

# POPLAR SQUARE

LEASING OPPORTUNITY

2300 POPLAR DRIVE | MEDFORD, OREGON



HILTON ROAD ±1,793 VPD

POPLAR DRIVE ±14,443 VPD

CRATER LAKE HWY./HWY. 62  
±43,321 VPD

**Fred Meyer**



**SUPERCUTS®**



**ROSS**  
DRESS FOR LESS®

**Aaron's®**  
Easy. Beautiful. Affordable.®

MELISSA MARTIN  
melissa@hsmpacific.com  
503.245.1400

BROCK SWITZER  
brock@hsmpacific.com  
503.245.1400

4260 Galewood Street  
Lake Oswego, OR 97035  
www.hsmpacific.com



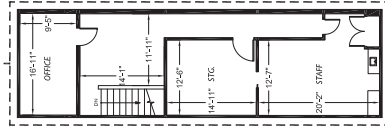


# POPLAR SQUARE

SUITE 2350

2300 POPLAR DRIVE | MEDFORD, OR 97504

1,097 SF Mezzanine



20,095 SF Main Floor

JOANN  
2350



MELISSA MARTIN  
melissa@hsmpacific.com  
503.245.1400

BROCK SWITZER  
brock@hsmpacific.com  
503.245.1400

www.hsmpacific.com



# POPLAR SQUARE

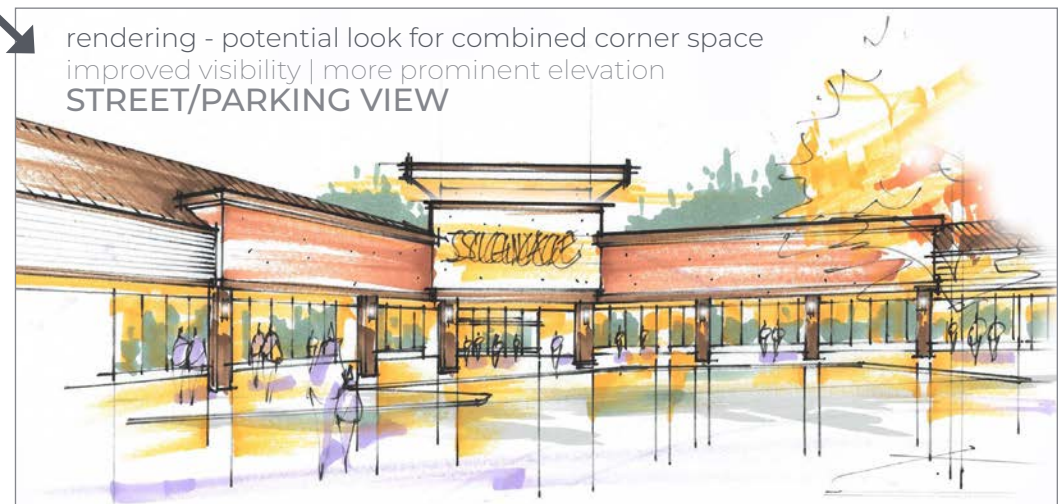
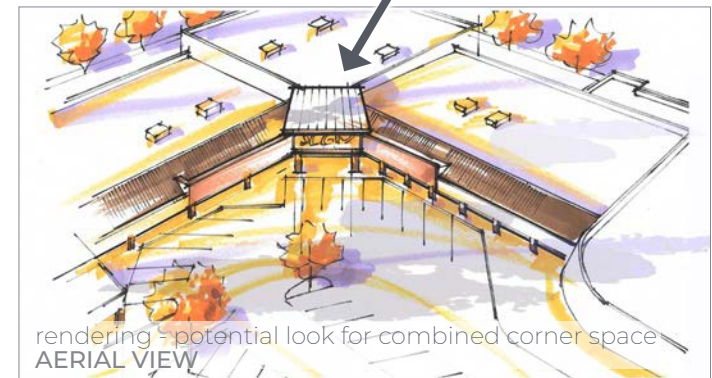
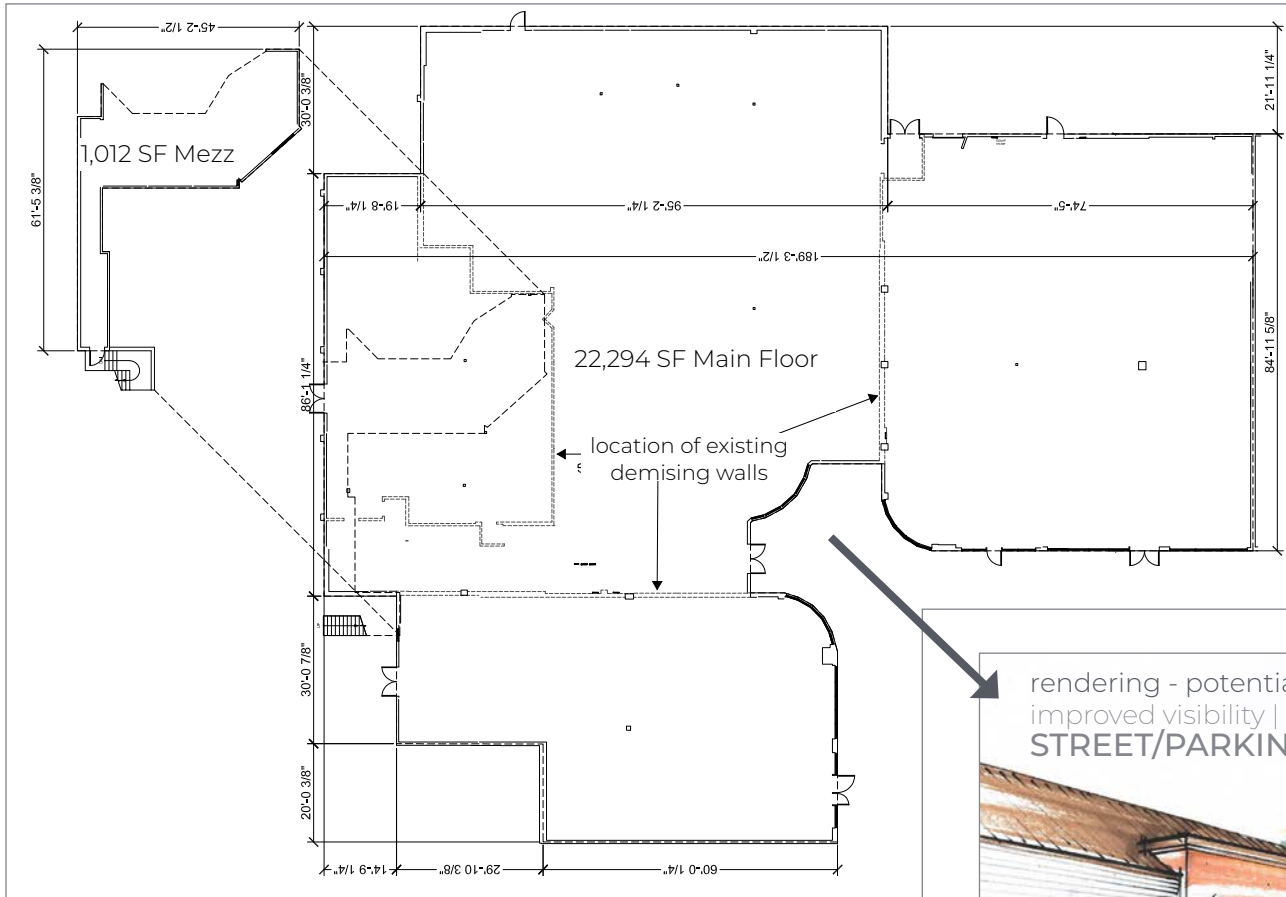
SUITES 2314-2324

2300 POPLAR DRIVE | MEDFORD, OR 97504

Owner is willing to consider improvements for well qualified tenants.

See potential renderings below for the upgraded façade on these combined suites located at the elbow. These prospective looks create a more prominent elevation, improving tenant visibility.

