

# 1841 E BARNETT RD

MEDFORD, OR



FOR SALE • FOR LEASE • GROUND LEASE • BUILD-TO-SUIT

## LOCATION

1841 E Barnett Road  
Eugene, OR 97504

## LOT SIZE

0.62 Acres | 27,007 SF

## ECONOMICS

Please call for details

## TRAFFIC COUNTS

Barnett Road – 28,829 ADT ('22)  
Highland Drive – 19,588 ADT ('22)  
Interstate 5 – 53,944 ADT ('22)

## HIGHLIGHTS

- Join BestMed Urgent Care in this new building (under construction) in Medford, Oregon.
- Centrally located off I-5 on Barnett Road.
- Nearby retailers include Fred Meyer, Walmart Supercenter, WinCo, Harbor Freight Tools and Asante Rogue Regional Medical Center.

## ZONING

C-C/FTC (Community Commercial, Frequent Transit Corridor)

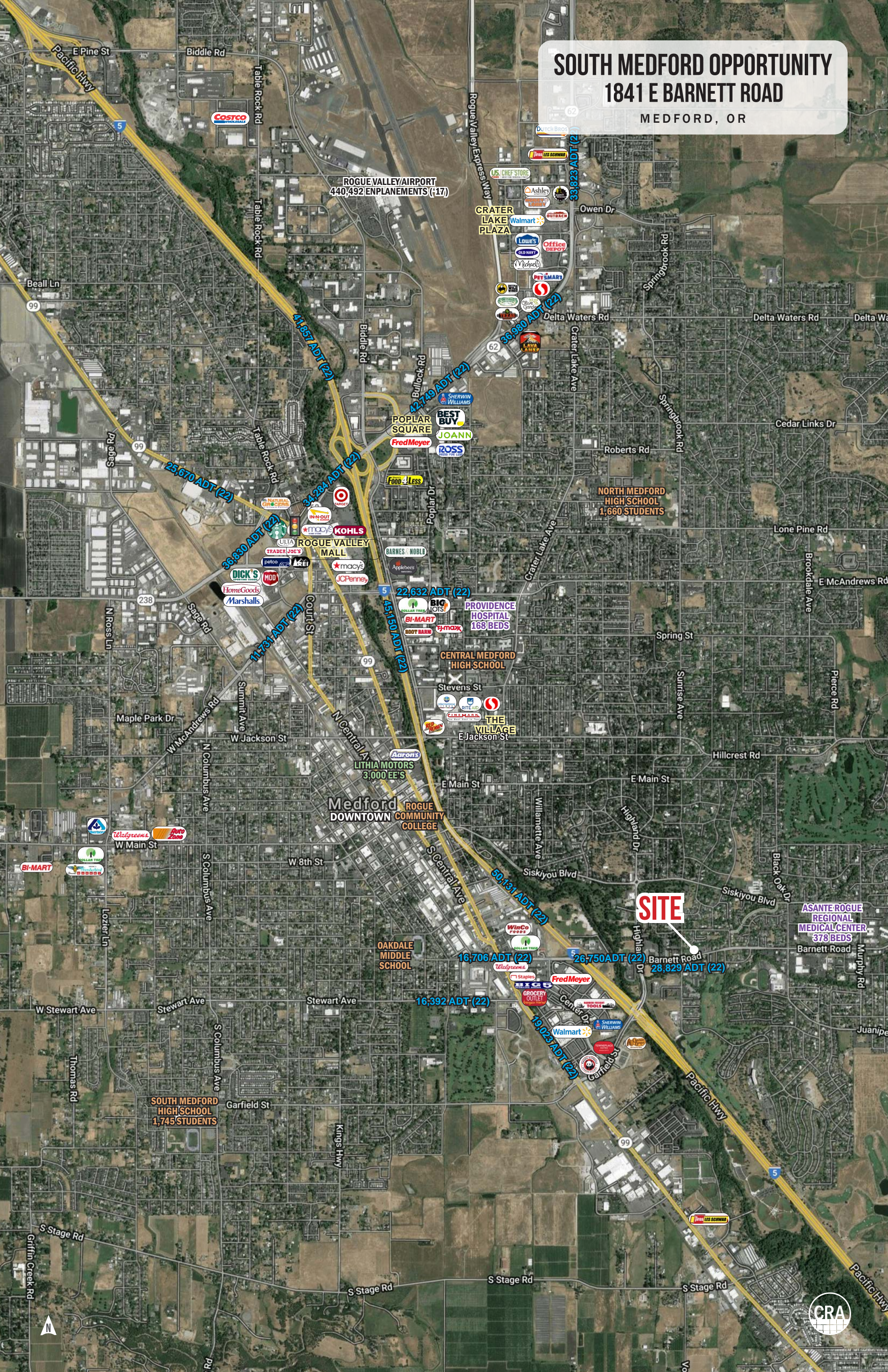


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**SOUTH MEDFORD OPPORTUNITY**  
**1841 E BARNETT ROAD**  
MEDFORD, OR





