

FOR LEASE

Medford Retail Corner

Medford, Oregon



Location:

McAndrews Rd. &
Biddle Rd, Medford, OR

Available Space:

6,000 SF
(divisible to 1,500 SF)

Comments:

- 100% retail corner in Medford
- Prominent end cap of freestanding building.
- Monument electronic reader board signage available with over 50,000 impressions daily
- Strong regional co-tenancy in the immediate area including Barnes & Noble, TJ Maxx and Toys 'R Us.



Traffic Count:

McAndrews 21,900 ADT (08)
Biddle 18,900 ADT (08)

Demographics:

	1 Mile	3 Mile	5 Mile
Est. Population 2010	11,747	71,852	105,400
Population Forecast 2015	11,849	73,814	109,543
2010 Average HH Income	\$41,827	\$55,614	\$58,814
Employees	12,117	45,889	62,559

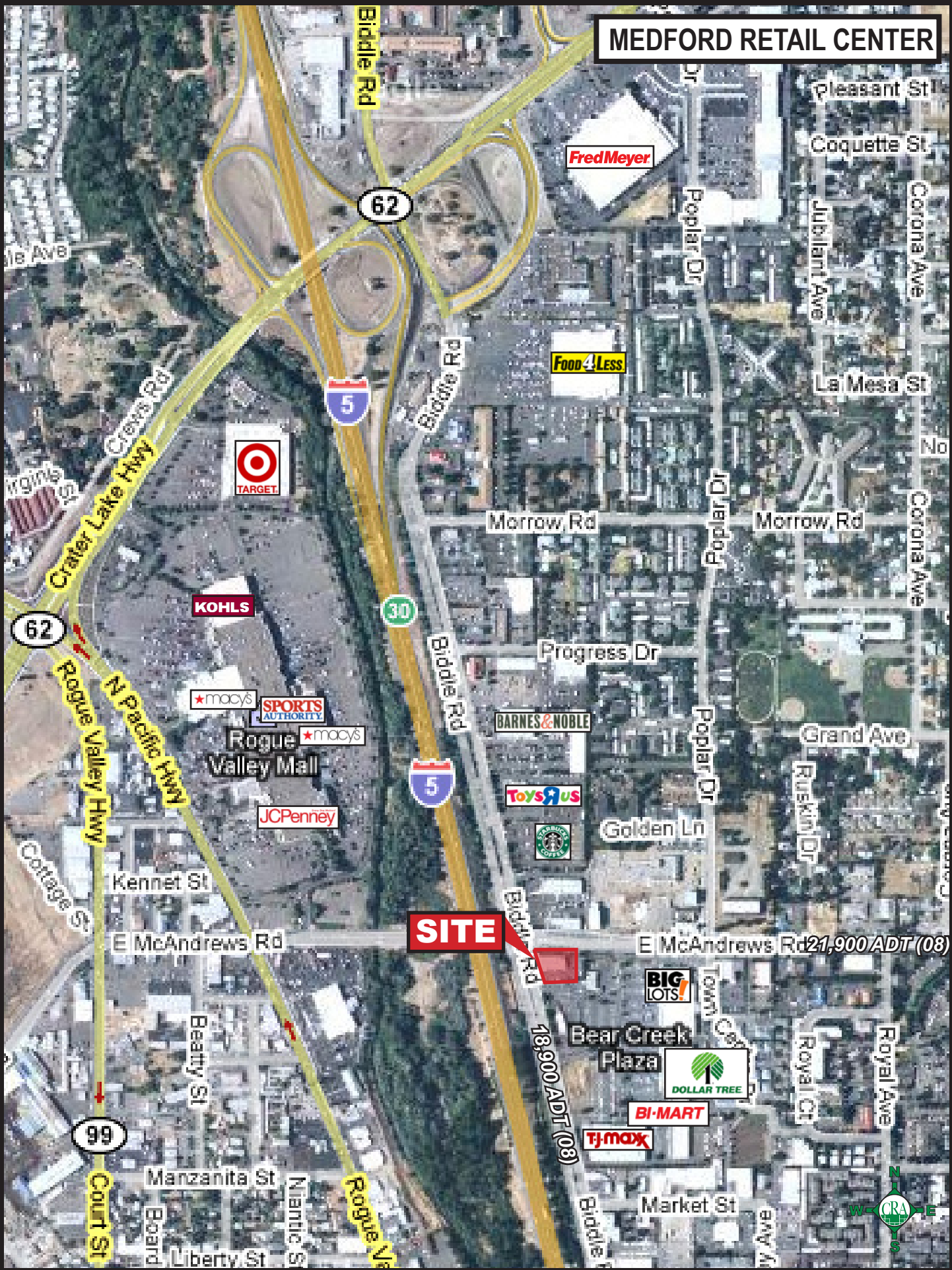
Source: Regis - SitesUSA

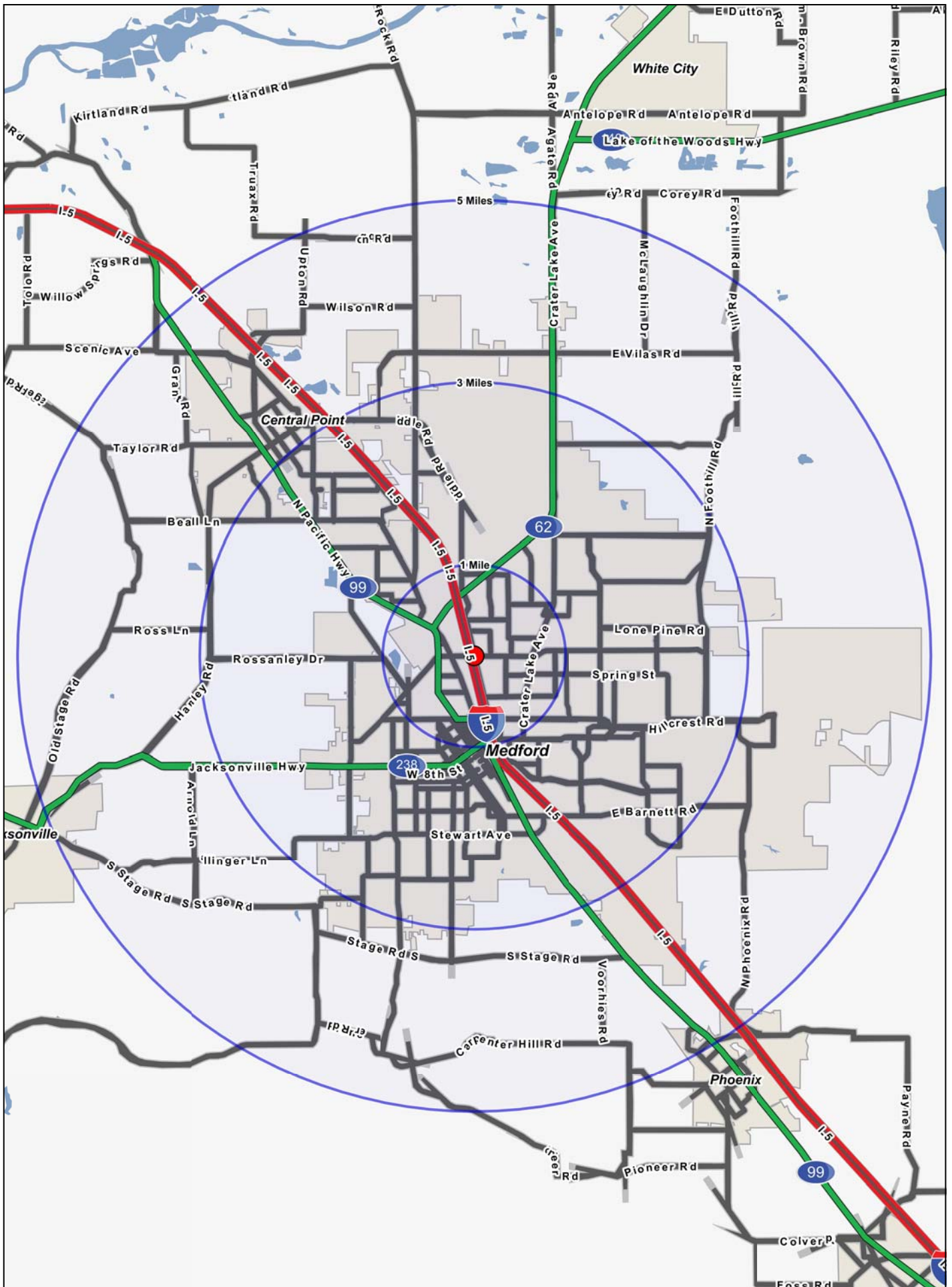


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MEDFORD RETAIL CENTER





FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.34115/-122.8728

Mcandrews Rd & Biddle Rd

Medford, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	11,747	71,852	105,400
	2015 Projected Population	11,849	73,814	109,543
	2000 Census Population	11,667	66,099	93,018
	1990 Census Population	9,597	51,553	72,425
	Historical Annual Growth 1990 to 2010	1.1%	2.0%	2.3%
	Projected Annual Growth 2010 to 2015	0.2%	0.5%	0.8%
HOUSEHOLDS	2010 Est. Households	5,200	29,488	43,269
	2015 Proj. Households	5,226	30,153	44,769
	2000 Census Households	4,935	25,981	36,594
	1990 Census Households	4,192	20,601	28,728
	Historical Annual Growth 1990 to 2010	1.2%	2.2%	2.5%
	Projected Annual Growth 2010 to 2015	0.1%	0.5%	0.7%
AGE	2010 Est. Population 0 to 9 Years	12.9%	13.4%	12.9%
	2010 Est. Population 10 to 19 Years	11.0%	12.2%	12.1%
