

PIONEER PLAZA



FOR LEASE ► SPRINGFIELD, OR

LOCATION

1805-1891 E Pioneer Parkway, Springfield, OR

AVAILABLE SPACE

3,809 SF former Shari's building, or Shari's Pad
Site available for Ground Lease.

RENTAL RATE

Please contact brokers for details

TRAFFIC COUNTS

Pioneer Parkway – 15,493 ADT ('22)

Q Street – 9,972 ADT ('22)

I-105 (Hwy 126) – 60,396 ADT ('22)

HIGHLIGHTS

- Pioneer Plaza is a well-established shopping center (96,027 SF), anchored by Safeway.
- Located on a high traffic corner with excellent visibility from Pioneer Parkway, Q Street and I-105.
- Abundant on-site parking.
- Co-tenants include: The UPS Store, Oishii Sushi, Great Clips, Jack in the Box and Lakefield Veterinary Group.

AVAILABLE NOW!



PIONEER PLAZA

1805-1891 PIONEER PKWY E
SPRINGFIELD, OR

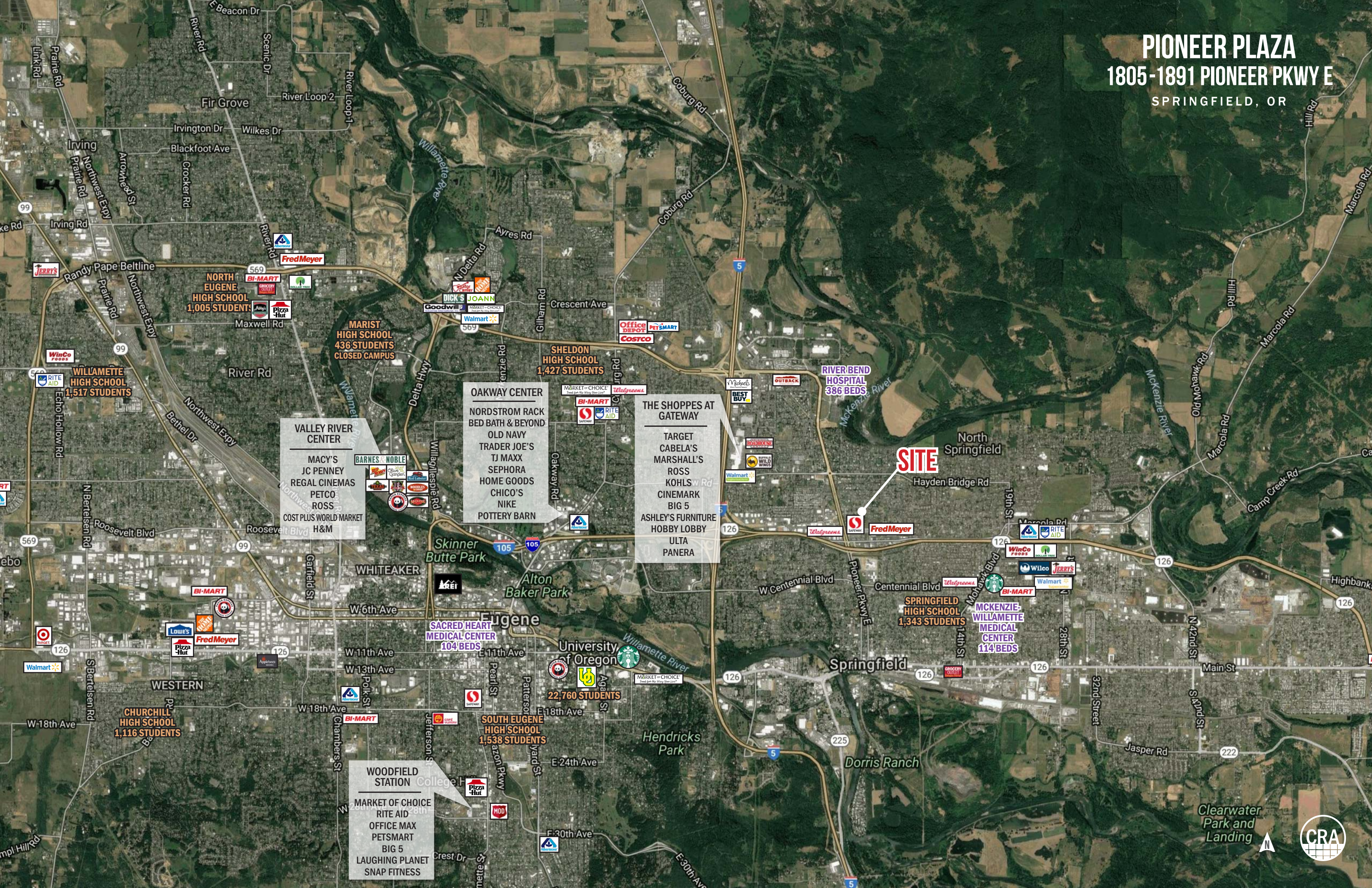
IMAGES



PIONEER PLAZA

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SPRINGFIELD, OR



VALLEY RIVER CENTER

- MACY'S
- JC PENNEY
- REGAL CINEMAS
- PETCO
- ROSS
- COST PLUS WORLD MARKET
- H&M

OAKWAY CENTER

- NORDSTROM RACK
- BED BATH & BEYOND
- OLD NAVY
- TRADER JOE'S
- TJ MAXX
- SEPHORA
- HOME GOODS
- CHICO'S
- NIKE
- POTTERY BARN