22,294 SF Main Floor  
1,012 SF Mezzanine



Current façade  
for corner suites  
2314-2324

MELISSA MARTIN  
melissa@hsmpacific.com  
503.245.1400

BROCK SWITZER  
brock@hsmpacific.com  
503.245.1400

www.hsmpacific.com





# POPLAR SQUARE

## SITE PLAN

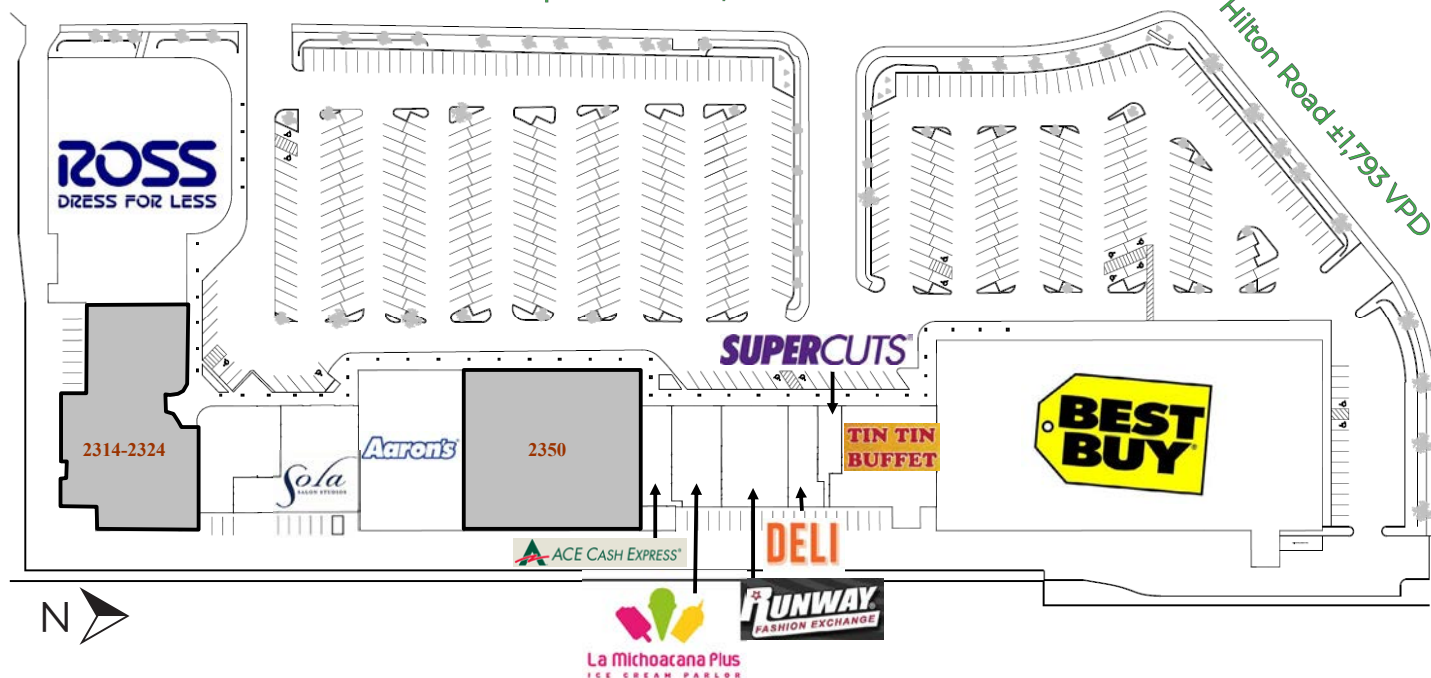
2300 POPLAR DRIVE | MEDFORD, OR 97504



Poplar Square is a high traffic shopping center with quality tenants including Best Buy, Ross, Aaron's and Sola Salons.

Recent facade modifications are complete and have brought a cohesive, updated look to the exterior, giving prominent visibility to tenant signage.

