

PIONEER PLAZA



FOR LEASE ► SPRINGFIELD, OR

LOCATION

1805-1891 E Pioneer Parkway, Springfield, OR

AVAILABLE SPACE

- Drive-up ATM opportunity

RENTAL RATE

Please contact brokers for details

TRAFFIC COUNTS

Pioneer Parkway – 18,039 ADT ('25)

Q Street – 10,006 ADT ('25)

I-105 (Hwy 126) – 69,383 ADT ('25)

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

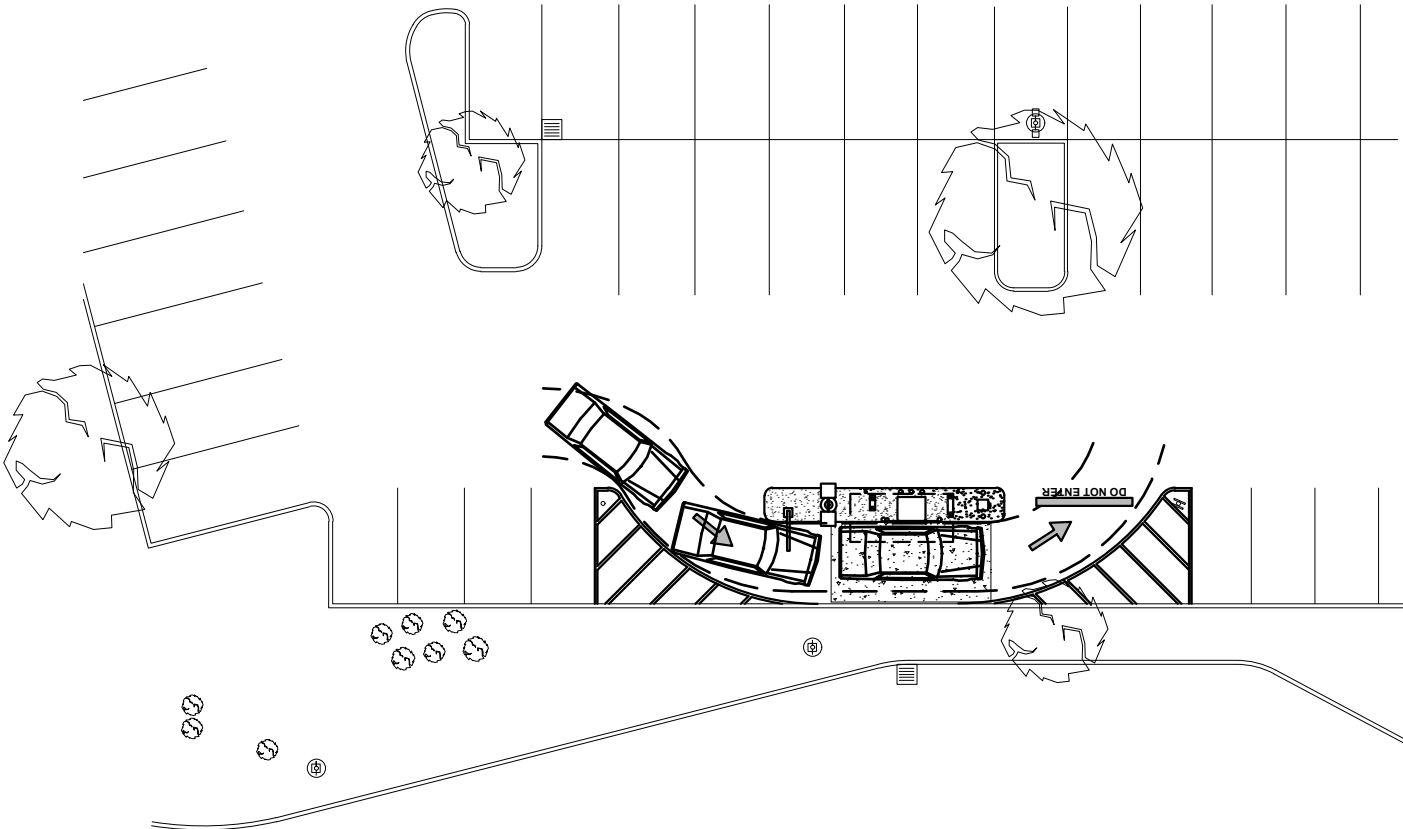
IMAGES



PIONEER PLAZA 1805-1891 PIONEER PKWY E

ATM PHOTOS + KEY PLAN

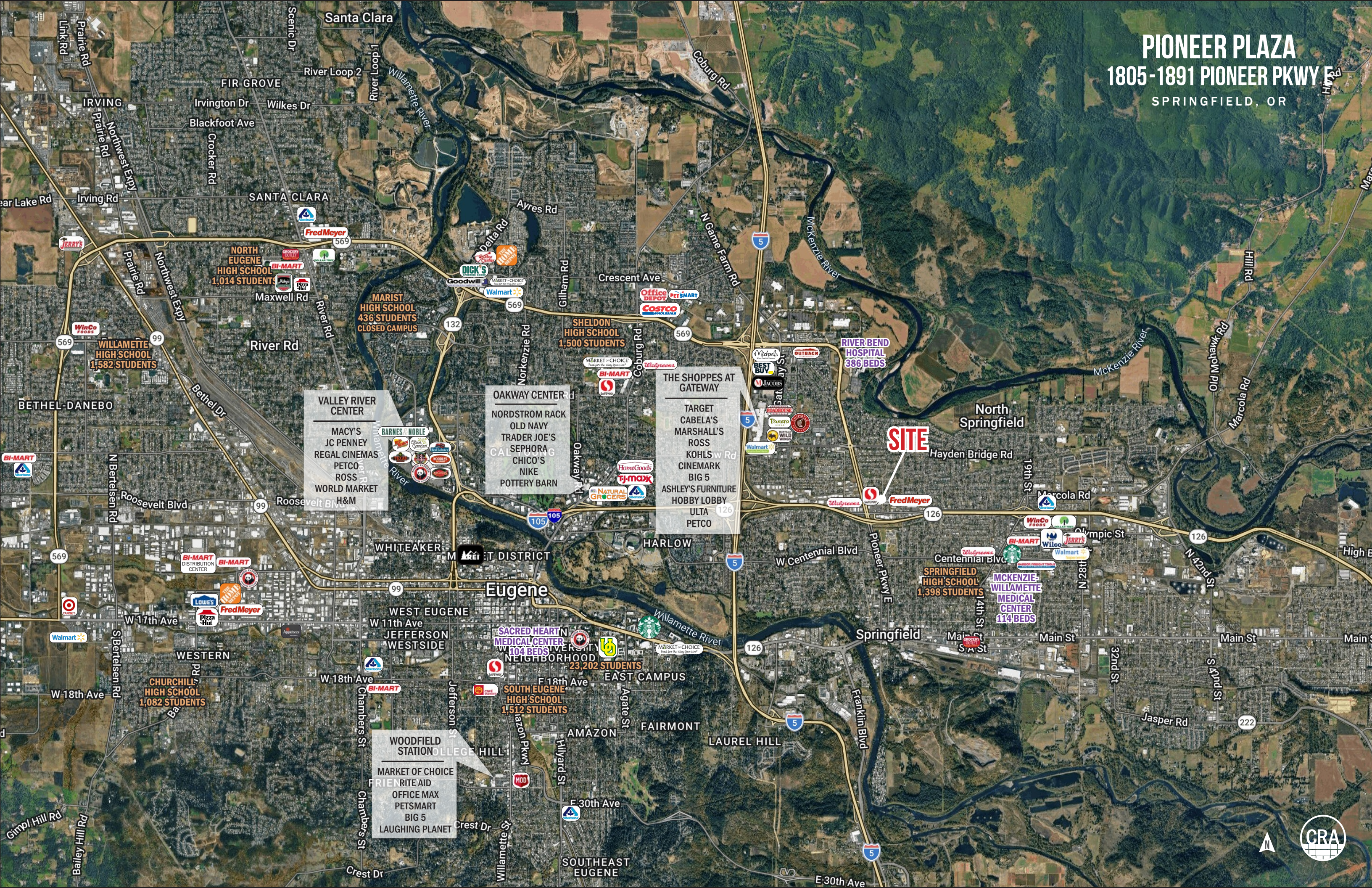
SPRINGFIELD, OR



PIONEER PLAZA

1805-1891 PIONEER PKWY E