THE SHOPPES AT GATEWAY

- TARGET
- CABELA'S
- MARSHALL'S
- ROSS
- KOHL'S
- CINEMARK
- BIG 5
- ASHLEY'S FURNITURE
- HOBBY LOBBY
- ULTA
- PANERA

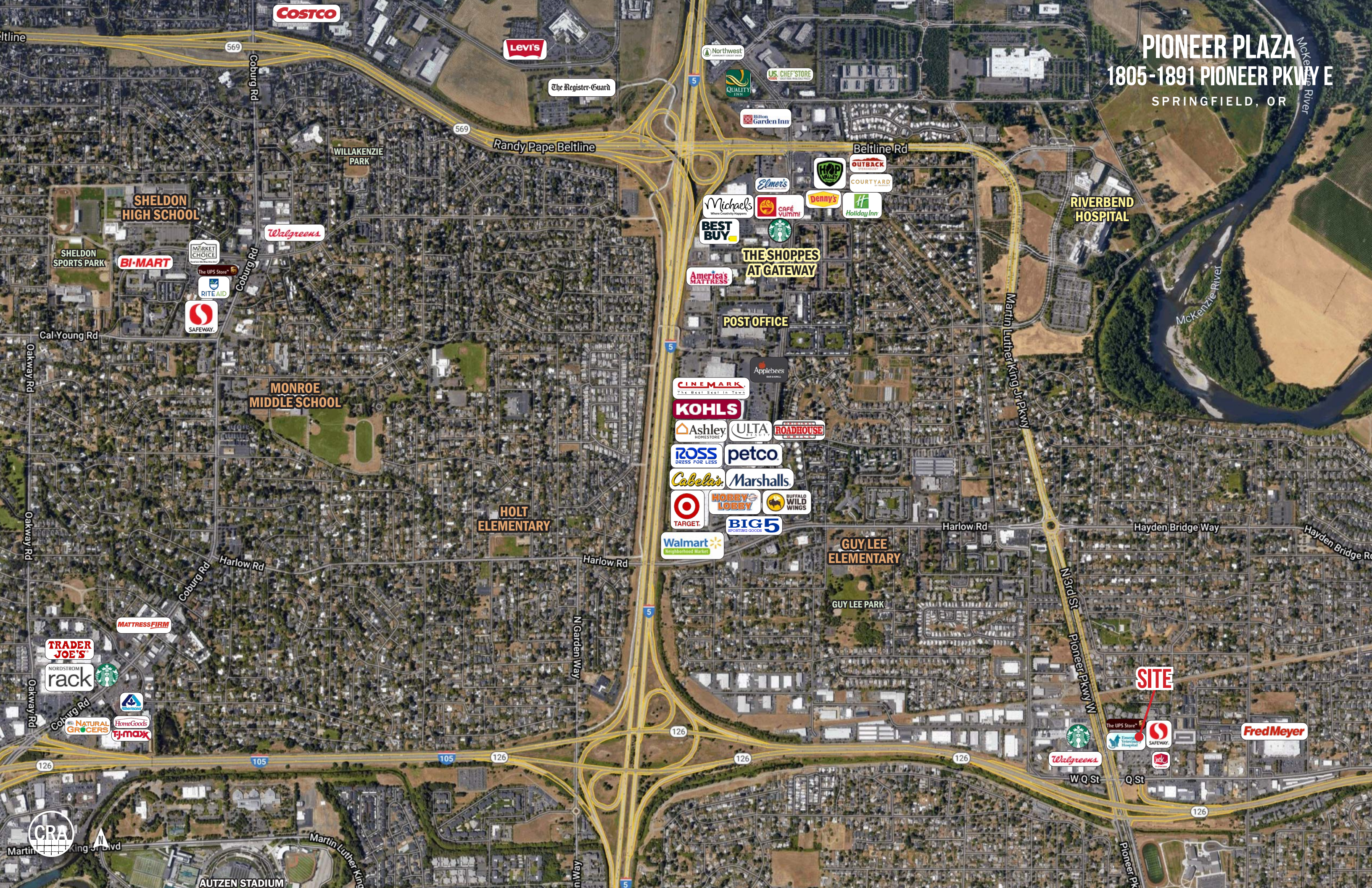
WOODFIELD STATION

- MARKET OF CHOICE
- RITE AID
- OFFICE MAX
- PETSMART
- BIG 5
- LAUGHING PLANET
- SNAP FITNESS



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SPRINGFIELD, OR



COSTCO

Levi's

The Register-Guard

Northwest

QUALITY INN

US CHEF STORE

Hilton Garden Inn

Elmer's

WOP VALLEY

OUTBACK

Denny's

COURTYARD

Holiday Inn

Michael's

CAFE VUMMI

BEST BUY

Starbucks

THE SHOPPES AT GATEWAY

America's MATTRESS

POST OFFICE

Applebees

CINEMARK

KOHL'S

Ashley HOMESTORE

ULTA BEAUTY

ROADHOUSE

ROSS DRESS FOR LESS

petco

Cabela's

Marshalls

TARGET

HOBBY LOBBY

BUFFALO WILD WINGS

BIG 5 SPORTING GOODS

Walmart Neighborhood Market

GUY LEE ELEMENTARY

GUY LEE PARK

MONROE MIDDLE SCHOOL

HOLT ELEMENTARY

SHELDON HIGH SCHOOL

