

FOR LEASE - NEW RETAIL DEVELOPMENT

Medford, OR

Chick-fil-A
COMING SOON!



STEWART MEADOWS VILLAGE



1,500 - 5,000 SF STANDALONE RESTAURANT/DRIVE-THRU AVAILABLE FOR LEASE

HWY 99 AND GARFIELD TRAFFIC COUNTS: 35,722 CPD

NEAR ONLY SOUTH MEDFORD INTERSTATE INTERCHANGE AT I-5 & GARFIELD, EXIT 27

LOCATED WITHIN STEWART MEADOWS VILLAGE, A 110 ACRE, 1.5MM SF MASTER PLANNED MIXED USE PROJECT - INCLUDING RETAIL, RESIDENTIAL AND OFFICE

SURROUNDING RETAILERS

Demographics

Fred Meyer **Walmart**

CHIPOTLE
MEXICAN GRILL

Chick-fil-A

Providence
St. Joseph Health

MOD

Panera BREAD



- 1 MILE – 5,804
- 3 MILE – 66,405
- 5 MILE – 109,285



- 1 MILE – 3,612
- 3 MILE – 28,910
- 5 MILE – 43,750



- AVERAGE**
- 1 MILE – \$75,100
 - 3 MILE – \$88,917
 - 5 MILE – \$96,340

BROCK SWITZER: brock@hsm Pacific.com

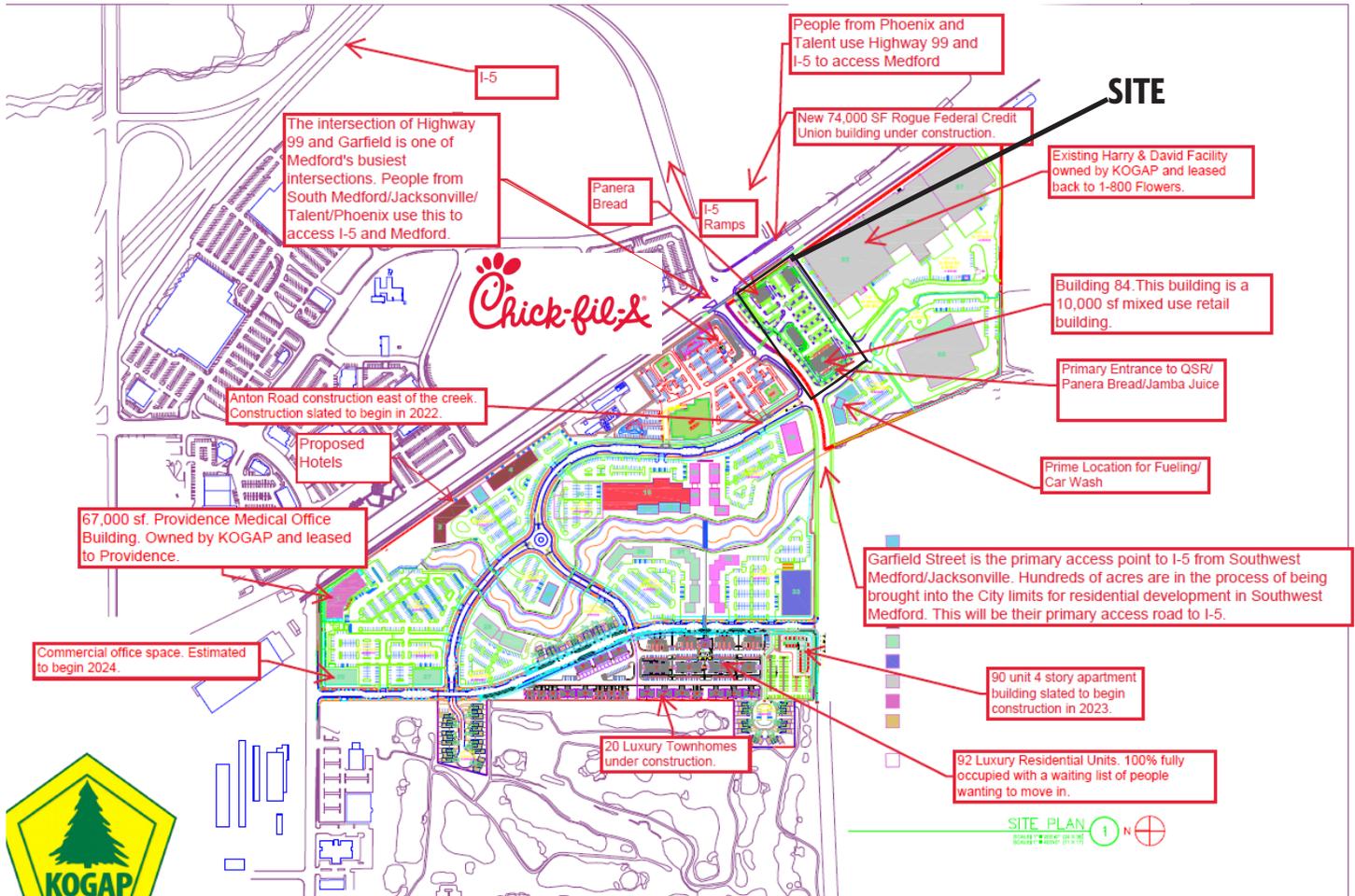
(503) 245-1400 X518

CHAINLINKS
RETAIL ADVISORS

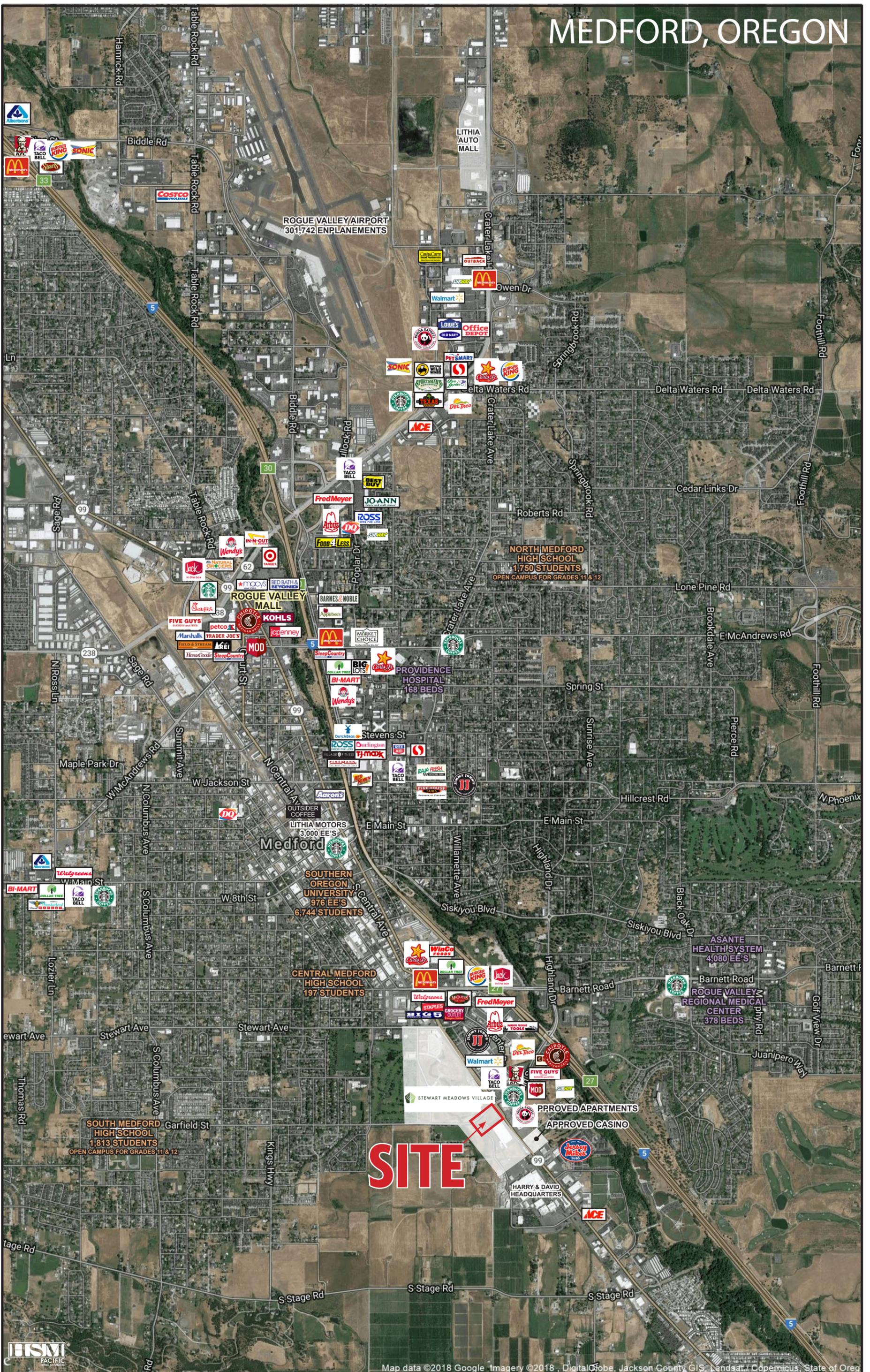
HSM
PACIFIC
retail solutions

4260 Galewood St. Suite B, Lake Oswego, OR 97035

SITE PLAN



MEDFORD, OREGON



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.307/-122.862

1574 Myers Ln Medford, OR 97501		1 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population		5,804	66,405	109,285
2028 Projected Population		5,532	60,791	102,441
2020 Census Population		5,839	66,705	108,610
2010 Census Population		4,681	59,961	97,029
Projected Annual Growth 2023 to 2028		-0.9%	-1.7%	-1.3%
Historical Annual Growth 2010 to 2023		1.8%	0.8%	1.0%
Households				
2023 Estimated Households		2,263	26,416	43,095
2028 Projected Households		2,234	25,049	41,843
2020 Census Households		2,336	27,173	43,537
2010 Census Households		1,844	24,732	39,342
Projected Annual Growth 2023 to 2028		-0.3%	-1.0%	-0.6%
Historical Annual Growth 2010 to 2023		1.7%	0.5%	0.7%
Age				
