

PIONEER PLAZA



FOR LEASE ► SPRINGFIELD, OR

LOCATION

1805-1891 E Pioneer Parkway, Springfield, OR

AVAILABLE SPACE

- 1,960 SF

RENTAL RATE

\$20.00/SF/YR, NNN

Tenant improvement allowance negotiable

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, T-Mobile, Oishii Sushi, Great Clips, Jack in the Box, Lakefield Veterinary Group and Shari's.

TRAFFIC COUNTS

Pioneer Parkway – 21,480 ADT ('18)

Q Street – 14,225 ADT ('18)

I-105 (Hwy 126) – 64,528 ADT ('20)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Gary Surgeon 503.936.1989 | gary@cra-nw.com

Mark Banta 503.758.9573 | mark@cra-nw.com

503.274.0211

www.cra-nw.com

PIONEER PLAZA

1805-1891 PIONEER PKWY E
SPRINGFIELD, OR

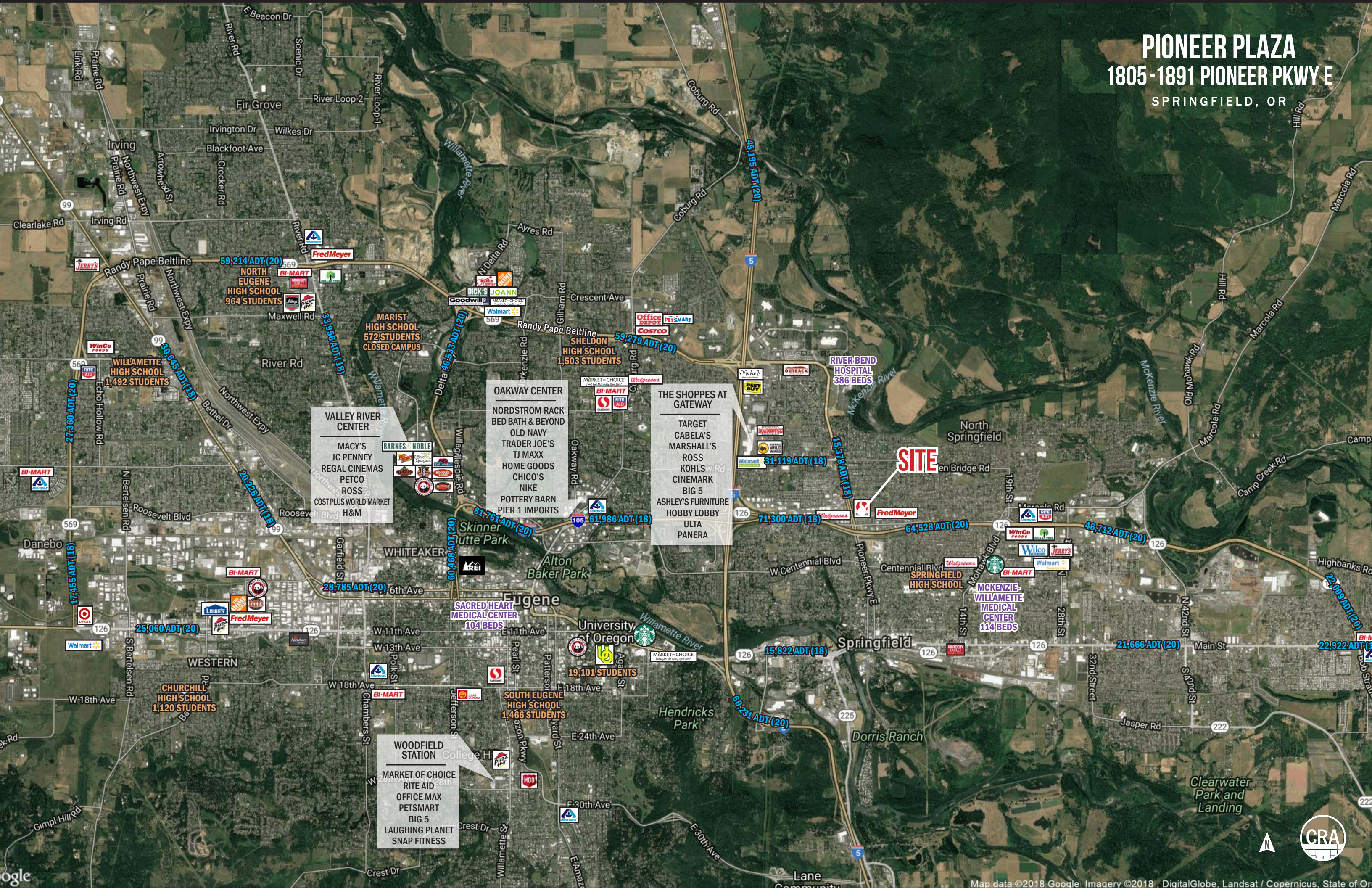
IMAGES



PIONEER PLAZA

1805-1891 PIONEER PKWY E

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
- HOME GOODS
- CHICO'S
- NIKE
- POTTERY BARN
- PIER 1 IMPORTS

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

NORTH EUGENE HIGH SCHOOL
964 STUDENTS

MARIST HIGH SCHOOL
572 STUDENTS
CLOSED CAMPUS

SHELDON HIGH SCHOOL
1,503 STUDENTS

RIVER BEND HOSPITAL
386 BEDS

SACRED HEART MEDICAL CENTER
104 BEDS

MCKENZIE-WILLAMETTE MEDICAL CENTER
114 BEDS

CHURCHILL HIGH SCHOOL
1,120 STUDENTS

SOUTH EUGENE HIGH SCHOOL
1,466 STUDENTS

University of Oregon
19,101 STUDENTS

SPRINGFIELD HIGH SCHOOL

59,214 ADT (20)

33,958 ADT (18)

Delta 46,533 ADT (20)

59,279 ADT (20)

45,195 ADT (20)

30,645 ADT (18)

27,360 ADT (20)

20,226 ADT (18)

61,761 ADT (20)

61,986 ADT (18)

31,119 ADT (18)

71,300 ADT (18)

64,528 ADT (20)

46,712 ADT (20)

25,060 ADT (20)

28,785 ADT (20)

15,822 ADT (18)