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MEDFORD, OR



**ASANTE ROGUE  
REGIONAL  
MEDICAL CENTER  
378 BEDS**

# SITE

the HUMAN BEAN

**21,140 ADT (22)** Barnett Rd

**28,912 ADT (22)**

**26,750 ADT (22)**

**Fred Meyer**



**VALLEY**  
IMMEDIATE CARE

**ST MARY'S  
SCHOOL**

lton  
arden Inn



**HOMewood  
SUITES™**  
Hilton

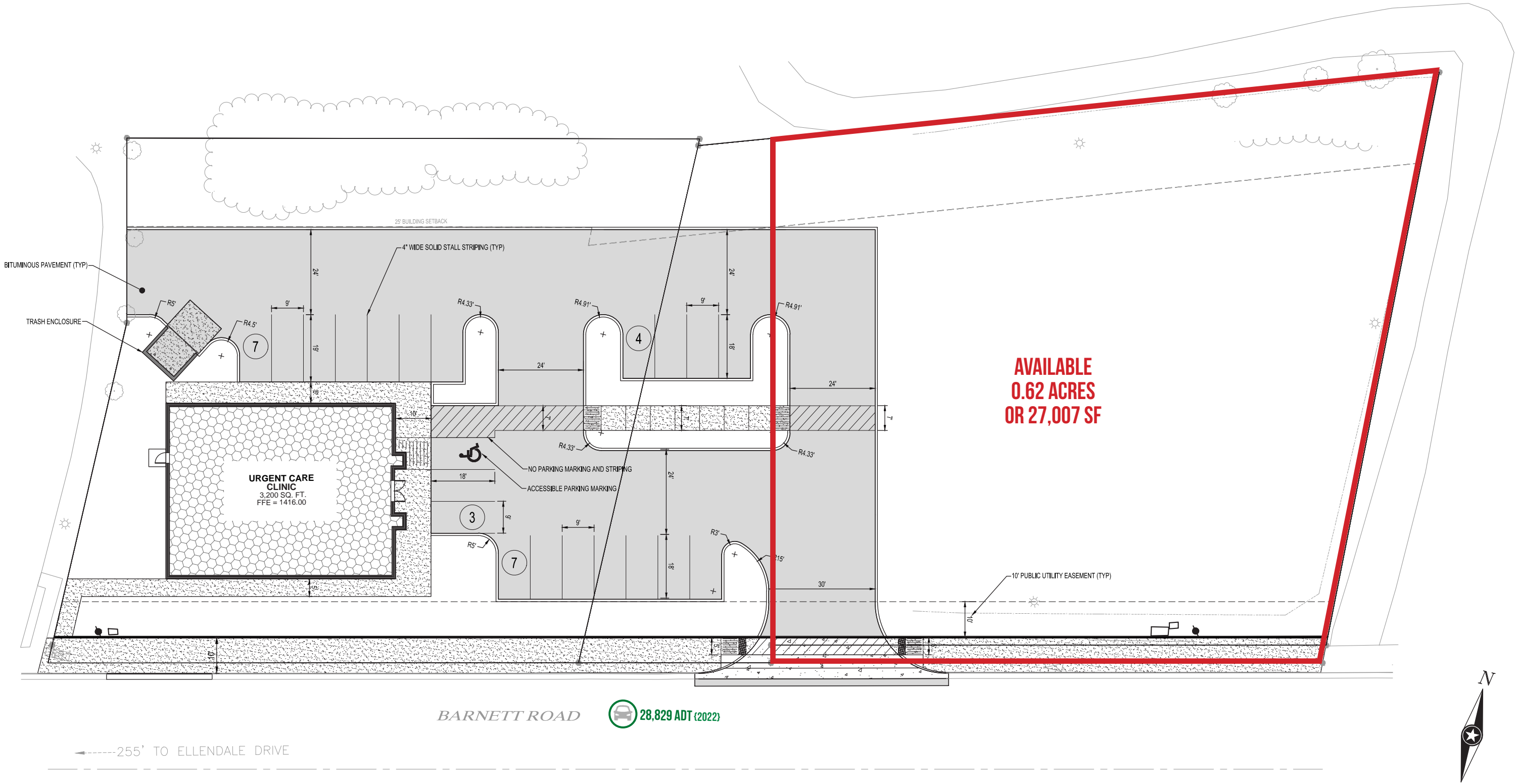
Walmart 

43,558 ADT (22)



