

BEAR CREEK PLAZA



FOR LEASE ► MEDFORD, OR



LOCATION

870-1132 Biddle Rd.
Medford, OR 97504

AVAILABLE SPACE

- 3,156 SF second generation medical space
 - Available with 60 days notice
 - Do not disturb current tenant
- 3,478 SF of flex / storage space with a grade level roll up door
- Drive-thru coffee kiosk pad

RENTAL RATE

Please call for details

TRAFFIC COUNTS

E McAndrews Rd – 20,870 ADT ('25)
Biddle Rd – 19,615 ADT ('25)

HIGHLIGHTS

- Anchored by Bi-Mart, Crunch Fitness, Dollar Tree and Boot Barn
- Fantastic visibility and access from Biddle Rd and McAndrews Rd
- Great location in the center of the Medford Market, with close proximity to other shopping centers, Providence Medical Center, and Interstate 5
- Drive-thru coffee kiosk pad available! Call Broker for details.



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870-1132 BIDDLE RD
MEDFORD, OR

EXTERIOR PHOTOS



BEAR CREEK PLAZA
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E McAndrews Rd 20,870 ADT ('25)

E McAndrews Rd

MATTRESS FIRM CONSUMER CELLULAR

McDonald's

Carl's Jr.

BR BASKIN-ROBBINS PAPA MURPHY'S

WELLS FARGO

Biddle Rd

Wendy's

YAMI

DOLLAR TREE

HEROS AMERICAN CAFE

19,615 ADT ('25)

First Interstate Bank

BI-MART

AVAILABLE 3,478 SF

Town Centre Dr

Royal Ct

Hallmark

SALLY BEAUTY

AMERICA'S BEST CONTACTS & EYEGLASSES

AVAILABLE 3,156 SF

BOOT BARN

CRUNCH NO JUDGEMENTS

OFF THE GRID

DUTCH BROS

Pacific Hwy

Pacific Hwy



SITE PLAN

Suite Tenant

- 830 Mattress Land
- 840 Boot Barn
- 850/860 Crunch Fitness
- 880 Magic Man
- 890 New Adventure Reptile
- 900 AVAILABLE**
- 910 Jacksonville Denture Clinic
- 930 America's Best Contacts & Eyeglasses
- 940 Purple Parrot
- 950 Sally Beauty
- 960 Hallmark
- 970 Eduardo's Taco Shop
- 980 Legends Poker Room
- 990 Bi-Mart
- 1000 First Interstate Bank
- 1020 Heroes American Café
- 1030 OneMain Financial
- 1050 Dollar Tree Stores Inc
- 1070A Yami Market
- 1080 Star Sushi
- 1090 Metro PCS
- 1100 Baskin Robins
- 1110 Tan Republic
- 1120 Papa Murphys
- 1130 Ahuva Bagel Company
- 1132 Boba Tea Time
- 1136 Happy Nails
- 1136B Carl's Jr.
- 1140 McDonald's
- 1140A Wendy's
- 980A AVAILABLE**