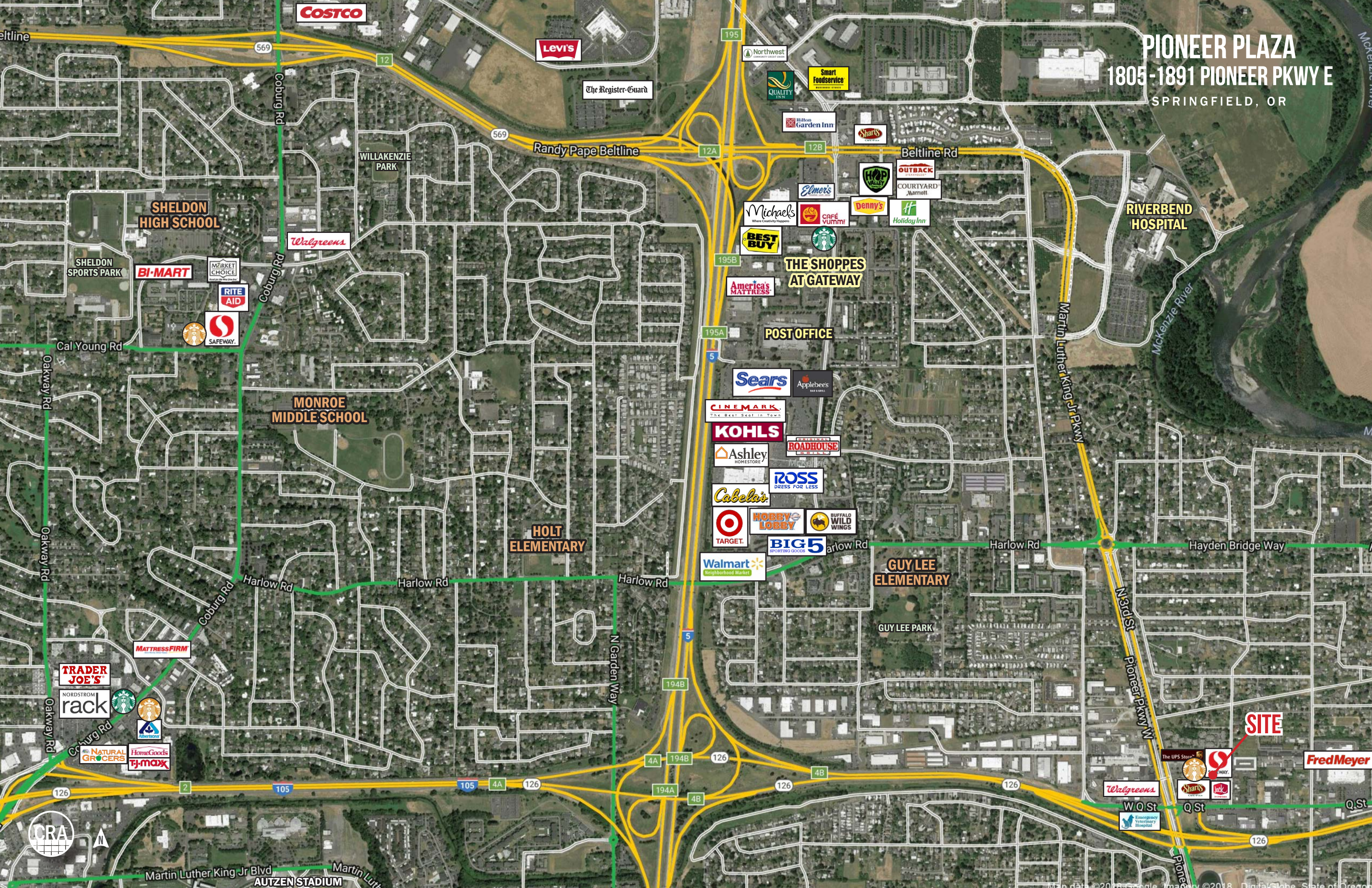
21,666 ADT (20)

22,009 ADT (20)

22,922 ADT (18)

PIONEER PLAZA

1805-1891 PIONEER PKWY E
SPRINGFIELD, OR



COSTCO

Levi's

The Register-Guard

Northwest Community Credit Union

Smart Foodservice

QUALITY INN

Hilton Garden Inn

Shari's

OUTBACK

COURTYARD Marriott

RIVERBEND HOSPITAL

SHELDON HIGH SCHOOL

Walgreens

SHELDON SPORTS PARK

BI-MART

MARKET CHOICE

RITE AID

Starbucks

SAFEWAY

Michaels

CAFE YUMMI!