SPRINGFIELD, OR



VALLEY RIVER CENTER

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

OAKWAY CENTER

- NORDSTROM RACK
- OLD NAVY
- TRADER JOE'S
- SEPHORA
- 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
- PETCO

WOODFIELD STATION COLLEGE HILL

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

NORTH EUGENE HIGH SCHOOL
1,014 STUDENTS

MARIST HIGH SCHOOL
436 STUDENTS
CLOSED CAMPUS

SHeldon HIGH SCHOOL
1,500 STUDENTS

RIVER BEND HOSPITAL
386 BEDS

WILLAMETTE HIGH SCHOOL
1,582 STUDENTS

SPRINGFIELD HIGH SCHOOL
1,398 STUDENTS

MCKENZIE-WILLAMETTE MEDICAL CENTER
114 BEDS

SACRED HEART MEDICAL CENTER
104 BEDS

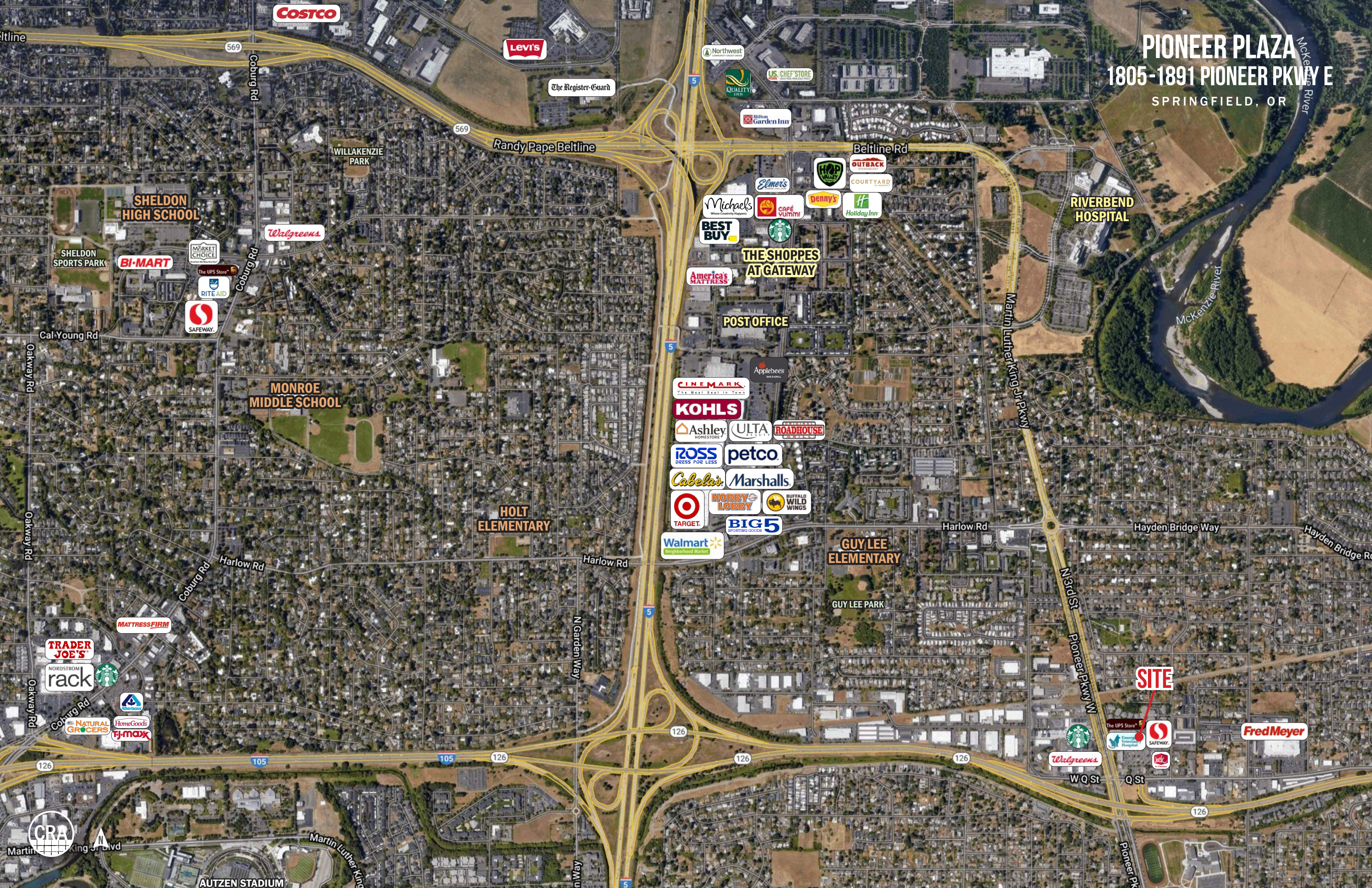
SOUTH EUGENE HIGH SCHOOL
1,512 STUDENTS

CHURCHILL HIGH SCHOOL
1,082 STUDENTS



PIONEER PLAZA

1805-1891 PIONEER PKWY E
SPRINGFIELD, OR



COSTCO

Levi's

The Register-Guard

Northwest

QUALITY INN

US CHEF STORE

Hilton Garden Inn

Elmer's

WOP VALLEY

OUTBACK

COURTYARD

Denny's

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

MARKET CHOICE

The UPS Store

RITE AID

SAFeway

Walgreens

MATTRESS FIRM

TRADER JOE'S

NORDSTROM

rack

NATURAL GROCERS

HomeGoods

tj-max

SITE

The UPS Store

SAFeway

Fred Meyer

