



Major Redevelopment

THE SHOPPES AT GATEWAY 3030 GATEWAY ST., SPRINGFIELD, OR

NEW RETAIL SPACE AVAILABLE - BOX, STANDALONE PAD, AND OUTPARCEL/ IN-LINE SHOP SPACE AVAILABLE; FLEXIBILITY TO MEET USER SIZE REQUIREMENTS

105,00 SF OF ANCHOR SPACE
11,465 SF - 39,500 SF OF ANCHOR SPACE
1,828 SF & 3,042 SF OF SHOP SPACE
4,049 SF OF PRIME RETAIL SPACE AVAILABLE (DIVISIBLE TO 2,706 SF & 1,965 SF)
1,800 SF FORMER FIREHOUSE SUBS
1,740 SF, 1,730 SF, 1,731 SF, 1,729 SF, 2,951 SF OF SHOP SPACE

PROMINENT VISIBILITY - 1/2 MILE OF FRONTAGE ON I-5 (76,900 VPD) AND HIGHLY TRAFFICKED GATEWAY STREET (18,600 VPD)

HIGH TRAFFIC IN-PLACE TENANCY - SUCCESSFUL EXISTING FOOD, ENTERTAINMENT AND NATIONAL ANCHOR TENANTS DRIVE SUBSTANTIAL FOOT TRAFFIC AT THE CENTER

EASY ACCESS - SIGNALIZED ACCESS FROM I-5 AND GATEWAY STREET
RECENTLY UPGRADED COMMON AREAS AND BUILDING FACADES - \$40M OF IMPROVEMENTS COMPLETED IN 2016