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PHOTOS: SUITE 900

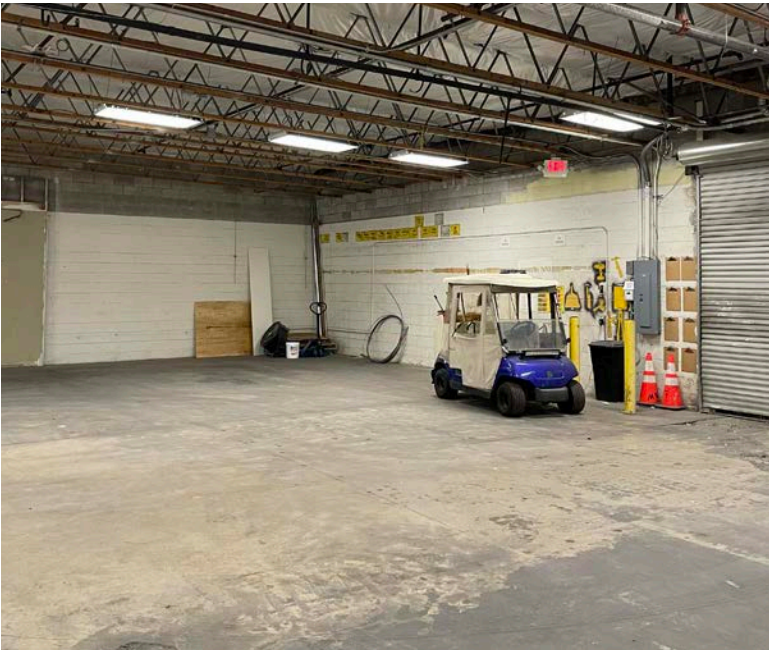
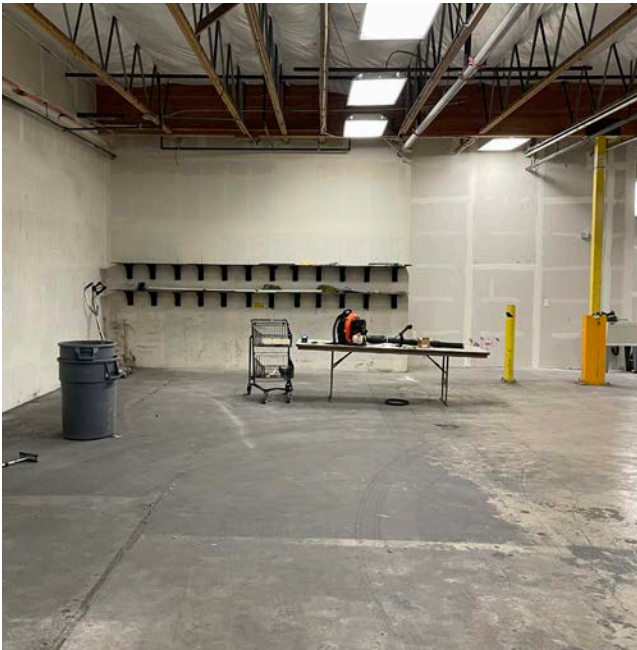


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MEDFORD, OR

FLEX / STORAGE SPACE PHOTOS



BEAR CREEK PLAZA

870-1132 BIDDLE RD

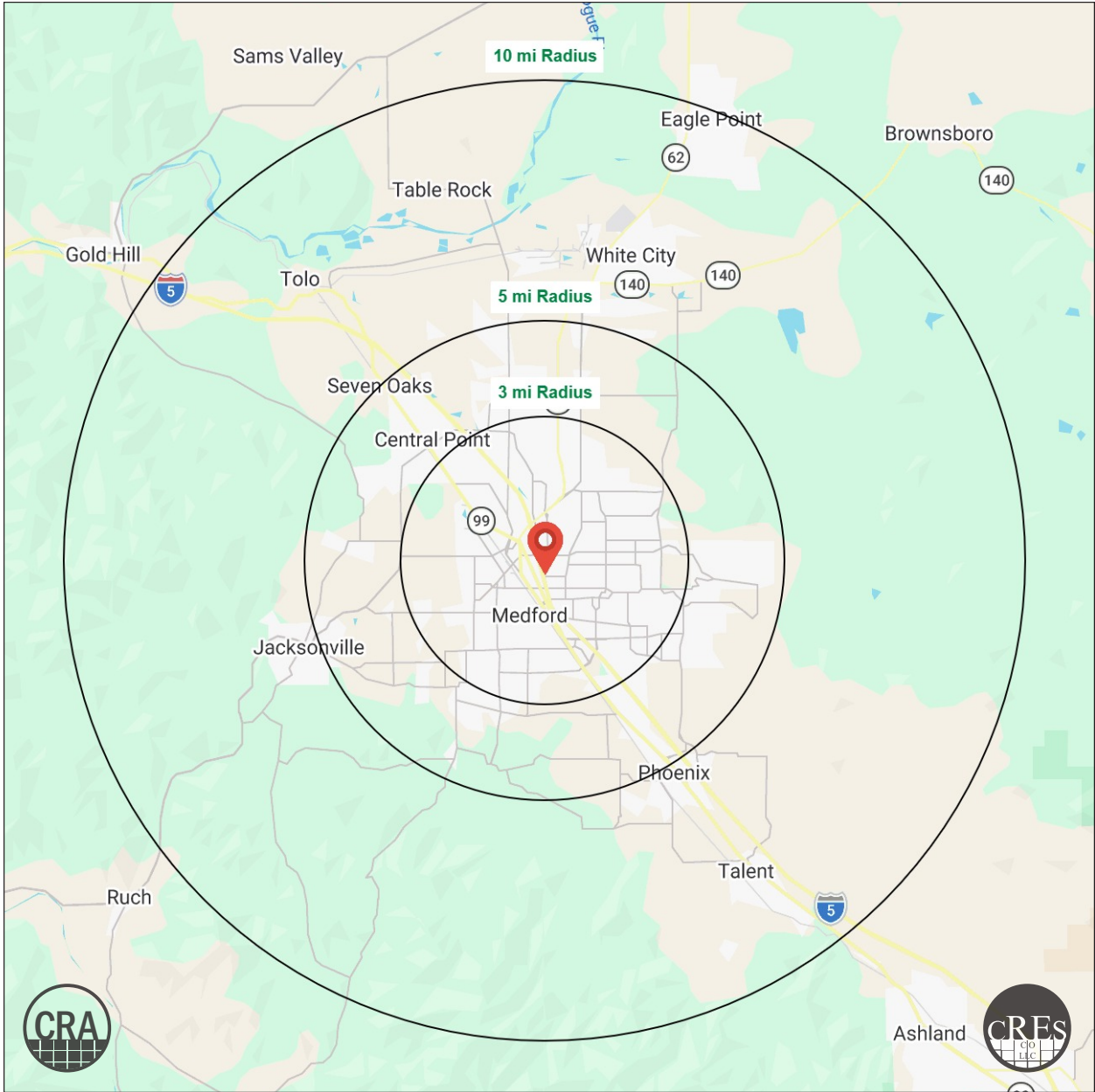
MEDFORD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	3 MILE	5 MILE	10 MILE
Estimated Population 2025	83,972	119,611	160,478
Estimated Households 2025	33,783	48,520	64,799
Average HH Income	\$90,111	\$100,875	\$100,904
Median Home Value	\$394,289	\$432,410	\$437,586
Daytime Demographics 16+	68,999	90,496	117,672
Median Age	38.8	40.8	41.5

