

# MEDFORD RETAIL CENTER

1221 COURT STREET



## LOCATION

1221 Court Street | Medford, OR 97501

## AVAILABLE SPACE

- 4,290 SF - includes restrooms & roll-up door
- 5,721 SF - includes restrooms & roll-up door

## LEASE RATE

Asking \$16/SF/YR, NNN  
Very low NNN's

## TRAFFIC COUNTS

Court Street (Hwy 99) - 13,372 ADT ('25)  
Crater Lake Hwy - 38,582 ADT ('25)

## HIGHLIGHTS

- Recent exterior renovation completed at the center.
- Co-tenants include Cycle Gear and Rodda Paints plus long-establish local tenants.
- Adjacent to Regency Centers Northgate Marketplace with REI, Trader Joe's, Dick's Sporting Goods, Chipotle, Marshalls, Home Goods, Ulta Beauty and MOD Pizza.
- Located at a signalized intersection in a growing area of Medford. Court Street (Hwy 99) is a local and regional thoroughfare.
- Center has excellent visibility and accessibility from all areas of the Rogue Valley.



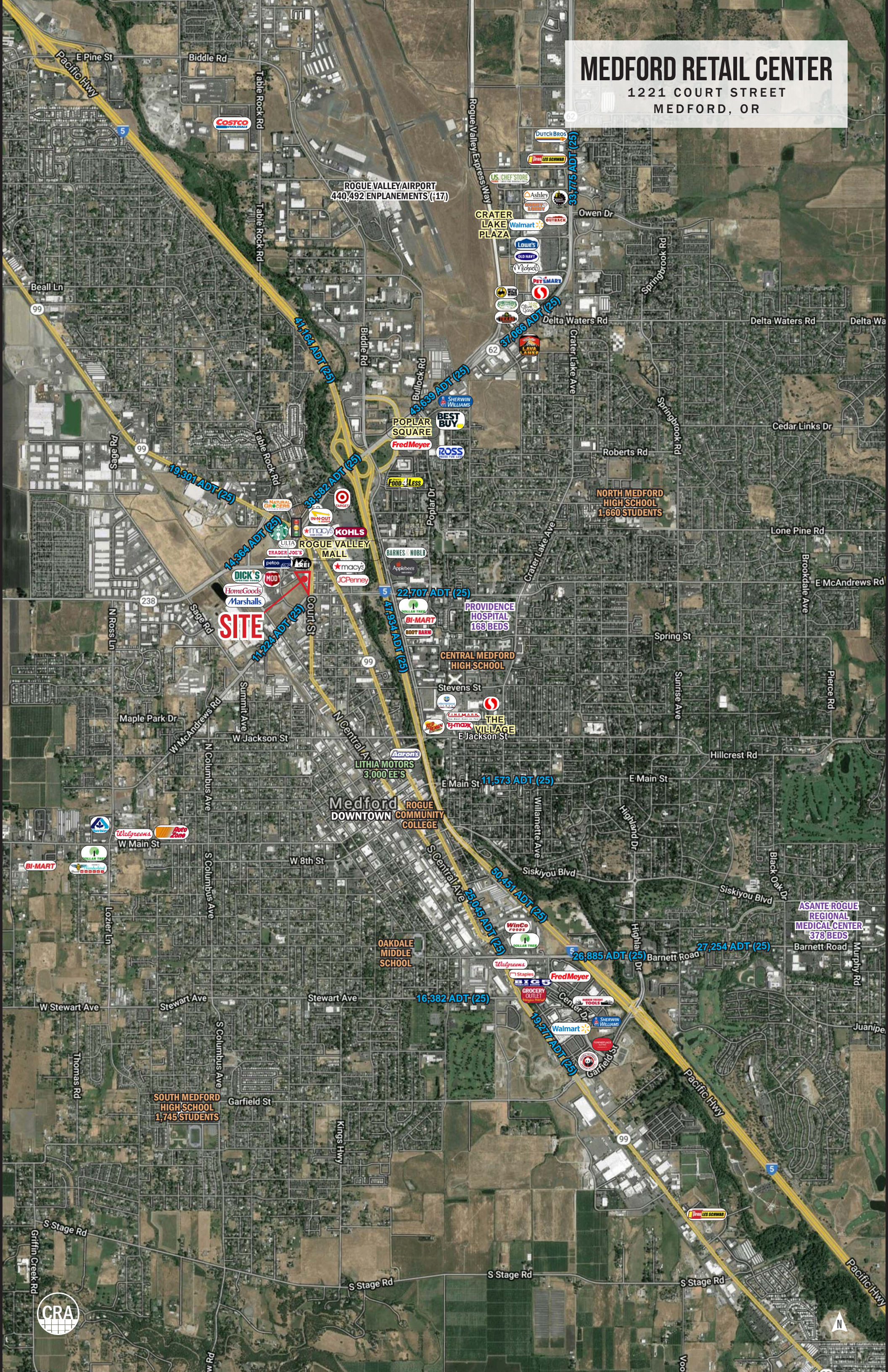
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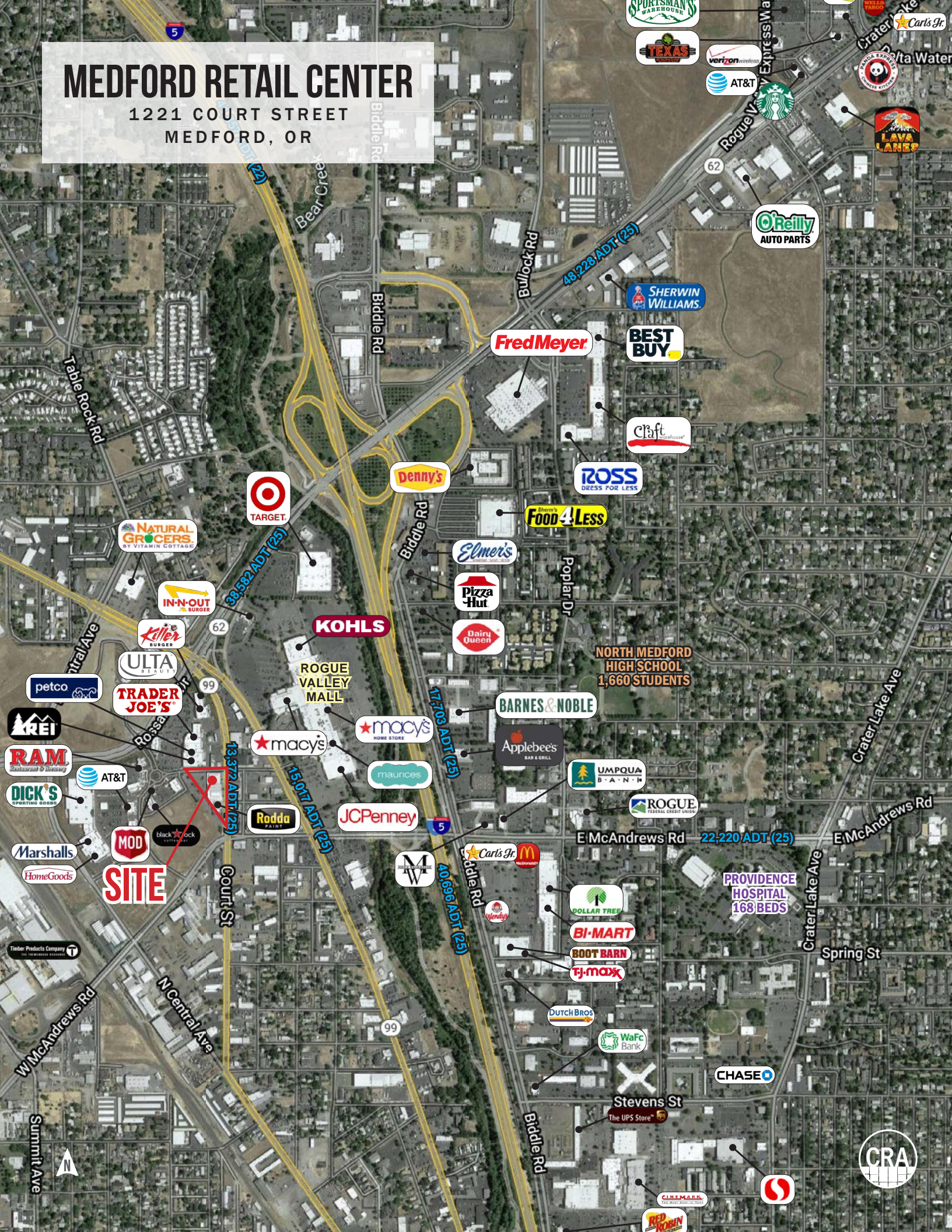
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TARGET