	2010 Est. Population 20 to 29 Years	18.3%	13.5%	12.5%
	2010 Est. Population 30 to 44 Years	17.7%	18.6%	17.9%
	2010 Est. Population 45 to 59 Years	15.3%	18.5%	19.2%
	2010 Est. Population 60 to 74 Years	12.5%	14.6%	15.8%
	2010 Est. Population 75 Years Plus	12.4%	9.1%	9.6%
	2010 Est. Median Age	36.9	38.1	39.9
MARITAL STATUS & SEX	2010 Est. Male Population	47.1%	48.1%	48.0%
	2010 Est. Female Population	52.9%	51.9%	52.0%
	2010 Est. Never Married	27.1%	21.1%	20.3%
	2010 Est. Now Married	38.3%	53.6%	55.5%
	2010 Est. Separated or Divorced	23.9%	17.7%	16.5%
	2010 Est. Widowed	10.7%	7.6%	7.7%
INCOME	2010 Est. HH Income \$200,000 or More	1.0%	1.5%	1.7%
	2010 Est. HH Income \$150,000 to \$199,999	1.6%	2.2%	2.3%
	2010 Est. HH Income \$100,000 to \$149,999	2.8%	6.5%	7.7%
	2010 Est. HH Income \$75,000 to \$99,999	4.6%	10.6%	11.5%
	2010 Est. HH Income \$50,000 to \$74,999	17.0%	20.8%	21.1%
	2010 Est. HH Income \$35,000 to \$49,999	16.2%	16.8%	16.5%
	2010 Est. HH Income \$25,000 to \$34,999	14.6%	12.9%	12.8%
	2010 Est. HH Income \$15,000 to \$24,999	18.9%	14.6%	13.7%
	2010 Est. HH Income \$0 to \$14,999	23.3%	14.2%	12.7%
	2010 Est. Average Household Income	\$41,827	\$55,614	\$58,814
	2010 Est. Median HH Income	\$30,982	\$44,446	\$47,358
	2010 Est. Per Capita Income	\$21,159	\$23,757	\$24,909
	2010 Est. Number of Businesses	1,288	4,212	5,749
	2010 Est. Total Number of Employees	12,117	45,889	62,559

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	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	85.6%	89.1%	90.1%
	2010 Est. Black Population	1.3%	0.8%	0.7%
	2010 Est. Asian & Pacific Islander	2.0%	1.8%	1.7%
	2010 Est. American Indian & Alaska Native	1.3%	1.1%	1.1%
	2010 Est. Other Races Population	9.7%	7.2%	6.4%
HISPANIC	2010 Est. Hispanic Population	2,220	9,376	12,043
