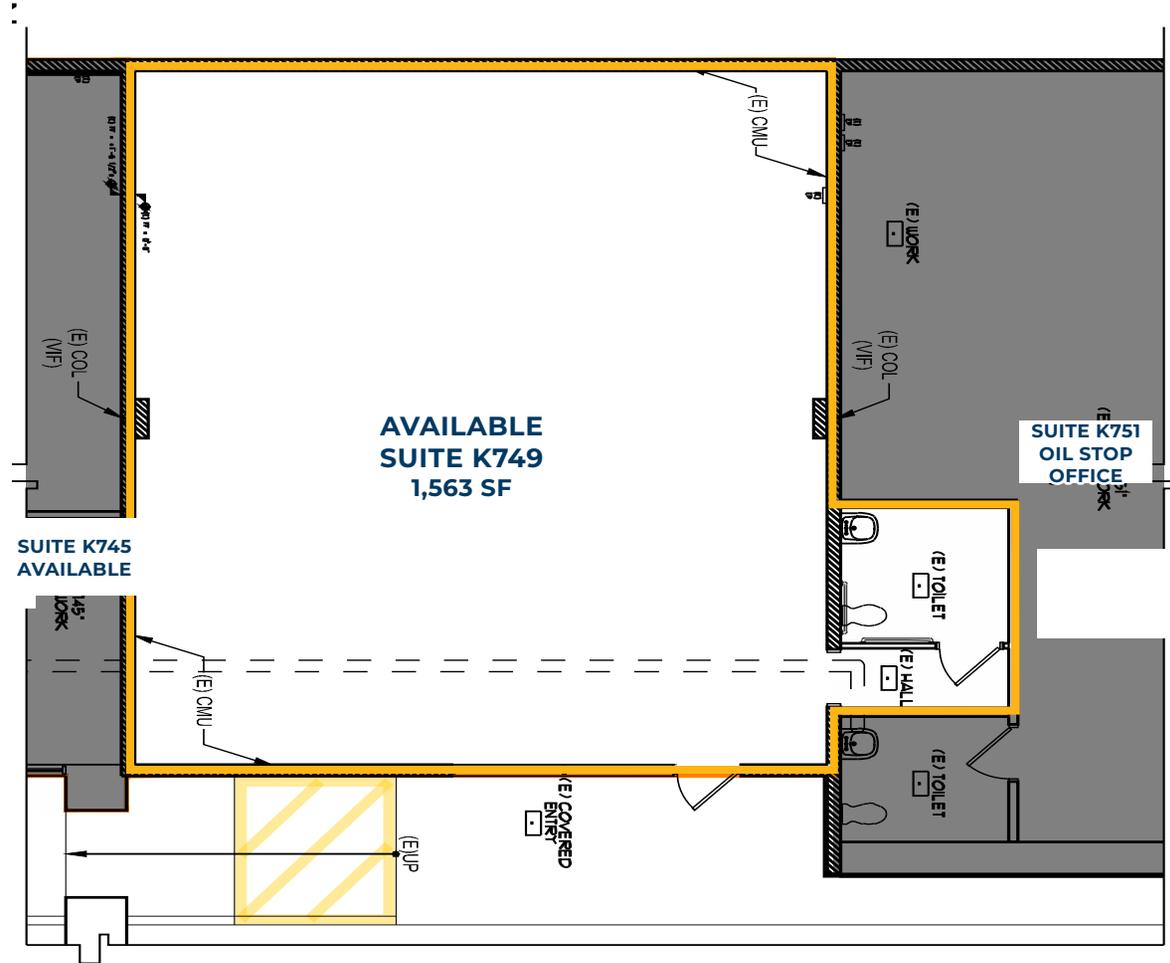


Interior

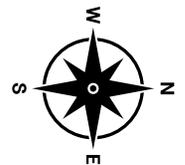


Interior

SUITE K749



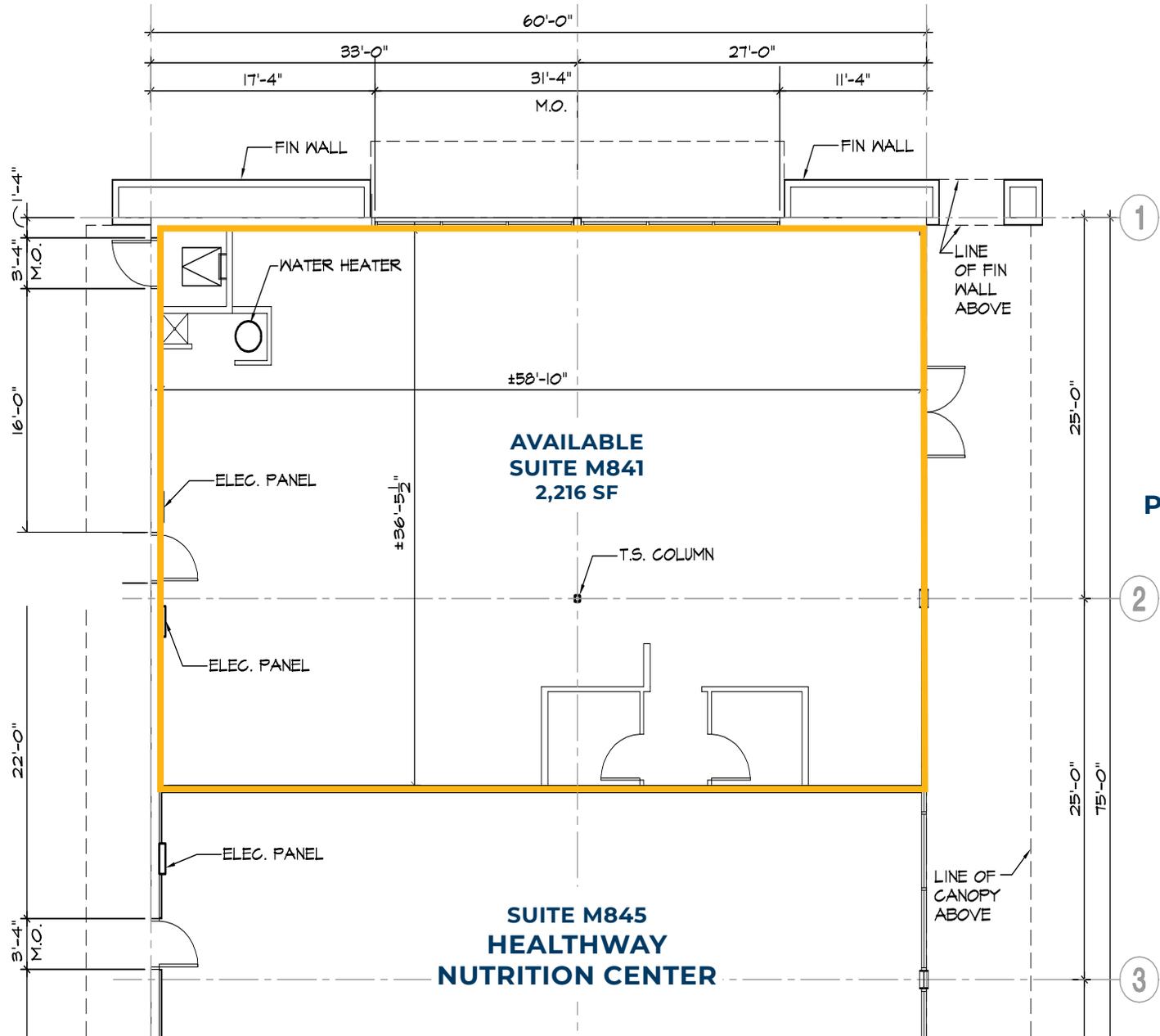
PARKING





PLANS: M841

SUITE M841



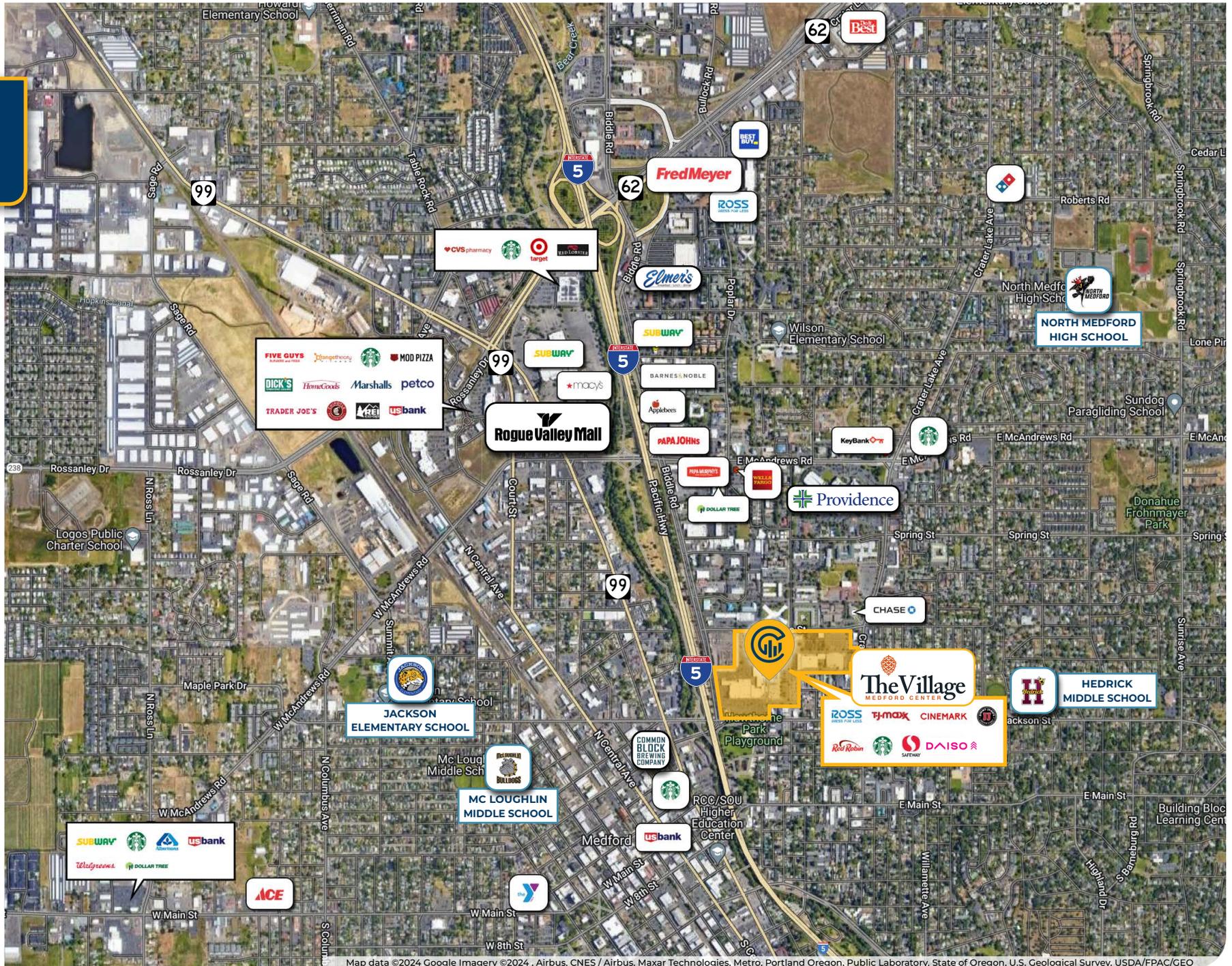


SITE AERIAL MAP





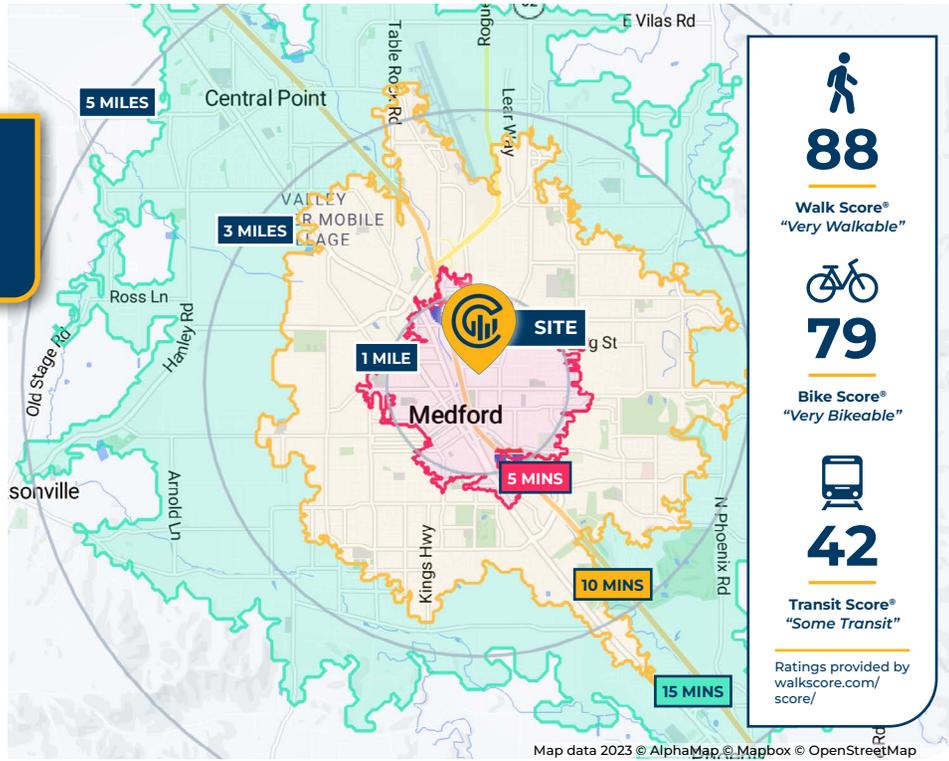
LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/CEO



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|----------|----------|----------|