Demographics



- 1 MILE – 13,497
- 3 MILE – 88,737
- 5 MILE – 181,353
- 10 MILE – 288,017



- 1 MILE – 5,977
- 3 MILE – 48,168
- 5 MILE – 89,803
- 10 MILE – 115,824



- 1 MILE – \$99,040
- 3 MILE – \$92,694
- 5 MILE – \$91,847
- 10 MILE – \$97,525

Brock Switzer

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Michael Heerman

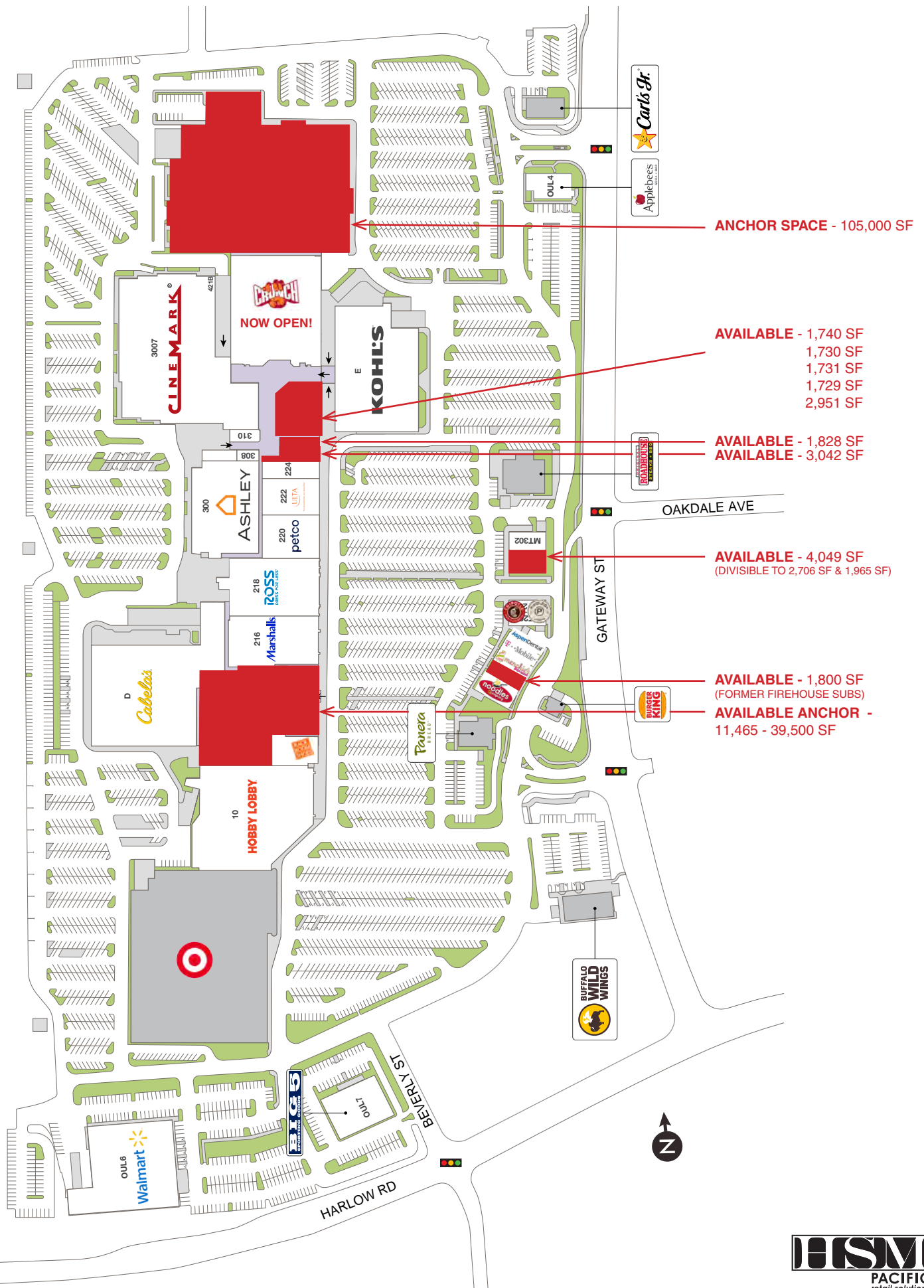
503-245-1400 x517

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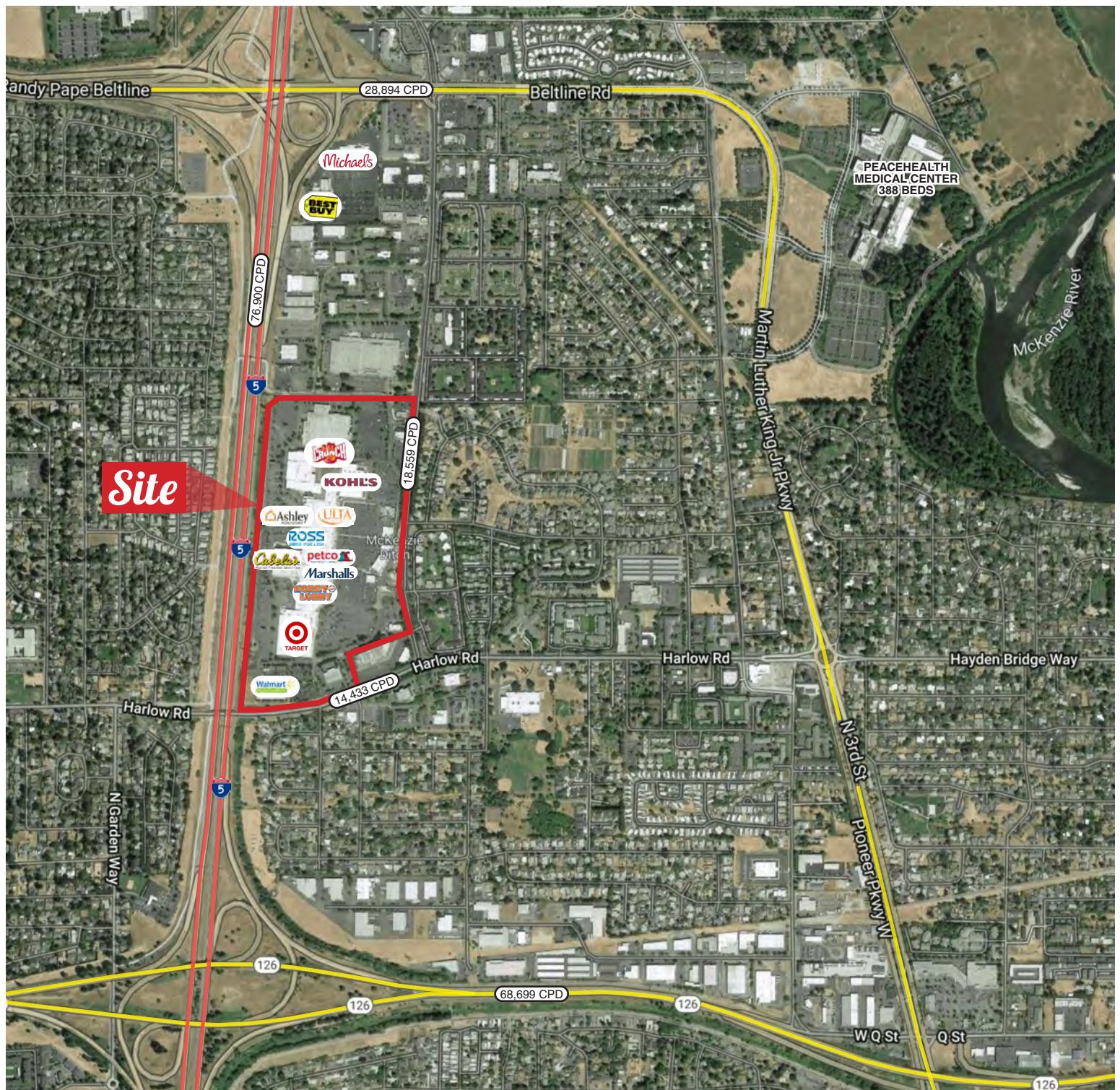
4260 GALEWOOD ST., SUITE B, LAKE OSWEGO, OREGON 97035