Denny's

Holiday Inn

BEST BUY

Starbucks

THE SHOPPES AT GATEWAY

America's MATTRESS

POST OFFICE

Sears

Applebee's

CINEMARK

The Best Seat in Town

KOHL'S

Ashley HOMESTORE

ROADHOUSE

ROSS DRESS FOR LESS

Cabela's

TARGET

HOBBY LOBBY

BUFFALO WILD WINGS

Walmart Neighborhood Market

BIG 5 SPORTING GOODS

HOLT ELEMENTARY

GUY LEE ELEMENTARY

GUY LEE PARK

MONROE MIDDLE SCHOOL

Cal Young Rd

Oakway Rd

Harlow Rd

Harlow Rd

Harlow Rd

Harlow Rd

Hayden Bridge Way

MATTRESS FIRM

TRADER JOE'S

NORDSTROM

rack

Starbucks

Starbucks

NATURAL GROCERS

HomeGoods

TJ-MAXX

N Garden Way

N 3rd St

Pioneer Pkwy N

Pioneer Pkwy E

SITE

The UPS Store

Starbucks

Walgreens

Shari's

Starbucks

Fred Meyer

W.Q. St

Q St

126

Martin Luther King Jr Blvd

AUTZEN STADIUM

CRA

SITE PLAN

PIONEER PLAZA
1805-1891 PIONEER PKWY E
 SPRINGFIELD, OR

SUITE	TENANT	SQ FT
1807	Shari's	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	AVAILABLE	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	Bo's Wine Depot	1,120
1883	T-Mobile	1,388
1887	Cigarettes For Less	1,479
1891	Safeway	47,019