Walgreens

W Q St

Q St

CRA

AUTZEN STADIUM

SITE PLAN

PIONEER PLAZA
1805-1891 PIONEER PKWY E
 SPRINGFIELD, OR

SUITE	TENANT	SQ FT
1807	Cajun Claws	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
	ATM	

- 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

DEMOGRAPHIC SUMMARY

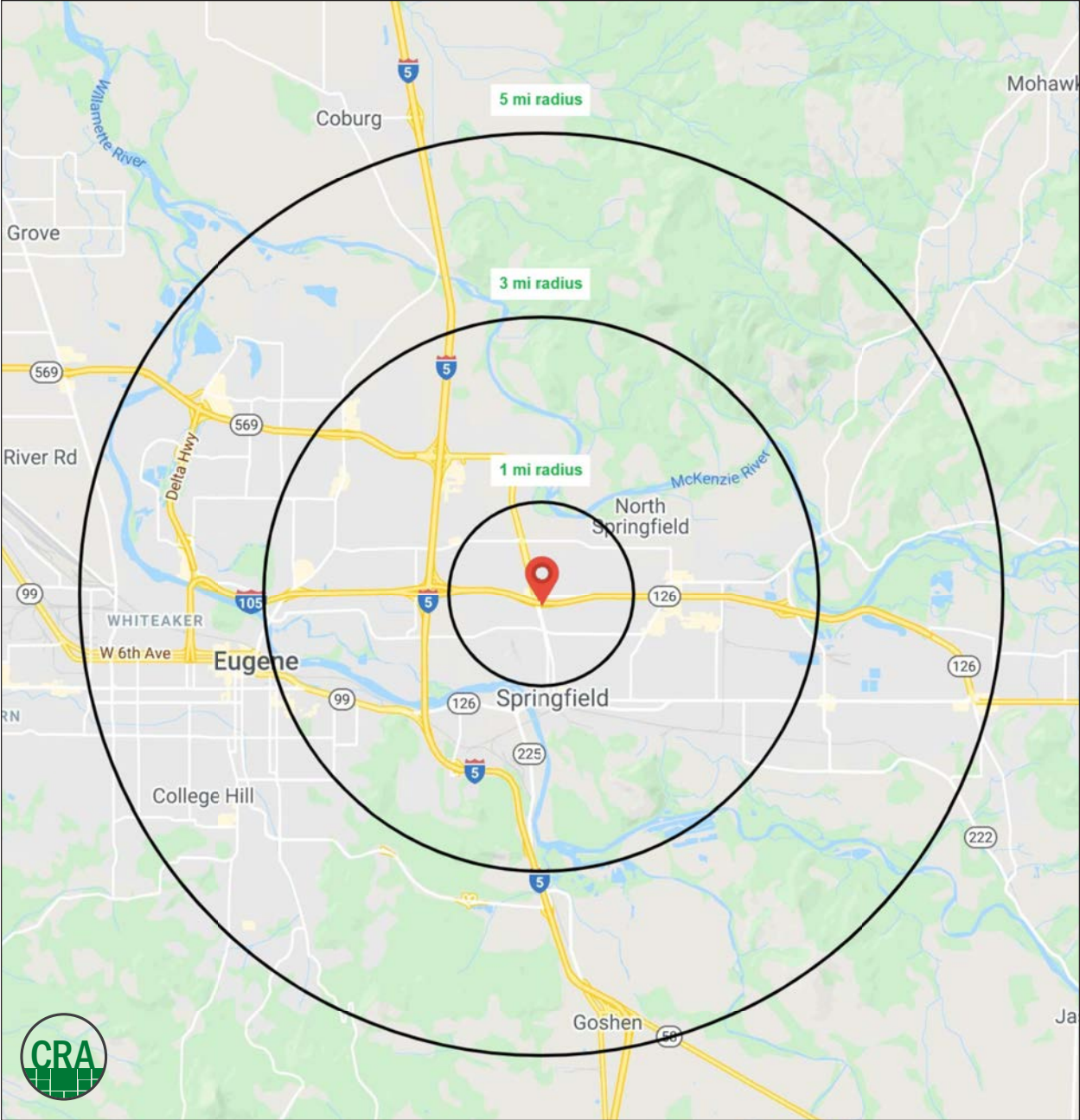
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	18,390	76,020	167,254
Estimated Households	7,712	30,724	72,397
Average HH Income	\$78,243	\$90,927	\$92,707
Median Home Value	\$360,721	\$422,855	\$462,266
Daytime Demographics 16+	9,046	59,064	136,050