2023 Est. Population Under 10 Years		11.0%	11.6%	11.2%
2023 Est. Population 10 to 19 Years		11.5%	11.1%	11.2%
2023 Est. Population 20 to 29 Years		12.8%	12.6%	12.1%
2023 Est. Population 30 to 44 Years		21.2%	20.2%	20.4%
2023 Est. Population 45 to 59 Years		16.7%	16.1%	16.5%
2023 Est. Population 60 to 74 Years		18.0%	17.3%	18.2%
2023 Est. Population 75 Years or Over		8.8%	11.1%	10.4%
2023 Est. Median Age		40.0	41.0	41.2
Marital Status & Gender				
2023 Est. Male Population		49.2%	49.0%	49.0%
2023 Est. Female Population		50.8%	51.0%	51.0%
2023 Est. Never Married		36.9%	30.1%	29.0%
2023 Est. Now Married		33.3%	42.0%	44.2%
2023 Est. Separated or Divorced		25.3%	22.0%	20.2%
2023 Est. Widowed		4.5%	5.8%	6.6%
Income				
2023 Est. HH Income \$200,000 or More		1.3%	6.0%	7.3%
2023 Est. HH Income \$150,000 to \$199,999		3.2%	5.2%	6.4%
2023 Est. HH Income \$100,000 to \$149,999		13.7%	14.5%	15.2%
2023 Est. HH Income \$75,000 to \$99,999		20.4%	14.2%	15.2%
2023 Est. HH Income \$50,000 to \$74,999		19.6%	18.5%	18.4%
2023 Est. HH Income \$35,000 to \$49,999		15.2%	13.1%	11.8%
2023 Est. HH Income \$25,000 to \$34,999		9.5%	10.3%	9.0%
2023 Est. HH Income \$15,000 to \$24,999		6.8%	8.2%	7.9%
2023 Est. HH Income Under \$15,000		10.3%	9.9%	8.7%
2023 Est. Average Household Income		\$75,100	\$88,917	\$96,340
2023 Est. Median Household Income		\$59,566	\$65,170	\$70,964
2023 Est. Per Capita Income		\$29,413	\$35,615	\$38,185
2023 Est. Total Businesses		422	4,189	6,216
2023 Est. Total Employees		3,615	28,910	43,750

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Race				
2023 Est. White		79.4%	78.2%	79.5%
2023 Est. Black		1.3%	1.7%	1.4%
2023 Est. Asian or Pacific Islander		1.9%	2.1%	2.4%
2023 Est. American Indian or Alaska Native		1.2%	1.1%	1.1%
2023 Est. Other Races		16.1%	16.8%	15.6%
Hispanic				
2023 Est. Hispanic Population		1,070	12,936	19,616