 AVAILABLE
 OCCUPIED

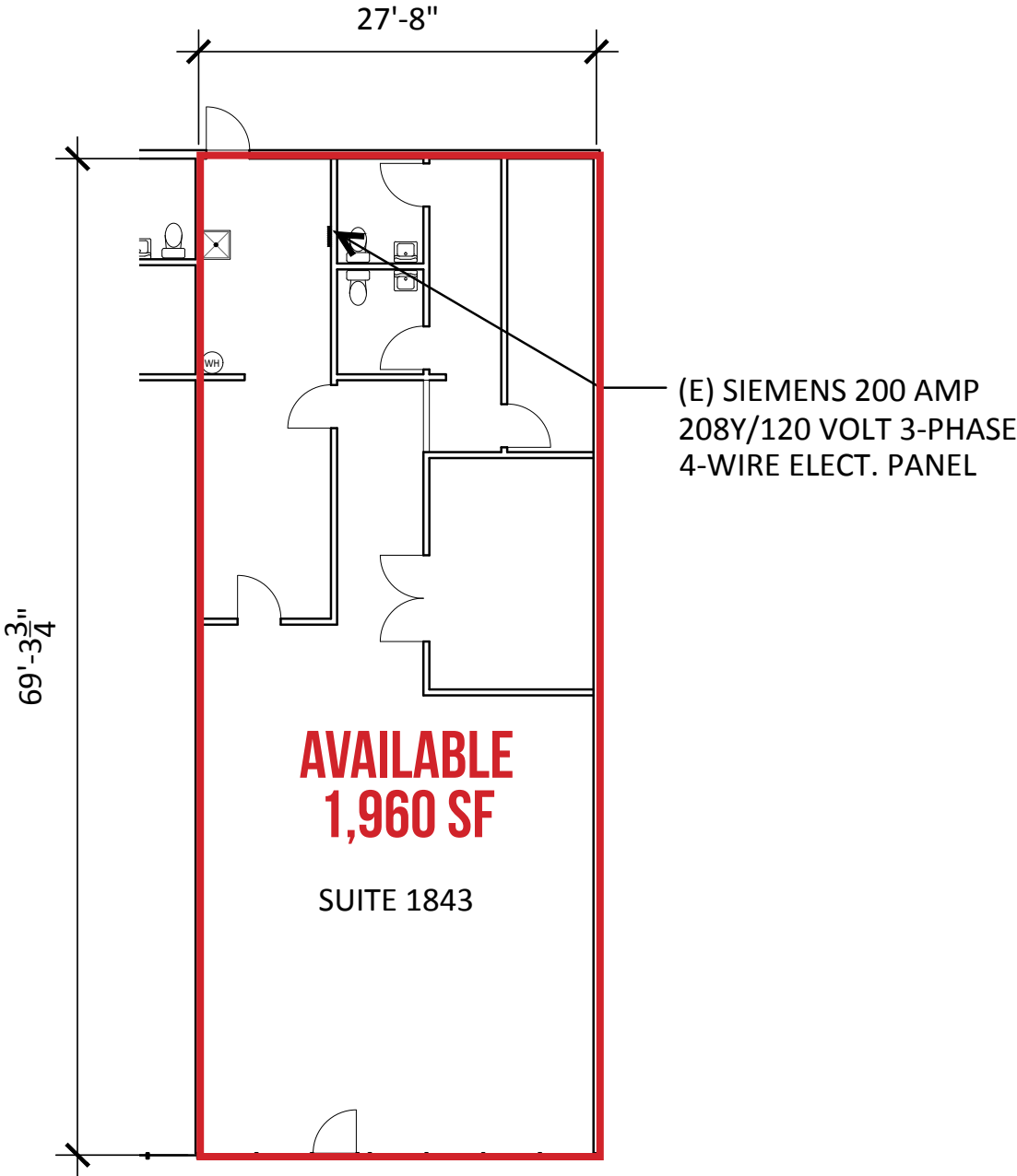


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information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



PIONEER PLAZA
1805-1891 PIONEER PKWY E
SPRINGFIELD, OR

FLOOR PLAN - SUITE 1843



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.