Site Plan









Trade Area Description

ON THE MAIN ARTERIAL IN THE TRADE AREA WITH 1/2 MILE FRONTAGE ON I-5 & HIGHLY TRAFFICKED GATEWAY STREET
 THREE MILES FROM THE UNIVERSITY OF OREGON - 30,000 STUDENTS AND VISITORS ARE RESPONSIBLE FOR OVER \$450M
 OF NON-RESIDENTIAL SPENDING ANNUALLY

THREE MILES FROM THE 54,000 SEAT AUTZEN STADIUM - LARGEST ARENA IN THE STATE OF OREGON

FIVE MILES FROM THE LANE EVENTS CENTER - HOSTS 400 EVENTS PER YEAR AND APPROX. 750,000 VISITORS ANNUALLY

Full Profile

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

Lat/Lon: 44.0762/-123.0449

3030 Gateway St Springfield, OR 97477				
	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2023 Estimated Population	13,497	88,737	181,353	288,017
2028 Projected Population	13,856	91,779	187,932	297,945
2020 Census Population	13,456	88,410	180,441	286,154
2010 Census Population	13,129	78,345	162,816	261,504
Projected Annual Growth 2023 to 2028	0.5%	0.7%	0.7%	0.7%
Historical Annual Growth 2010 to 2023	0.2%	1.0%	0.9%	0.8%
Households				
2023 Estimated Households	5,876	37,424	77,780	119,532
2028 Projected Households	6,168	39,628	82,433	126,429
2020 Census Households	5,777	36,803	76,408	117,253
2010 Census Households	5,626	32,595	69,675	108,535
Projected Annual Growth 2023 to 2028	1.0%	1.2%	1.2%	1.2%
Historical Annual Growth 2010 to 2023	0.3%	1.1%	0.9%	0.8%
Age				
2023 Est. Population Under 10 Years	11.0%	9.0%	9.1%	9.6%
2023 Est. Population 10 to 19 Years	11.0%	14.7%	12.3%	12.1%
2023 Est. Population 20 to 29 Years	15.8%	21.0%	21.4%	18.1%
2023 Est. Population 30 to 44 Years	19.5%	17.2%	19.0%	19.9%
2023 Est. Population 45 to 59 Years	15.3%	14.1%	15.4%	16.4%
2023 Est. Population 60 to 74 Years	16.7%	16.3%	15.9%	17.0%
2023 Est. Population 75 Years or Over	10.6%	7.7%	6.9%	7.0%
2023 Est. Median Age	38.6	36.8	36.5	38.0
Marital Status & Gender				
2023 Est. Male Population	47.4%	48.4%	49.1%	49.2%
2023 Est. Female Population	52.6%	51.6%	50.9%	50.8%
2023 Est. Never Married	30.2%	43.6%	42.7%	37.7%
2023 Est. Now Married	47.5%	37.6%	37.4%	42.3%
2023 Est. Separated or Divorced	18.5%	14.3%	15.4%	15.3%
2023 Est. Widowed	3.8%	4.4%	4.5%	4.7%
Income				
2023 Est. HH Income \$200,000 or More	8.7%	8.4%	7.9%	8.3%
2023 Est. HH Income \$150,000 to \$199,999	5.6%	5.7%	5.6%	6.2%
2023 Est. HH Income \$100,000 to \$149,999	13.4%	14.7%	14.5%	15.8%
2023 Est. HH Income \$75,000 to \$99,999	12.2%	11.4%	11.8%	13.0%
2023 Est. HH Income \$50,000 to \$74,999	20.3%	15.9%	16.4%	16.4%
2023 Est. HH Income \$35,000 to \$49,999	13.5%	12.1%	12.5%	12.1%
2023 Est. HH Income \$25,000 to \$34,999	7.8%	9.4%	9.2%	8.6%
2023 Est. HH Income \$15,000 to \$24,999	7.9%	8.4%	8.6%	7.9%
2023 Est. HH Income Under \$15,000	10.6%	14.0%	13.6%	11.6%
2023 Est. Average Household Income	\$99,040	\$92,694	\$91,847	\$97,525
2023 Est. Median Household Income	\$69,923	\$67,641	\$65,039	\$69,794
2023 Est. Per Capita Income	\$43,311	\$39,685	\$39,977	\$40,957
2023 Est. Total Businesses	594	4,711	9,995	13,405
2023 Est. Total Employees	5,977	48,163	89,803	115,824