2023 Est. Hispanic Population		18.4%	19.5%	17.9%
2028 Proj. Hispanic Population		19.5%	19.4%	17.8%
2020 Hispanic Population		22.0%	20.3%	18.6%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		4,163	47,424	78,638
2023 Est. Elementary (Grade Level 0 to 8)		2.2%	2.7%	2.7%
2023 Est. Some High School (Grade Level 9 to 11)		3.7%	5.8%	5.5%
2023 Est. High School Graduate		36.4%	26.6%	26.1%
2023 Est. Some College		27.7%	27.3%	27.1%
2023 Est. Associate Degree Only		7.7%	9.0%	9.0%
2023 Est. Bachelor Degree Only		14.2%	18.9%	18.9%
2023 Est. Graduate Degree		8.2%	9.7%	10.7%
Housing				
2023 Est. Total Housing Units		2,442	28,617	46,596
2023 Est. Owner-Occupied		58.8%	57.9%	58.5%
2023 Est. Renter-Occupied		33.9%	34.5%	34.0%
2023 Est. Vacant Housing		7.4%	7.7%	7.5%
Homes Built by Year				
2023 Homes Built 2010 or later		8.9%	8.6%	9.2%
2023 Homes Built 2000 to 2009		17.2%	13.9%	15.1%
2023 Homes Built 1990 to 1999		14.1%	15.1%	17.7%
2023 Homes Built 1980 to 1989		4.6%	8.6%	9.3%
2023 Homes Built 1970 to 1979		9.4%	13.0%	13.7%
2023 Homes Built 1960 to 1969		8.7%	9.5%	9.1%
2023 Homes Built 1950 to 1959		11.2%	9.3%	7.6%
2023 Homes Built Before 1949		18.5%	14.3%	10.7%
Home Values				
2023 Home Value \$1,000,000 or More		1.2%	1.7%	1.9%
2023 Home Value \$500,000 to \$999,999		17.8%	15.9%	18.9%
2023 Home Value \$400,000 to \$499,999		17.9%	16.7%	16.1%
2023 Home Value \$300,000 to \$399,999		24.4%	29.9%	29.5%
2023 Home Value \$200,000 to \$299,999		19.9%	21.0%	20.4%
2023 Home Value \$150,000 to \$199,999		2.9%	3.1%	2.8%
2023 Home Value \$100,000 to \$149,999		2.8%	2.7%	2.3%
2023 Home Value \$50,000 to \$99,999		3.9%	3.0%	2.6%
2023 Home Value \$25,000 to \$49,999		2.5%	1.7%	1.5%
2023 Home Value Under \$25,000		6.8%	4.3%	3.8%
2023 Median Home Value		\$361,936	\$345,562	\$359,028
2023 Median Rent		\$1,099	\$1,082	\$1,096