\$90,927

Average Household Income
3 MILE RADIUS

37.6

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: 44.0634/-123.024

Pioneer Plaza Springfield, OR 97477	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	18,390	76,020	167,254
2030 Projected Population	17,870	74,405	166,575
2020 Census Population	19,119	76,580	164,795
2010 Census Population	18,540	69,443	150,233
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-
Historical Annual Growth 2010 to 2025	-	0.6%	0.8%
2025 Median Age	37.6	36.4	36.8
Households			
2025 Estimated Households	7,712	30,724	72,397
2030 Projected Households	7,639	30,716	74,079
2020 Census Households	7,927	30,653	70,587
2010 Census Households	7,664	27,989	64,322
Projected Annual Growth 2025 to 2030	-0.2%	-	0.5%
Historical Annual Growth 2010 to 2025	-	0.7%	0.8%
Race and Ethnicity			
2025 Estimated White	80.8%	80.4%	81.1%
2025 Estimated Black or African American	1.6%	1.7%	1.7%
2025 Estimated Asian or Pacific Islander	3.0%	4.5%	4.6%
2025 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
2025 Estimated Other Races	13.6%	12.5%	11.8%
2025 Estimated Hispanic	13.5%	11.8%	11.1%
Income			
2025 Estimated Average Household Income	\$78,243	\$90,927	\$92,707
2025 Estimated Median Household Income	\$65,759	\$73,265	\$71,570
2025 Estimated Per Capita Income	\$32,972	\$37,257	\$40,530
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.7%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	6.6%	5.0%	4.0%
2025 Estimated High School Graduate	24.4%	21.5%	18.6%
2025 Estimated Some College	30.7%	26.6%	24.7%
2025 Estimated Associates Degree Only	10.3%	10.4%	9.0%
2025 Estimated Bachelors Degree Only	16.2%	20.4%	23.3%
2025 Estimated Graduate Degree	8.8%	13.5%	18.2%
Business			
2025 Estimated Total Businesses	464	3,307	9,097
2025 Estimated Total Employees	3,771	33,908	81,381
2025 Estimated Employee Population per Business	8.1	10.3	8.9
2025 Estimated Residential Population per Business	39.6	23.0	18.4

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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:

MARK BANTA 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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.