BEST BUY



Denny's



KOHL'S



MACY'S



MACY'S HOME STORE



JCPENNEY

**SITE**



FOOD 4 LESS



ELMER'S



PIZZA HUT



DAIRY QUEEN



BARNES & NOBLE



APPLEBEE'S



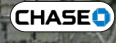
UMPQUA BANK



ROGUE FEDERAL CREDIT UNION

PROVIDENCE HOSPITAL  
168 BEDS

NORTH MEDFORD HIGH SCHOOL  
1,660 STUDENTS



CHASE

Stevens St  
The UPS Store

Stevens St



CRA

Table Rock Rd

Bear Creek

Biddle Rd

Bullock Rd

Regency Express Way

Crater Lake Ave

E McAndrews Rd

Crater Lake Ave

Spring St

Biddle Rd

N Central Ave

W McAndrews Rd

Summit Ave



48,228 ADT (25)

38,582 ADT (25)

13,372 ADT (25)

15,017 ADT (25)

17,703 ADT (25)

40,696 ADT (25)

62

62

99

99

5

99

22,220 ADT (25)

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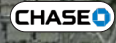
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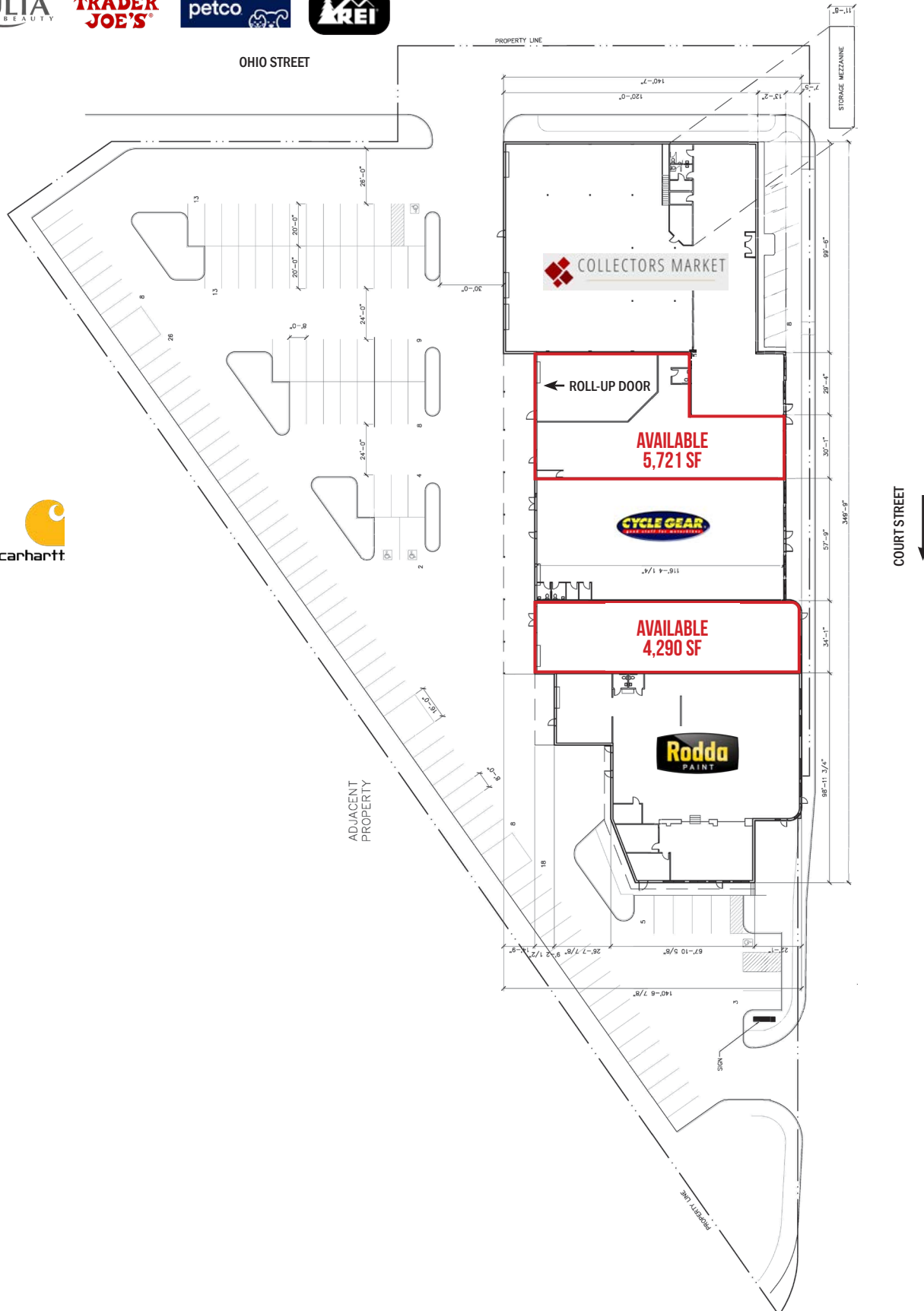
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## SITE PLAN