	2010 Est. Hispanic Population Percent	18.9%	13.0%	11.4%
	2015 Proj. Hispanic Population Percent	21.4%	14.7%	12.9%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	7,806	48,834	72,898
	2010 Est. Elementary (0 to 8)	7.3%	4.3%	3.8%
	2010 Est. Some High School (9 to 11)	10.5%	8.7%	8.3%
	2010 Est. High School Graduate (12)	33.4%	31.1%	30.7%
	2010 Est. Some College (13 to 16)	26.6%	27.5%	27.6%
	2010 Est. Associate Degree Only	6.9%	7.6%	7.7%
	2010 Est. Bachelor Degree Only	10.5%	14.5%	15.1%
	2010 Est. Graduate Degree	4.8%	6.4%	6.9%
HOUSING	2010 Est. Total Housing Units	5,599	31,235	45,872
	2010 Est. Owner Occupied Percent	24.3%	52.3%	56.1%
	2010 Est. Renter Occupied Percent	68.6%	42.1%	38.3%
	2010 Est. Vacant Housing Percent	7.1%	5.6%	5.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.3%	2.5%	3.3%
	2000 Homes Built 1995 to 1998	4.8%	9.6%	10.9%
	2000 Homes Built 1990 to 1994	11.1%	11.2%	11.0%
	2000 Homes Built 1980 to 1989	14.6%	13.5%	13.8%
	2000 Homes Built 1970 to 1979	24.2%	21.0%	21.1%
	2000 Homes Built 1960 to 1969	16.4%	13.5%	14.1%
	2000 Homes Built 1950 to 1959	9.8%	11.2%	10.7%
	2000 Homes Built Before 1949	17.8%	17.4%	15.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.8%	0.9%
	2000 Home Value \$400,000 to \$499,999	-	0.5%	0.9%
	2000 Home Value \$300,000 to \$399,999	1.1%	2.1%	3.0%
	2000 Home Value \$200,000 to \$299,999	1.3%	8.7%	10.7%
	2000 Home Value \$150,000 to \$199,999	7.2%	17.5%	19.4%
	2000 Home Value \$100,000 to \$149,999	46.3%	46.3%	44.0%
	2000 Home Value \$50,000 to \$99,999	41.2%	23.2%	20.1%
	2000 Home Value \$25,000 to \$49,999	1.7%	0.5%	0.6%
	2000 Home Value \$0 to \$24,999	1.3%	0.4%	0.3%
	2000 Median Home Value	\$103,907	\$130,250	\$138,138
	2000 Median Rent	\$486	\$523	\$544