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Race				
2023 Est. White	81.0%	76.0%	78.6%	79.9%
2023 Est. Black	1.9%	1.9%	1.9%	1.7%
2023 Est. Asian or Pacific Islander	4.4%	10.3%	6.9%	5.5%
2023 Est. American Indian or Alaska Native	1.0%	0.8%	0.9%	0.9%
2023 Est. Other Races	11.8%	11.1%	11.8%	12.0%
Hispanic				
2023 Est. Hispanic Population	1,558	9,485	21,707	34,750
2023 Est. Hispanic Population	11.5%	10.7%	12.0%	12.1%
2028 Proj. Hispanic Population	11.6%	10.7%	11.9%	12.0%
2020 Hispanic Population	12.1%	12.4%	12.2%	12.0%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)	9,428	55,607	118,391	194,977
2023 Est. Elementary (Grade Level 0 to 8)	1.5%	1.7%	2.0%	2.0%
2023 Est. Some High School (Grade Level 9 to 11)	5.8%	4.4%	4.5%	4.4%
2023 Est. High School Graduate	23.4%	18.8%	18.6%	20.4%
2023 Est. Some College	28.2%	26.1%	26.0%	26.9%
2023 Est. Associate Degree Only	8.1%	9.9%	9.2%	9.7%
2023 Est. Bachelor Degree Only	19.7%	22.4%	21.7%	21.0%
2023 Est. Graduate Degree	13.3%	16.7%	17.9%	15.7%
Housing				
2023 Est. Total Housing Units	6,101	39,181	81,736	125,321
2023 Est. Owner-Occupied	51.0%	44.0%	44.8%	53.1%
2023 Est. Renter-Occupied	45.4%	51.5%	50.4%	42.2%
2023 Est. Vacant Housing	3.7%	4.5%	4.8%	4.6%
Homes Built by Year				
2023 Homes Built 2010 or later	3.0%	9.1%	7.7%	7.8%
2023 Homes Built 2000 to 2009	5.9%	11.1%	9.5%	10.6%
2023 Homes Built 1990 to 1999	17.1%	13.3%	11.9%	13.9%
2023 Homes Built 1980 to 1989	15.1%	10.3%	9.3%	9.2%
2023 Homes Built 1970 to 1979	21.9%	19.1%	18.0%	20.0%
2023 Homes Built 1960 to 1969	17.6%	13.9%	14.9%	14.8%
2023 Homes Built 1950 to 1959	12.0%	9.2%	10.7%	8.8%
2023 Homes Built Before 1949	3.7%	9.3%	13.0%	10.4%
Home Values				
2023 Home Value \$1,000,000 or More	1.0%	2.1%	2.2%	2.6%
2023 Home Value \$500,000 to \$999,999	20.0%	23.2%	21.4%	20.5%
2023 Home Value \$400,000 to \$499,999	12.0%	18.9%	19.4%	18.5%
2023 Home Value \$300,000 to \$399,999	35.9%	29.2%	29.9%	30.6%
2023 Home Value \$200,000 to \$299,999	15.9%	14.5%	15.8%	16.0%
2023 Home Value \$150,000 to \$199,999	2.4%	2.7%	3.1%	3.1%
2023 Home Value \$100,000 to \$149,999	1.4%	1.8%	1.9%	1.6%
2023 Home Value \$50,000 to \$99,999	3.2%	1.6%	1.4%	1.6%
2023 Home Value \$25,000 to \$49,999	5.3%	3.0%	2.5%	2.9%
2023 Home Value Under \$25,000	2.9%	3.1%	2.3%	2.5%
2023 Median Home Value	\$345,749	\$384,517	\$384,903	\$382,192
2023 Median Rent	\$1,022	\$1,026	\$1,032	\$1,044