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## CENTER IMAGES



# MEDFORD RETAIL CENTER

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## DEMOGRAPHIC SUMMARY

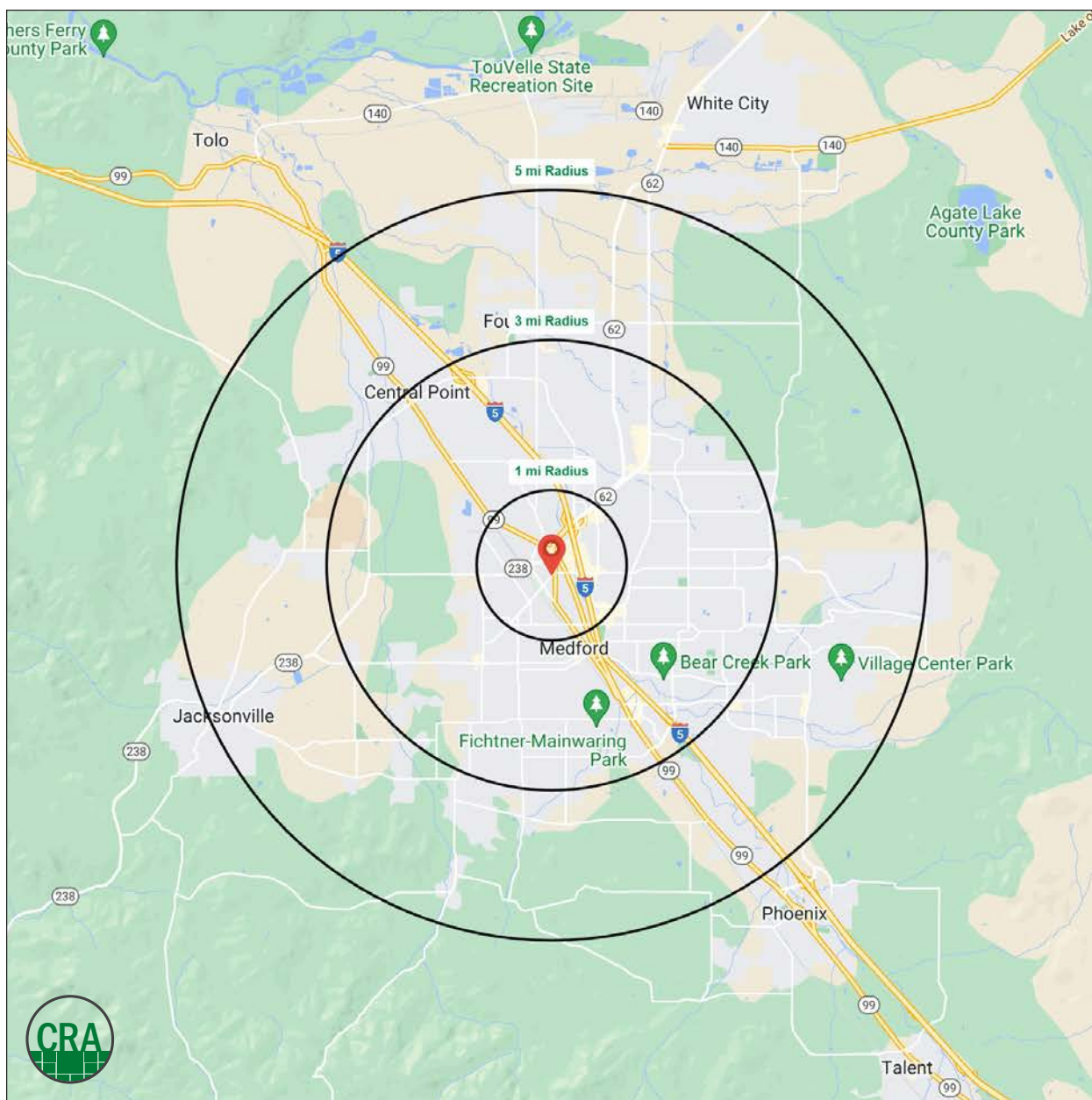
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	11,494	82,024	120,162
Estimated Households	4,900	32,702	48,665
Average HH Income	\$65,804	\$87,908	\$101,915
Median Age	37.3	38.2	40.9
Total Businesses	1,093	5,222	7,104