| 2024 Estimated Population | 14,677 | 83,828 | 119,852 |
| 2029 Projected Population | 14,246 | 81,532 | 116,771 |
| 2020 Census Population | 14,641 | 85,544 | 121,835 |
| 2010 Census Population | 13,967 | 76,410 | 108,691 |
| Projected Annual Growth 2024 to 2029 | -0.6% | -0.5% | -0.5% |
| Historical Annual Growth 2010 to 2024 | 0.4% | 0.7% | 0.7% |
| Households & Income | | | |
| 2024 Estimated Households | 6,373 | 33,841 | 48,847 |
| 2024 Est. Average HH Income | \$67,254 | \$90,766 | \$97,470 |
| 2024 Est. Median HH Income | \$53,657 | \$70,241 | \$74,410 |
| 2024 Est. Per Capita Income | \$29,541 | \$36,830 | \$39,882 |
| Businesses | | | |
| 2024 Est. Total Businesses | 1,975 | 5,222 | 6,852 |
| 2024 Est. Total Employees | 14,241 | 38,632 | 48,282 |

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 11/2024, TIGER Geography - RS1

KAREN BUSTEED

Senior Vice President | Capacity Commercial Group
503-380-8448 | kbusteed@capacitycommercial.com

TAYLOR DUNN

Broker | Pulver & Leever Real Estate Company
541-255-5953 | taylordunn@pulverandleever.com

WILLIAM 'JEREMY' LEEVER

Principal Broker | Pulver & Leever Real Estate Company
541-554-7828 | jeremyleever@pulverandleever.com