PIONEER PLAZA 1805-1891 PIONEER PKWY E

SPRINGFIELD, OR

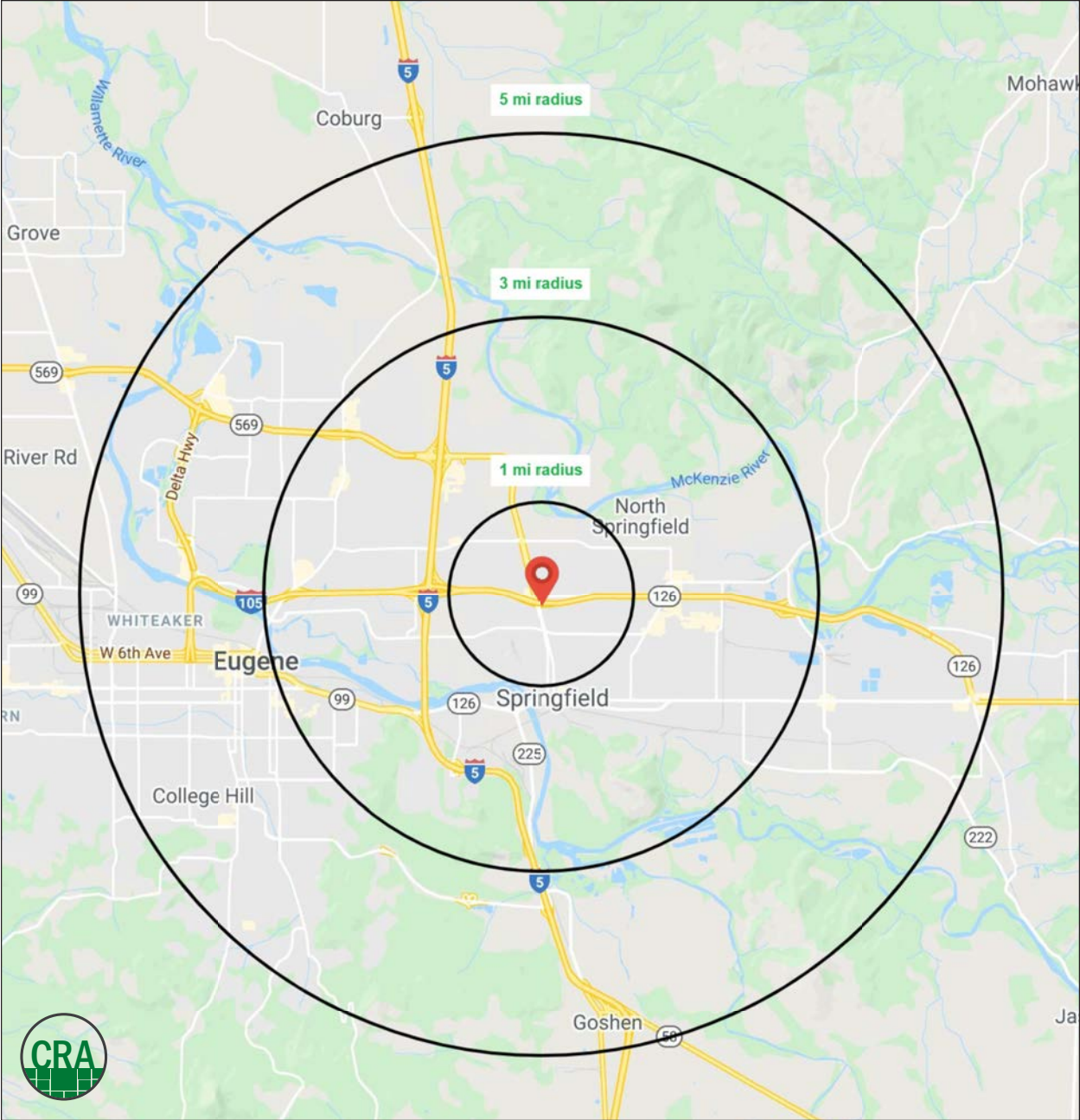
DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	19,485	76,425	167,119
Projected Population 2025	20,215	80,440	176,910
Average HH Income	\$59,112	\$69,813	\$70,863
Median Home Value	\$255,246	\$294,372	\$317,899
Daytime Demographics 16+	10,116	68,051	151,527