SITE PLAN

SOUTH MEDFORD OPPORTUNITY  
1841 E BARNETT ROAD  
MEDFORD, OR



# SOUTH MEDFORD OPPORTUNITY

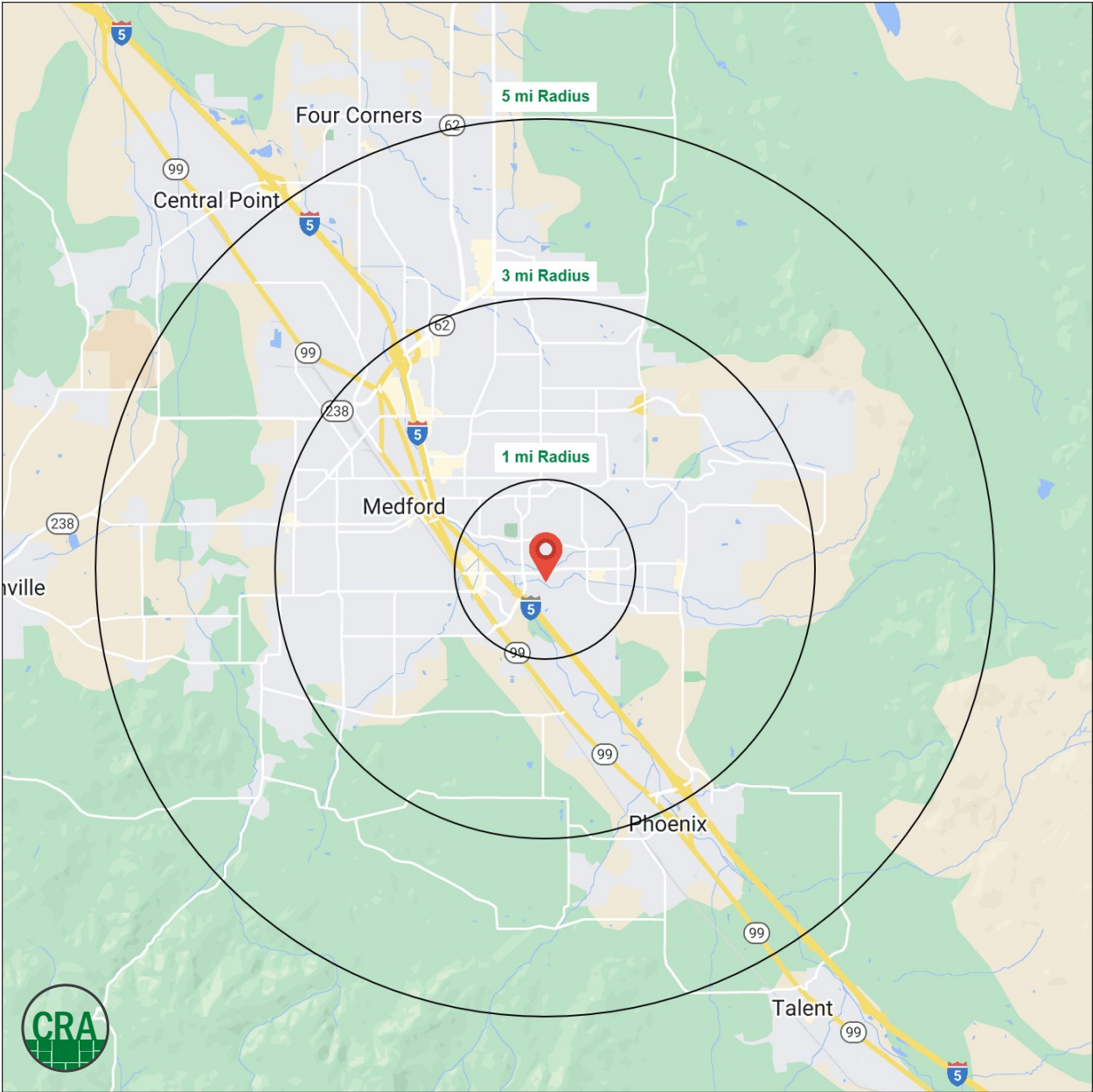
## 1841 E BARNETT ROAD

### DEMOGRAPHIC SUMMARY

MEDFORD, OR

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	9,456	75,160	108,558
Estimated Households	3,950	29,577	42,745
Average HH Income	\$102,130	\$95,880	\$96,275
Median Home Value	\$378,073	\$356,002	\$357,355
Daytime Demographics 16+	9,327	58,508	83,859

**41.4**  
Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3163/-122.8445

1841 E Barnett Rd Medford, OR 97504	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	9,456	75,160	108,558
2028 Projected Population	8,621	69,692	101,787
2020 Census Population	9,636	74,586	107,811
2010 Census Population	8,367	66,583	96,178
Projected Annual Growth 2023 to 2028	-1.8%	-1.5%	-1.2%
Historical Annual Growth 2010 to 2023	1.0%	1.0%	1.0%
2023 Median Age	49.1	41.4	41.1
<b>Households</b>			
2023 Estimated Households	3,950	29,577	42,745
2028 Projected Households	3,734	28,385	41,512
2020 Census Households	4,256	30,132	43,182
2010 Census Households	3,692	27,311	38,979
Projected Annual Growth 2023 to 2028	-1.1%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2023	0.5%	0.6%	0.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	84.1%	79.1%	79.4%
