

# RETAIL/DEALERSHIP SPACE

**4.24 ACRES FOR LEASE ► MEDFORD, OR**

## LOCATION

3800 S Pacific Hwy | Medford, OR 97501

## AVAILABLE SPACE

**7,344 SF Two Story Main Building**

- Retail area, offices, storage, and shop with three pull through bays.
- Six 16W x 14H doors

**3,300 SF Shop**

- Two 16W x 14H doors

**4.24 AC of land**

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

S Pacific Hwy – 15,773 ADT ('25)

I-5 – 40,361 ADT ('25)

## HIGHLIGHTS

- Strong dealership / industrial opportunity
- Great location on S Pacific Hwy, with easy access from I-5
- Versatile buildings with large doors, offices, storage, and retail areas
- Available now!

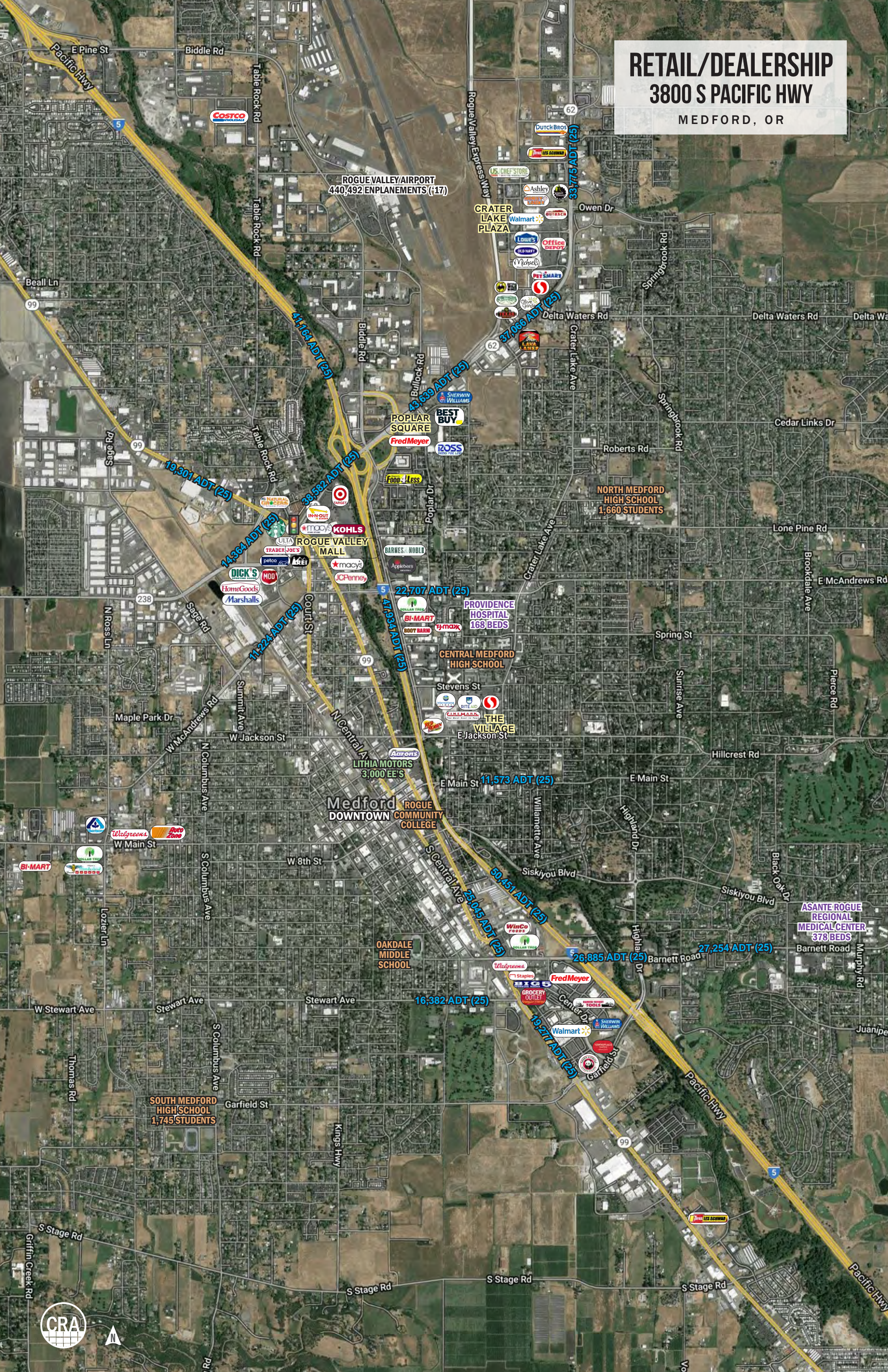


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RETAIL/DEALERSHIP  
3800 S PACIFIC HWY  
MEDFORD, OR



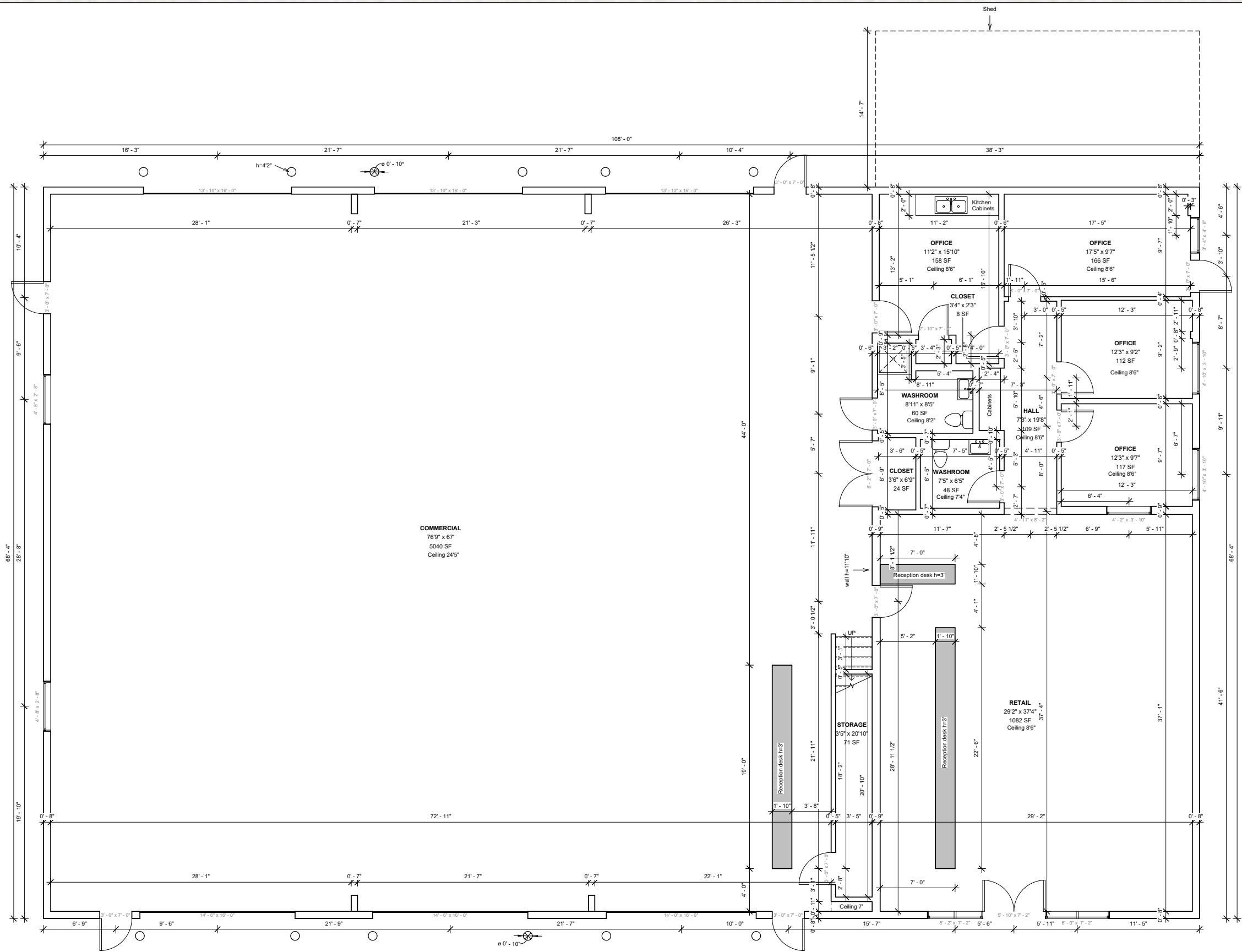
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SITE