RIVERBEND HOSPITAL

BI-MART

Walgreens

MARKET CHOICE

The UPS Store

RITE AID

SAFeway

MATTRESS FIRM

TRADER JOE'S

NORDSTROM

rack

NATURAL GROCERS

HomeGoods

tj-max

SITE

Walgreens

The UPS Store

SAFeway

Fred Meyer

CRA

AUTZEN STADIUM

SITE PLAN

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SUITE	TENANT	SQ FT
1807	Available	3,809
1811	Bizzy Jeans Donuts	1,392
1813	Pro Nails	1,040
1815	Chicken Bonz	1,800
1817	Oishii Sushi	3,600
1821/1829	Lakefield Veterinary Group	12,478
1833	All American Pet Supplies & Grooming	1,720
1835	Naya's Taqueria	1,400
1839	Six Star Foot Massage	1,400
1843	Mox Valley Games	1,960
1847	Misun Kang, DMD	1,960
1853	Cosmo Prof Beauty Supply	2,376
1859	Dragon Vine	3,926
1863	The UPS Store	1,400
1869	Jazzie's Deli	1,400
1871	Video Game Headquarters	2,240
1873	Great Clips	1,120
1879	Claw City Party Rooms	1,120
1883	Claw City Arcade	1,388
1887	Cigarettes For Less	1,479
1891	Safeway	47,019