2023 Estimated Black or African American	1.0%	1.6%	1.4%
2023 Estimated Asian or Pacific Islander	2.4%	2.5%	2.4%
2023 Estimated American Indian or Native Alaskan	0.8%	1.1%	1.1%
2023 Estimated Other Races	11.6%	15.8%	15.7%
2023 Estimated Hispanic	13.1%	18.2%	18.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$102,130	\$95,880	\$96,275
2023 Estimated Median Household Income	\$74,357	\$69,479	\$70,837
2023 Estimated Per Capita Income	\$42,866	\$37,964	\$38,105
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.5%	2.7%
2023 Estimated Some High School (Grade Level 9 to 11)	4.4%	5.6%	5.5%
2023 Estimated High School Graduate	21.1%	25.8%	26.1%
2023 Estimated Some College	22.7%	26.4%	27.1%
2023 Estimated Associates Degree Only	8.1%	9.1%	9.0%
2023 Estimated Bachelors Degree Only	28.5%	19.6%	18.8%
2023 Estimated Graduate Degree	13.8%	11.0%	10.7%
<b>Business</b>			
2023 Estimated Total Businesses	698	4,393	6,257
2023 Estimated Total Employees	5,375	30,342	44,401
2023 Estimated Employee Population per Business	7.7	6.9	7.1
2023 Estimated Residential Population per Business	13.5	17.1	17.3

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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