SITE PLAN | MAIN BUILDING GROUND FLOOR

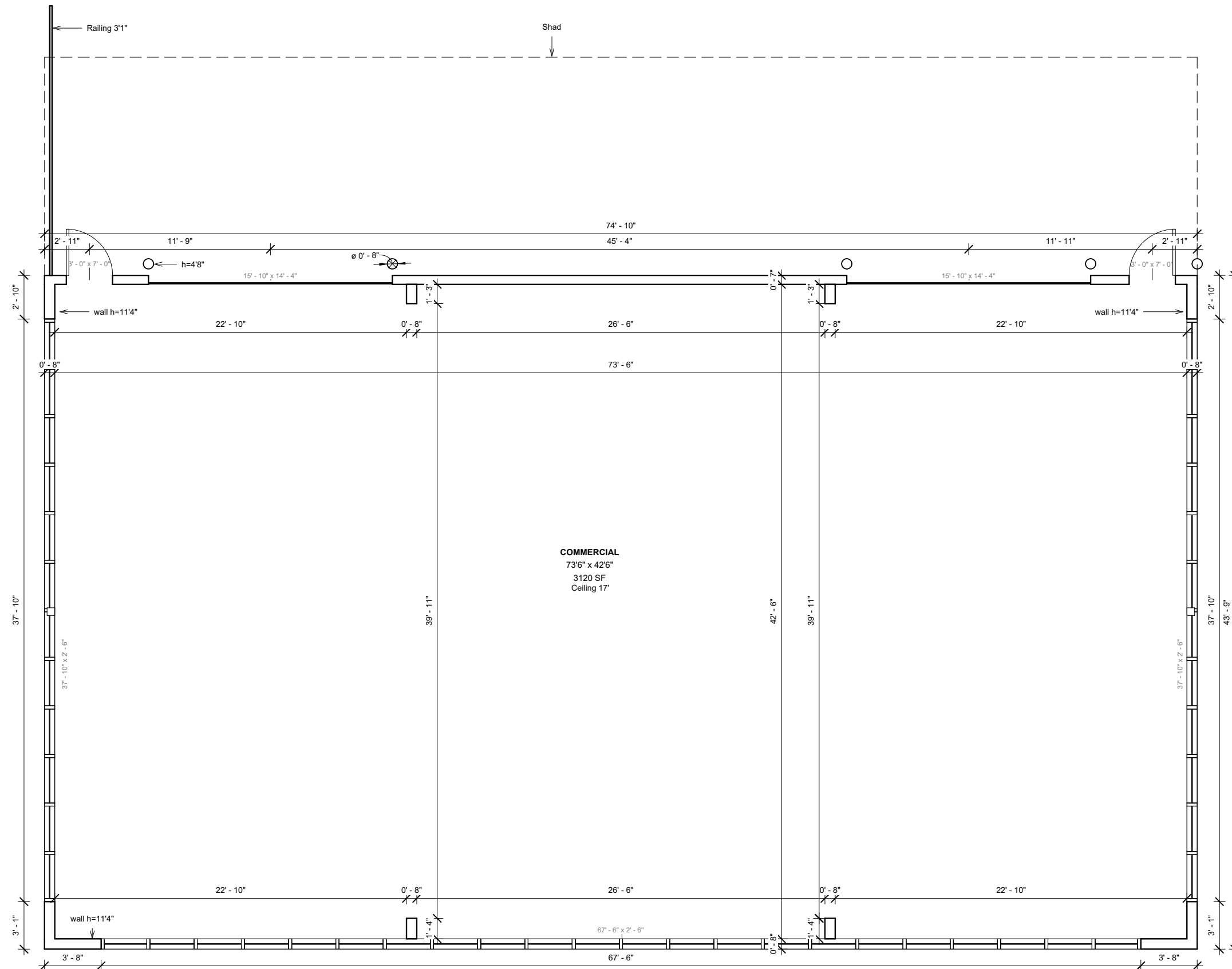
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## SITE PLAN | SHOP BUILDING