■ AVAILABLE
■ OCCUPIED



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



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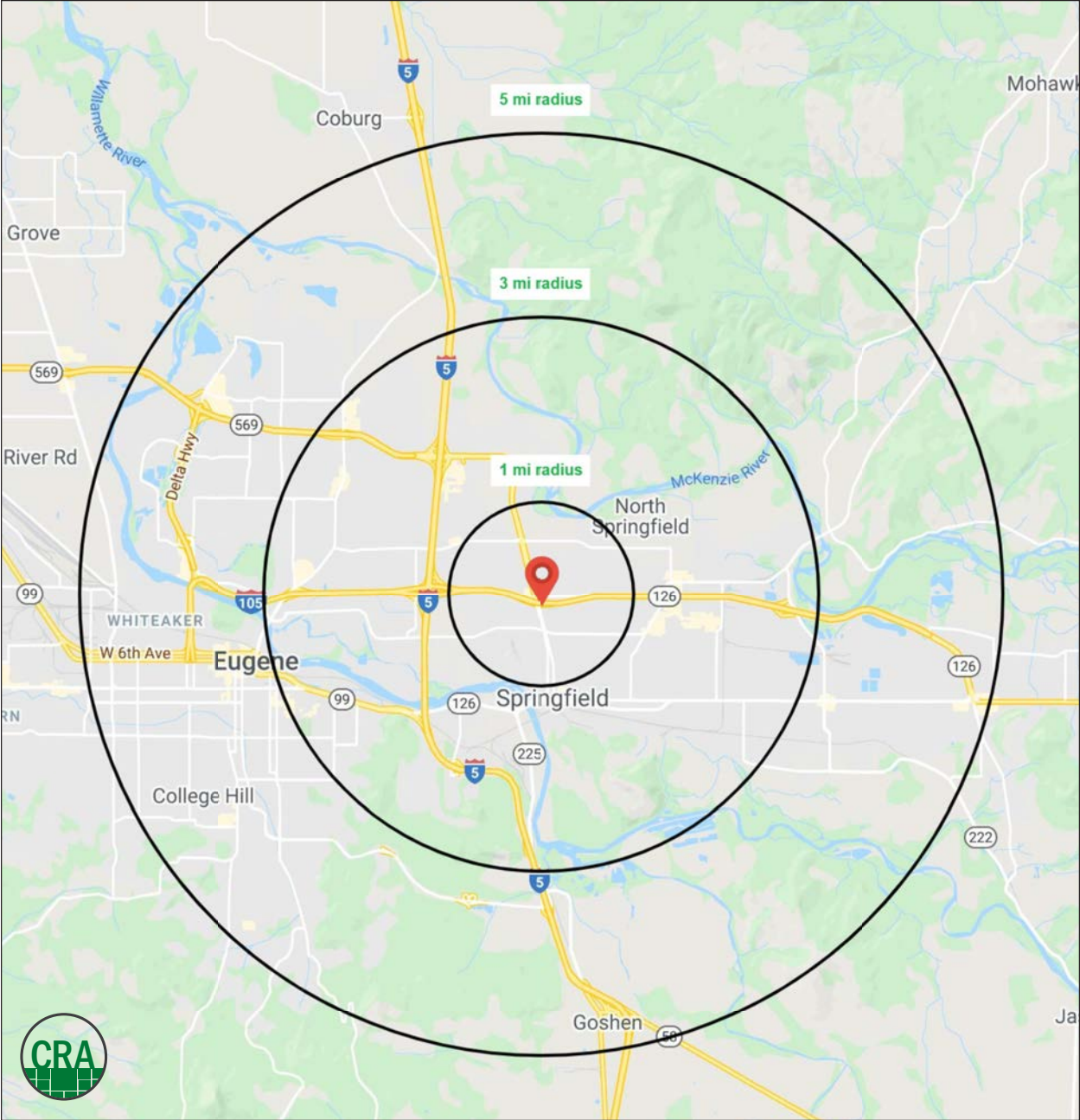
DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	18,359	76,159	167,183
Estimated Households	7,745	31,121	72,747
Average HH Income	\$72,715	\$87,239	\$89,139
Median Home Value	\$384,913	\$428,350	\$454,212
Daytime Demographics 16+	9,570	61,902	138,959

37.6

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: 44.063/-123.0247

1805-1891 Pioneer Pkwy E Springfield, OR 97477	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	18,359	76,159	167,183
2029 Projected Population	17,850	74,588	166,706
2020 Census Population	18,968	77,056	166,018
2010 Census Population	18,390	69,929	151,393
Projected Annual Growth 2024 to 2029	-0.6%	-0.4%	-
Historical Annual Growth 2010 to 2024	-	0.6%	0.7%
2024 Median Age	37.6	36.3	36.8
Households			
2024 Estimated Households	7,745	31,121	72,747
2029 Projected Households	7,654	30,959	74,077
2020 Census Households	7,864	30,865	71,117
2010 Census Households	7,603	28,175	64,828
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	0.4%
Historical Annual Growth 2010 to 2024	0.1%	0.7%	0.9%
Race and Ethnicity			
2024 Estimated White	81.5%	81.1%	81.6%
2024 Estimated Black or African American	1.6%	1.7%	1.7%
2024 Estimated Asian or Pacific Islander	3.0%	4.4%	4.5%
2024 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.8%
2024 Estimated Other Races	12.9%	12.1%	11.4%
2024 Estimated Hispanic	12.5%	11.0%	10.4%
Income			
2024 Estimated Average Household Income	\$72,715	\$87,239	\$89,139
2024 Estimated Median Household Income	\$59,733	\$68,104	\$67,661
2024 Estimated Per Capita Income	\$30,848	\$36,160	\$39,196
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.0%	2.6%
2024 Estimated Some High School (Grade Level 9 to 11)	7.2%	5.5%	4.5%
2024 Estimated High School Graduate	25.5%	22.4%	19.4%
2024 Estimated Some College	29.5%	26.0%	24.5%
2024 Estimated Associates Degree Only	9.9%	9.6%	8.7%
2024 Estimated Bachelors Degree Only	16.2%	19.6%	22.1%
2024 Estimated Graduate Degree	8.8%	14.0%	18.2%
Business			
2024 Estimated Total Businesses	464	3,352	8,992
2024 Estimated Total Employees	3,813	34,923	81,272
2024 Estimated Employee Population per Business	8.2	10.4	9.0
2024 Estimated Residential Population per Business	39.6	22.7	18.6

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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