

♥ CVS RETAIL ENDCAP @ MOHAWK & MARCOLA

AVAILABLE
6,124 SF



FOR LEASE > SPRINGFIELD, OR



LOCATION

2130 Marcola Rd, Springfield OR 97477

AVAILABLE SPACE

- 6,124 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

HWY 126 - 44,317 ADT ('24)

Marcola Rd - 11,732 ADT ('25)

HIGHLIGHTS

- Cotenants include Albertsons Papa Johns, Big Town Hero, The UPS Store, Supercuts, Sally Beauty Supply, Carl's Jr. and more!



COMMERCIAL
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CVS RETAIL ENDCAP
2130 MARCOLA RD
SPRINGFIELD, OR

PHOTOS



CVS RETAIL ENDCAP
2130 MARCOLA RD
SPRINGFIELD, OR

AVAILABLE
6,124 SF

11,732 ADT ('25)

44,317 ADT ('24)

22,121 ADT ('25)



Bonobos
SALLY BEAUTY
SUPERCUTS
The UPS Store
PAPA JOHN'S
Albertsons
CVS pharmacy

Carl's Jr.
CJ'S DELI
Occu

Wendy's

WinCo FOODS

FJ BUFFET
BURGER KING
PAPA MURPHY'S
DOLLAR TREE

KeyBank
McDonald's
Aaron's
SONIC

TACO BELL
BI-MART

Dutch Bros
Starbucks
HARBOR FREIGHT TOOLS

Wilco

JERRY'S

Walmart Supercenter

CRA

126

126

Rambling Dr

15th St

T St

S St

Q St

Q St

Market St

Carter Ln

Market St

M St

17th St

Carriage Pl

T St

17th St

18th St

Olympic St

16th St

M St

h St

Bond

Q St

Mohawk Blvd

M St

n St

Bond

Marcola Rd

Mohawk Blvd

M St

Firth Ave

Bond

Marcola Rd

Mohawk Blvd

21st St

M St

d St

Bond

Marcola Rd

Mohawk Blvd

21st St

M St

Irving Slough

Bond

Marcola Rd

Mohawk Blvd

21st St

M St

V St

Maia Loop

Maia Loop

Maia Loop

Olympic St

Olympic St

Scott Rd

Scott Rd

Scott Rd

31st St

N 28th St

R St

Maia Loop

Maia Loop

Maia Loop

Olympic St

Olympic St

Scott Rd

Scott Rd

Scott Rd

Scott Rd

Scott Rd

Scott Rd

Scott Rd

CVS RETAIL ENDCAP

2130 MARCOLA RD

SPRINGFIELD, OR

DEMOGRAPHIC SUMMARY

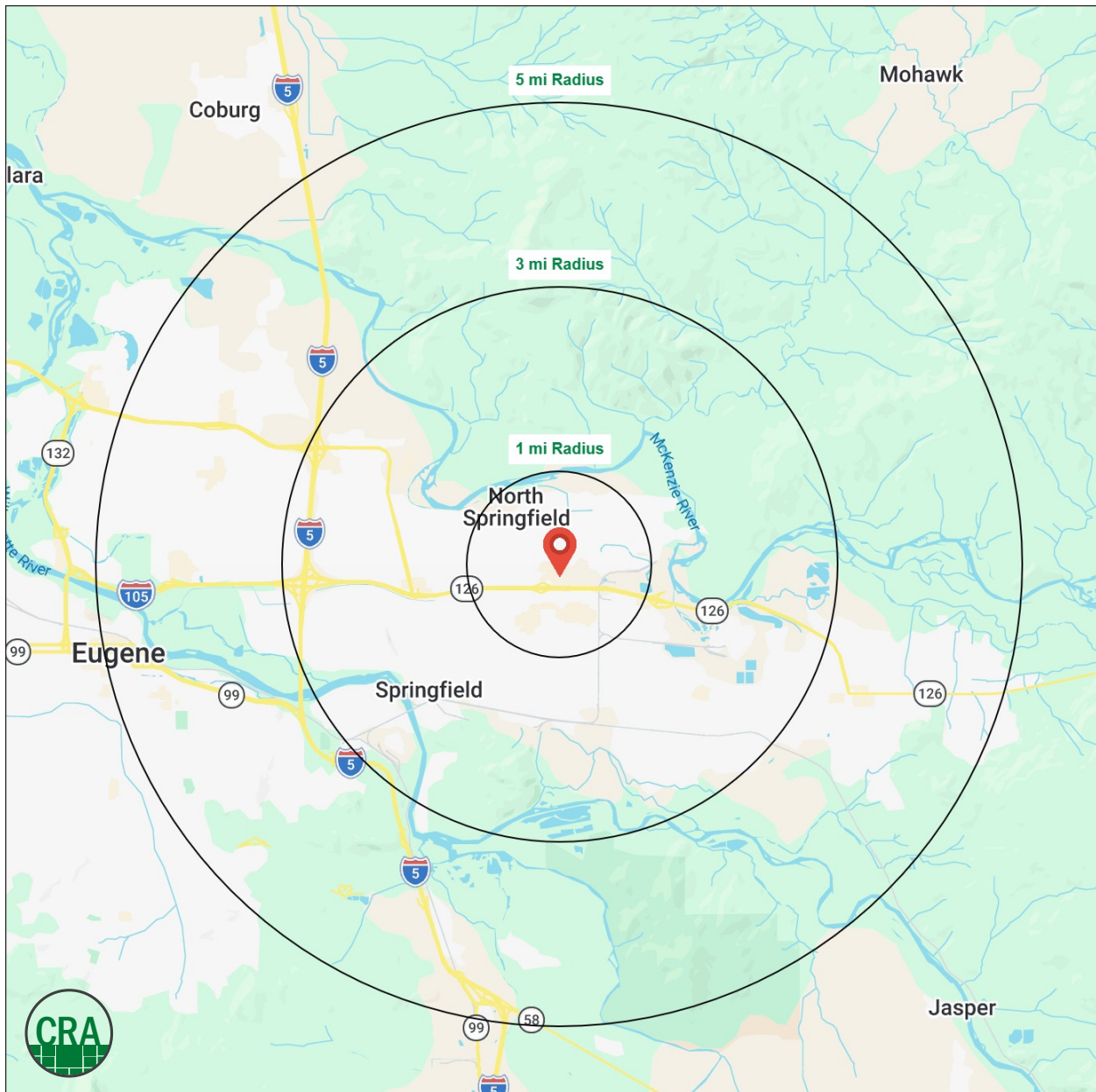
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	10,824	56,300	129,591
Estimated Households	4,392	23,105	53,034
Average HH Income	\$90,535	\$83,736	\$92,336
Median Home Value	\$416,067	\$382,350	\$437,807
Daytime Demographics 16+	8,952	38,710	97,554

\$90,535

Average HH Income
1 MILE RADIUS