Poplar Drive ±14,443 VPD



Hilton Road ±1,793 VPD

### AVAILABLE SPACE

Suite	Size
2314-2324	23,306 SF
2350	20,095 SF (ground floor) 1,097 SF (mezz)

Contact for rates:

MELISSA MARTIN  
melissa@hsmpacific.com

BROCK SWITZER  
brock@hsmpacific.com

503.245.1400

www.hsmpacific.com





# POPLAR SQUARE

## LOCATION SNAPSHOT

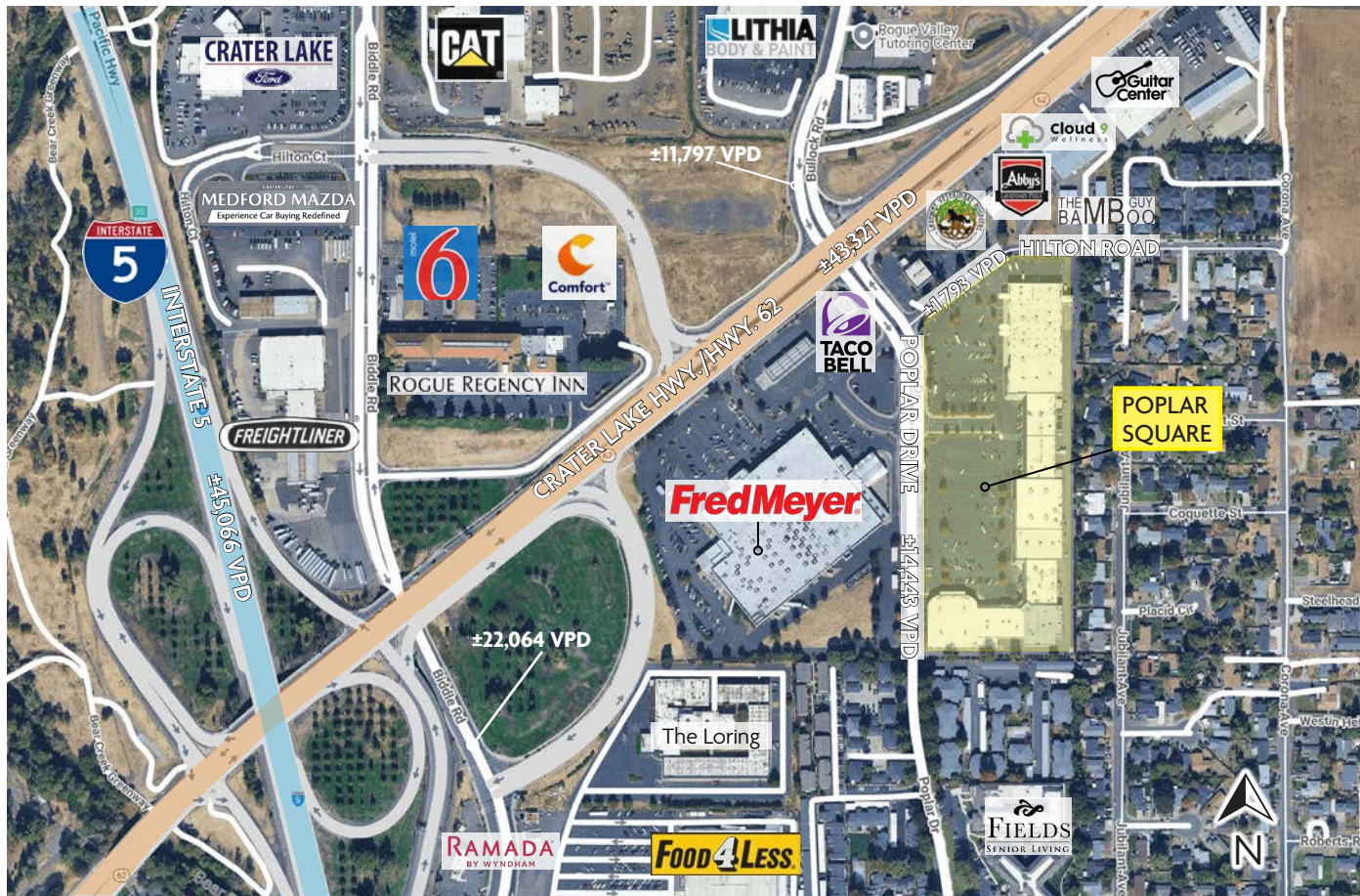
2300 POPLAR DRIVE | MEDFORD, OREGON



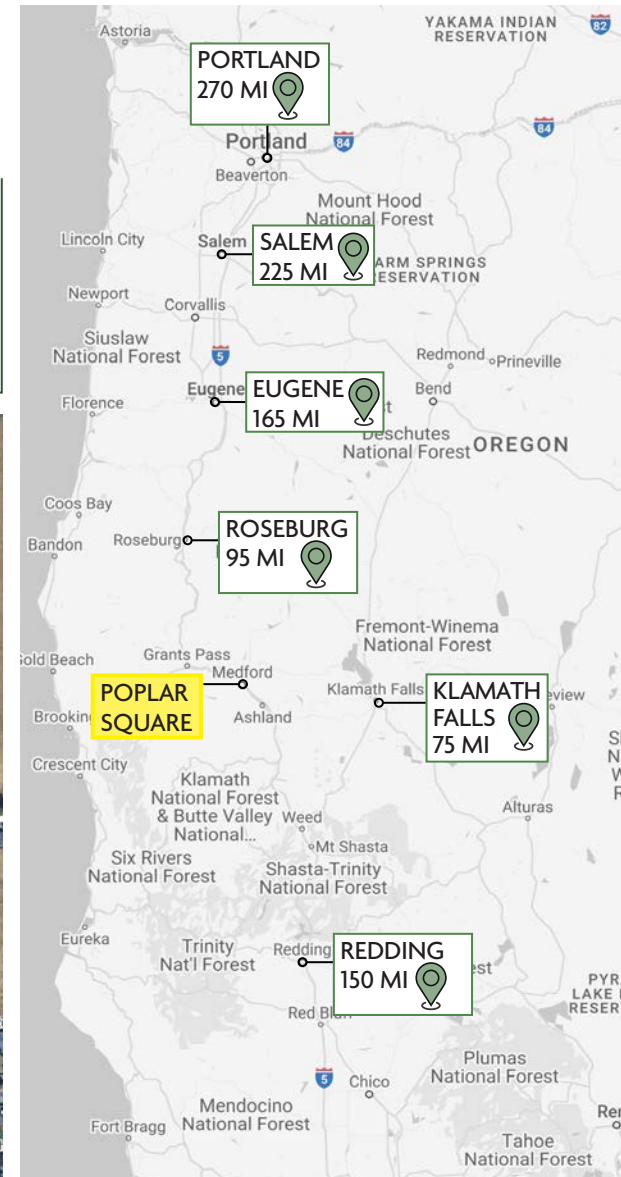
**115,836**  
POPULATION  
IN 5 MILE RADIUS



**20,819**  
EMPLOYEES  
IN 5 MINUTE DRIVE



- Located off of Crater Lake Hwy., a main arterial for the entire Medford trade area
- ±14,443 VPD on Poplar Drive; ±43,321 VPD on Crater Lake Hwy./Hwy. 62
- Shadow anchored by Fred Meyer. Surrounding retailers include Market of Choice, Barnes & Noble, Crumbl, Blackrock Coffee Bar
- In close proximity to Rogue Valley Mall and Providence Medford Medical Center



MELISSA MARTIN  
melissa@hsmpacific.com

BROCK SWITZER  
brock@hsmpacific.com

503.245.1400

www.hsmpacific.com

4260 Galewood St., Suite B | Lake Oswego, Or 97035



PACIFIC  
retail solutions



# POPLAR SQUARE

MARKET AERIAL VIEW

2300 POPLAR DRIVE | MEDFORD, OREGON

## DRIVE TIME SNAPSHOT



### POPULATION

5-minute: 25,632  
10-minute: 89,513  
15-minute: 136,080



### EMPLOYEES

5-minute: 20,819  
10-minute: 42,404  
15-minute: 56,272

## RADIUS RING SNAPSHOT



### POPULATION

1-mile: 10,938  
3-mile: 75,880  
5-mile: 115,836



### EMPLOYEES

1-mile: 8,624  
3-mile: 37,847  
5-mile: 48,123



### AVG HH INCOME

1-mile: \$72,577  
3-mile: \$86,688  
5-mile: \$98,601

Data ©2025, Sites USA

Contact for rates:

MELISSA MARTIN  
melissa@hsm Pacific.com

BROCK SWITZER  
brock@hsm Pacific.com

503.245.1400

www.hsm Pacific.com