36.3

Median Age

1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Lat/Lon: 44.0624/-123.0244

RS1

Pioneer Plaza		1 mi radius	3 mi radius	5 mi radius
Springfield, OR 97477				
POPULATION	2021 Estimated Population	19,485	76,425	167,119
	2026 Projected Population	20,215	80,440	176,910
	2010 Census Population	18,451	69,790	150,681
	2000 Census Population	18,251	63,994	139,906
	Projected Annual Growth 2021 to 2026	0.7%	1.1%	1.2%
	Historical Annual Growth 2000 to 2021	0.3%	0.9%	0.9%
	2021 Median Age	36.3	35.5	36.1
HOUSEHOLDS	2021 Estimated Households	8,068	30,929	71,947
	2026 Projected Households	8,309	32,397	75,687
	2010 Census Households	7,661	28,048	64,535
	2000 Census Households	7,334	25,462	59,204
	Projected Annual Growth 2021 to 2026	0.6%	0.9%	1.0%
	Historical Annual Growth 2000 to 2021	0.5%	1.0%	1.0%
RACE AND ETHNICITY	2021 Estimated White	81.3%	82.0%	82.6%
	2021 Estimated Black or African American	1.8%	2.1%	2.0%
	2021 Estimated Asian or Pacific Islander	2.5%	4.5%	5.0%
	2021 Estimated American Indian or Native Alaskan	1.6%	1.2%	1.1%
	2021 Estimated Other Races	12.9%	10.3%	9.4%
	2021 Estimated Hispanic	16.5%	12.0%	10.6%
INCOME	2021 Estimated Average Household Income	\$59,112	\$69,813	\$70,863
	2021 Estimated Median Household Income	\$50,588	\$54,829	\$54,593
	2021 Estimated Per Capita Income	\$24,578	\$28,737	\$30,942
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.6%	2.1%
	2021 Estimated Some High School (Grade Level 9 to 11)	7.3%	5.4%	4.7%
	2021 Estimated High School Graduate	27.8%	24.2%	20.7%
	2021 Estimated Some College	28.6%	25.9%	25.6%
	2021 Estimated Associates Degree Only	11.6%	10.3%	9.4%
	2021 Estimated Bachelors Degree Only	14.6%	18.3%	21.0%
	2021 Estimated Graduate Degree	7.5%	13.3%	16.5%
BUSINESS	2021 Estimated Total Businesses	433	3,170	8,557
	2021 Estimated Total Employees	3,695	40,015	91,083
	2021 Estimated Employee Population per Business	8.5	12.6	10.6
	2021 Estimated Residential Population per Business	45.0	24.1	19.5

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:

GARY SURGEON 503.936.1989 | gary@cra-nw.com

MARK BANTA 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.