# 120,162

Estimated 2025 Population  
5 MILE RADIUS

# 37.3

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: 42.3423/-122.8809

<b>1221 Court St Medford, OR 97501</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2025 Estimated Population	11,494	82,024	120,162
2030 Projected Population	11,575	81,118	118,687
2020 Census Population	11,095	82,689	121,567
2010 Census Population	10,556	75,271	108,344
Projected Annual Growth 2025 to 2030	0.1%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.7%
2025 Median Age	37.3	38.2	40.9
<b>Households</b>			
2025 Estimated Households	4,900	32,702	48,665
2030 Projected Households	4,968	32,471	48,255
2020 Census Households	4,696	32,433	48,243
2010 Census Households	4,511	29,842	43,333
Projected Annual Growth 2025 to 2030	0.3%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.8%
<b>Race and Ethnicity</b>			
2025 Estimated White	75.7%	79.2%	80.6%
2025 Estimated Black or African American	1.6%	1.4%	1.2%
2025 Estimated Asian or Pacific Islander	3.0%	2.6%	2.6%
2025 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
2025 Estimated Other Races	18.5%	15.7%	14.6%
2025 Estimated Hispanic	21.5%	18.3%	17.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$65,804	\$87,908	\$101,915
2025 Estimated Median Household Income	\$53,856	\$72,354	\$80,721
2025 Estimated Per Capita Income	\$28,543	\$35,232	\$41,445
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	5.5%	3.0%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	7.6%	6.2%	5.9%
2025 Estimated High School Graduate	33.3%	28.4%	27.1%
2025 Estimated Some College	27.0%	26.7%	25.3%
2025 Estimated Associates Degree Only	8.4%	9.4%	9.2%
2025 Estimated Bachelors Degree Only	14.4%	17.7%	19.2%
2025 Estimated Graduate Degree	3.7%	8.6%	10.4%
<b>Business</b>			
2025 Estimated Total Businesses	1,093	5,222	7,104
2025 Estimated Total Employees	8,274	38,484	50,232
2025 Estimated Employee Population per Business	7.6	7.4	7.1
2025 Estimated Residential Population per Business	10.5	15.7	16.9

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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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REALTY ADVISORS  
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