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	4,744	53,995	89,189
2023 Est. Civilian Employed	56.0%	54.0%	55.4%
2023 Est. Civilian Unemployed	3.4%	2.9%	2.6%
2023 Est. in Armed Forces	-	0.1%	-
2023 Est. not in Labor Force	40.6%	42.9%	41.9%
2023 Labor Force Males	48.3%	48.3%	48.3%
2023 Labor Force Females	51.7%	51.7%	51.7%
Occupation			
2023 Occupation: Population Age 16 Years or Over	2,657	29,156	49,393
2023 Mgmt, Business, & Financial Operations	15.4%	14.3%	15.1%
2023 Professional, Related	22.7%	22.3%	23.2%
2023 Service	18.2%	21.3%	19.2%
2023 Sales, Office	23.3%	23.5%	23.9%
2023 Farming, Fishing, Forestry	0.6%	1.1%	1.2%
2023 Construction, Extraction, Maintenance	9.7%	6.7%	7.0%
2023 Production, Transport, Material Moving	10.2%	10.8%	10.4%
2023 White Collar Workers	61.3%	60.1%	62.2%
2023 Blue Collar Workers	38.7%	39.9%	37.8%
Transportation to Work			
2023 Drive to Work Alone	57.3%	67.8%	68.5%
2023 Drive to Work in Carpool	10.4%	9.9%	10.0%
2023 Travel to Work by Public Transportation	0.6%	0.9%	0.7%
2023 Drive to Work on Motorcycle	0.8%	0.2%	0.3%
2023 Walk or Bicycle to Work	2.1%	3.4%	2.7%
2023 Other Means	0.3%	0.5%	0.5%
2023 Work at Home	28.5%	17.3%	17.4%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	35.8%	43.8%	42.6%
2023 Travel to Work in 15 to 29 Minutes	48.6%	40.3%	42.3%
2023 Travel to Work in 30 to 59 Minutes	10.2%	12.1%	11.4%
2023 Travel to Work in 60 Minutes or More	5.4%	3.7%	3.6%
2023 Average Travel Time to Work	16.8	15.4	15.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$131.03 M	\$1.7 B	\$2.94 B
2023 Est. Apparel	\$4.54 M	\$59.49 M	\$103.25 M
2023 Est. Contributions, Gifts	\$7.09 M	\$96.91 M	\$169.22 M
2023 Est. Education, Reading	\$3.74 M	\$52.96 M	\$93.48 M
2023 Est. Entertainment	\$7.26 M	\$95.68 M	\$166.32 M
2023 Est. Food, Beverages, Tobacco	\$20.44 M	\$261.94 M	\$450.93 M
2023 Est. Furnishings, Equipment	\$4.53 M	\$59.51 M	\$103.31 M
2023 Est. Health Care, Insurance	\$12.34 M	\$157.88 M	\$271.37 M
2023 Est. Household Operations, Shelter, Utilities	\$42.78 M	\$553.3 M	\$953.39 M
2023 Est. Miscellaneous Expenses	\$2.46 M	\$32.2 M	\$55.66 M
2023 Est. Personal Care	\$1.76 M	\$22.86 M	\$39.49 M
2023 Est. Transportation	\$24.09 M	\$310.06 M	\$535.67 M

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