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**3800 S PACIFIC HWY**  
**MEDFORD, OR**



RETAIL/DEALERSHIP

3800 S PACIFIC HWY

MEDFORD, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	5,073	26,836	89,621
Estimated Households 2024	2,373	11,842	37,283
Average HH Income	\$62,820	\$101,511	\$97,792
Median Home Value	\$292,446	\$424,505	\$426,698
Daytime Demographics 16+	2,768	20,431	64,615
Median Age	40.3	45.3	41.2

89,621

Estimated Population 2024

5 MILE RADIUS

40.3

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2842/-122.8301

3800 S Pacific Hwy Medford, OR 97501	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	5,073	26,836	89,621
2029 Projected Population	4,878	26,040	87,352
2020 Census Population	5,175	27,255	90,793
2010 Census Population	4,994	24,523	81,478
Projected Annual Growth 2024 to 2029	-0.8%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.1%	0.7%	0.7%
2024 Median Age	40.3	45.3	41.2
Households			
2024 Estimated Households	2,373	11,842	37,283
2029 Projected Households	2,275	11,454	36,220
2020 Census Households	2,332	11,780	36,969
2010 Census Households	2,275	10,636	33,487
Projected Annual Growth 2024 to 2029	-0.8%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	0.3%	0.8%	0.8%
Race and Ethnicity			
2024 Estimated White	75.6%	82.1%	80.5%
2024 Estimated Black or African American	1.2%	1.0%	1.2%
2024 Estimated Asian or Pacific Islander	1.0%	2.3%	2.5%
2024 Estimated American Indian or Native Alaskan	1.2%	0.9%	1.0%
2024 Estimated Other Races	21.0%	13.7%	14.8%
2024 Estimated Hispanic	24.4%	16.2%	17.0%
Income			
2024 Estimated Average Household Income	\$60,873	\$97,443	\$94,451
2024 Estimated Median Household Income	\$54,402	\$73,863	\$71,686
2024 Estimated Per Capita Income	\$28,478	\$43,126	\$39,435
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.2%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	4.6%	5.4%
2024 Estimated High School Graduate	42.1%	28.4%	25.9%
2024 Estimated Some College	28.4%	23.7%	24.0%
2024 Estimated Associates Degree Only	7.8%	8.0%	9.3%
2024 Estimated Bachelors Degree Only	11.0%	21.5%	21.8%
2024 Estimated Graduate Degree	4.5%	12.7%	11.5%
Business			
2024 Estimated Total Businesses	259	1,534	5,013
2024 Estimated Total Employees	1,277	10,495	33,491
2024 Estimated Employee Population per Business	4.9	6.8	6.7
2024 Estimated Residential Population per Business	19.6	17.5	17.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE

*Co-Brokers:*




**Commercial Real Estate Services, Co.**

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