41

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 44.0656/-122.9938

2130 Marcola Rd Springfield, OR 97477	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,824	56,300	129,591
2030 Projected Population	10,627	54,524	128,129
2020 Census Population	10,847	57,600	128,284
2010 Census Population	10,601	55,253	117,100
Projected Annual Growth 2025 to 2030	-0.4%	-0.6%	-0.2%
Historical Annual Growth 2010 to 2025	0.1%	0.1%	0.7%
2025 Median Age	41.0	38.4	36.2
Households			
2025 Estimated Households	4,392	23,105	53,034
2030 Projected Households	4,429	22,912	53,977
2020 Census Households	4,379	23,423	52,027
2010 Census Households	4,259	22,392	47,332
Projected Annual Growth 2025 to 2030	0.2%	-0.2%	0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.8%
Race and Ethnicity			
2025 Estimated White	82.0%	80.9%	80.3%
2025 Estimated Black or African American	1.4%	1.5%	1.7%
2025 Estimated Asian or Pacific Islander	3.4%	3.1%	4.8%
2025 Estimated American Indian or Native Alaskan	1.0%	1.1%	0.8%
2025 Estimated Other Races	12.2%	13.3%	12.4%
2025 Estimated Hispanic	12.3%	13.3%	11.8%
Income			
2025 Estimated Average Household Income	\$90,535	\$83,736	\$92,336
2025 Estimated Median Household Income	\$77,962	\$72,014	\$72,832
2025 Estimated Per Capita Income	\$36,775	\$34,483	\$38,204
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.5%	3.2%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	4.1%	6.3%	4.6%
2025 Estimated High School Graduate	25.4%	26.3%	21.2%
2025 Estimated Some College	29.1%	30.1%	26.8%
2025 Estimated Associates Degree Only	10.8%	9.9%	10.0%
2025 Estimated Bachelors Degree Only	16.2%	15.7%	20.9%
2025 Estimated Graduate Degree	10.0%	8.5%	14.3%
Business			
2025 Estimated Total Businesses	416	2,292	5,574
2025 Estimated Total Employees	5,558	21,925	53,976
2025 Estimated Employee Population per Business	13.4	9.6	9.7
2025 Estimated Residential Population per Business	26.0	24.6	23.2

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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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