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LABOR FORCE	2010 Est. Labor: Population Age 16+	9,517	56,941	84,161
	2010 Est. Civilian Employed	49.9%	55.1%	54.7%
	2010 Est. Civilian Unemployed	11.9%	8.2%	7.8%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	38.2%	36.7%	37.5%
	2010 Labor Force: Males	46.2%	47.4%	47.3%
	2010 Labor Force: Females	53.8%	52.6%	52.7%
OCCUPATION	2000 Occupation: Population Age 16+	4,924	29,477	41,398
	2000 Mgmt, Business, & Financial Operations	9.0%	11.2%	11.7%
	2000 Professional & Related	12.7%	16.3%	16.4%
	2000 Service	22.0%	17.9%	17.0%
	2000 Sales and Office	25.9%	29.0%	29.1%
	2000 Farming, Fishing, and Forestry	2.5%	1.5%	1.4%
	2000 Construction, Extraction, & Maintenance	9.7%	9.5%	9.6%
	2000 Production, Transport, & Material Moving	18.2%	14.7%	14.7%
	2000 Percent White Collar Workers	47.6%	56.5%	57.1%
	2000 Percent Blue Collar Workers	52.4%	43.5%	42.9%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	72.4%	79.2%	79.8%
	2000 Drive to Work in Carpool	15.8%	11.6%	11.3%
	2000 Travel to Work by Public Transportation	0.7%	0.5%	0.5%
	2000 Drive to Work on Motorcycle	-	-	0.1%
	2000 Walk or Bicycle to Work	8.1%	3.9%	3.4%
	2000 Other Means	1.0%	0.8%	0.8%
	2000 Work at Home	2.0%	3.8%	4.1%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	56.3%	53.2%	50.5%
	2000 Travel to Work in 15 to 29 Minutes	34.2%	37.9%	40.5%
	2000 Travel to Work in 30 to 59 Minutes	7.1%	6.4%	6.6%
	2000 Travel to Work in 60 Minutes or More	2.4%	2.5%	2.4%
	2000 Average Travel Time to Work	14.6	14.9	15.0
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$202 M	\$1.38 B	\$2.10 B
	2010 Est. Apparel	\$9.71 M	\$65.7 M	\$100 M
	2010 Est. Contributions & Gifts	\$11.8 M	\$83.4 M	\$128 M
	2010 Est. Education & Reading	\$5.22 M	\$35.2 M	\$53.9 M
	2010 Est. Entertainment	\$11.0 M	\$76.4 M	\$117 M
	2010 Est. Food, Beverages & Tobacco	\$33.8 M	\$225 M	\$341 M
	2010 Est. Furnishings & Equipment	\$8.25 M	\$59.0 M	\$90.6 M
	2010 Est. Health Care & Insurance	\$15.3 M	\$101 M	\$154 M
	2010 Est. Household Operations & Shelter & Utilities	\$60.7 M	\$412 M	\$627 M
	2010 Est. Miscellaneous Expenses	\$3.54 M	\$23.5 M	\$35.7 M
	2010 Est. Personal Care	\$2.98 M	\$20.1 M	\$30.6 M
	2010 Est. Transportation	\$40.1 M	\$278 M	\$424 M

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