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Labor Force				
2023 Est. Labor Population Age 16 Years or Over	11,096	75,738	154,474	241,886
2023 Est. Civilian Employed	66.4%	55.2%	58.5%	58.7%
2023 Est. Civilian Unemployed	2.2%	3.8%	3.5%	3.3%
2023 Est. in Armed Forces	-	-	-	-
2023 Est. not in Labor Force	31.4%	40.9%	37.9%	37.9%
2023 Labor Force Males	46.7%	47.9%	48.8%	48.8%
2023 Labor Force Females	53.3%	52.1%	51.2%	51.2%
Occupation				
2023 Occupation: Population Age 16 Years or Over	7,365	41,830	90,372	141,987
2023 Mgmt, Business, & Financial Operations	12.0%	16.5%	14.7%	14.8%
2023 Professional, Related	21.4%	24.2%	26.7%	25.1%
2023 Service	23.2%	20.5%	19.6%	18.4%
2023 Sales, Office	25.8%	21.3%	20.8%	21.0%
2023 Farming, Fishing, Forestry	0.3%	0.2%	0.4%	0.4%
2023 Construction, Extraction, Maintenance	5.9%	5.6%	6.0%	7.1%
2023 Production, Transport, Material Moving	11.5%	11.7%	11.9%	13.1%
2023 White Collar Workers	59.2%	62.0%	62.1%	60.9%
2023 Blue Collar Workers	40.8%	38.0%	37.9%	39.1%
Transportation to Work				
2023 Drive to Work Alone	65.7%	61.6%	62.8%	65.2%
2023 Drive to Work in Carpool	6.6%	8.2%	7.6%	7.6%
2023 Travel to Work by Public Transportation	1.3%	1.3%	1.5%	1.3%
2023 Drive to Work on Motorcycle	0.3%	-	-	-
2023 Walk or Bicycle to Work	5.5%	7.3%	7.6%	5.6%
2023 Other Means	0.2%	0.7%	0.7%	0.8%
2023 Work at Home	20.5%	20.8%	19.7%	19.5%
Travel Time				
2023 Travel to Work in 14 Minutes or Less	50.7%	47.3%	41.7%	37.4%
2023 Travel to Work in 15 to 29 Minutes	36.5%	40.6%	45.4%	47.6%
2023 Travel to Work in 30 to 59 Minutes	11.2%	9.3%	9.5%	10.8%
2023 Travel to Work in 60 Minutes or More	1.6%	2.7%	3.5%	4.1%
2023 Average Travel Time to Work	14.2	14.6	15.4	16.3
Consumer Expenditure				
2023 Est. Total Household Expenditure	\$402.91 M	\$2.48 B	\$5.12 B	\$8.22 B
2023 Est. Apparel	\$14.18 M	\$87.29 M	\$180.45 M	\$289.84 M
2023 Est. Contributions, Gifts	\$23.44 M	\$144.07 M	\$295.83 M	\$476.52 M
2023 Est. Education, Reading	\$13.09 M	\$82.05 M	\$168.03 M	\$269.51 M
2023 Est. Entertainment	\$22.76 M	\$139.25 M	\$287.58 M	\$464.39 M
2023 Est. Food, Beverages, Tobacco	\$61.62 M	\$379.21 M	\$786.04 M	\$1.26 B
2023 Est. Furnishings, Equipment	\$14.12 M	\$86.51 M	\$178.72 M	\$288.41 M
2023 Est. Health Care, Insurance	\$36.87 M	\$225.19 M	\$466.28 M	\$750.28 M
2023 Est. Household Operations, Shelter, Utilities	\$130.84 M	\$806.1 M	\$1.67 B	\$2.67 B
2023 Est. Miscellaneous Expenses	\$7.63 M	\$46.77 M	\$96.68 M	\$155.36 M
2023 Est. Personal Care	\$5.4 M	\$33.22 M	\$68.72 M	\$110.32 M
2023 Est. Transportation	\$72.99 M	\$446 M	\$924.32 M	\$1.49 B

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