119,673
Estimated Population 2025
5 MILE RADIUS

38.8
Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.3389/-122.8707

870 Biddle Rd Medford, OR 97504	3 mi radius	5 mi radius	10 mi radius
Population			
2025 Estimated Population	83,972	119,611	160,478
2030 Projected Population	82,894	118,094	158,956
2020 Census Population	84,802	120,958	161,649
2010 Census Population	76,441	107,815	145,355
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.7%	0.7%	0.7%
2025 Median Age	38.8	40.8	41.5
Households			
2025 Estimated Households	33,783	48,520	64,799
2030 Projected Households	33,476	48,091	64,436
2020 Census Households	33,612	48,063	64,082
2010 Census Households	30,640	43,200	57,817
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.7%	0.8%	0.8%
Race and Ethnicity			
2025 Estimated White	79.2%	80.5%	80.6%
2025 Estimated Black or African American	1.4%	1.2%	1.1%
2025 Estimated Asian or Pacific Islander	2.7%	2.6%	2.3%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.0%
2025 Estimated Other Races	15.6%	14.7%	15.0%
2025 Estimated Hispanic	18.2%	17.1%	17.3%
Income			
2025 Estimated Average Household Income	\$90,111	\$100,875	\$100,904
2025 Estimated Median Household Income	\$73,336	\$80,131	\$79,730
2025 Estimated Per Capita Income	\$36,448	\$41,087	\$40,885
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.8%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.8%	6.2%
2025 Estimated High School Graduate	28.4%	27.3%	27.6%
2025 Estimated Some College	26.0%	25.4%	24.9%
2025 Estimated Associates Degree Only	9.1%	9.2%	9.2%
2025 Estimated Bachelors Degree Only	18.5%	19.2%	19.1%
2025 Estimated Graduate Degree	9.3%	10.2%	10.3%
Business			
2025 Estimated Total Businesses	5,376	7,042	8,889
2025 Estimated Total Employees	40,295	49,832	61,885
2025 Estimated Employee Population per Business	7.5	7.1	7.0
2025 Estimated Residential Population per Business	15.6	17.0	18.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE

Co-Brokers:




Commercial Real Estate Services, Co.

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