

RETAIL INVESTMENT OPPORTUNITY MEDFORD DRIVE-THRU

1605 W. Main St. | Medford, OR 97501

**Price
Reduction**



**ONLY Owner- User Drive Thru
for Sale in Medford**

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**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company

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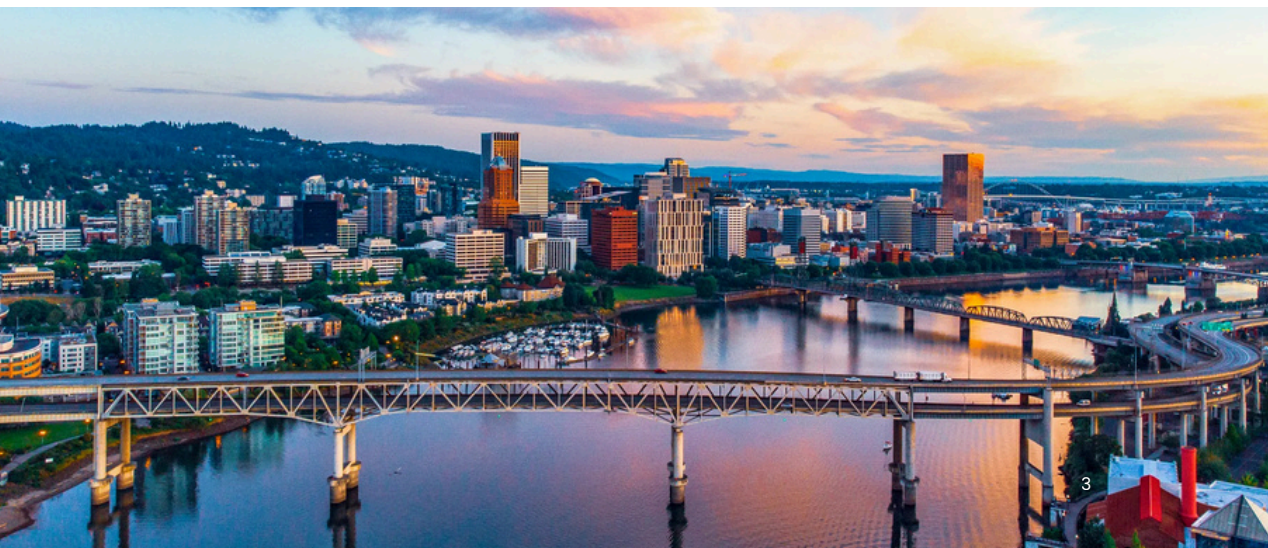
4. Property Summary

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MEDFORD DRIVE-THRU

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\$499,000

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Net Rentable Area	328 SF
Land Area	0.28 AC
Year Built	2002/ reno. 2021
Price	\$499,000
Parcel Number	10404884
Zoning	C-S/P
Parking	5 Surface Spaces



Community Breakdown: Who's Living Here

Population:

State: Oregon	4.18M
County: Jackson	220,768
MSA: Medford Metro	223,259
City: Medford	85,098

	1 mile	3 Miles	5 Miles
Population	17,658	66,737	119,587
Total Households	6,585	26,272	47,646
Average Household Income	\$64.1K	\$75.7K	\$87.5K
Total Consumer Spending	\$345.7M	\$906.3M	\$2.1B



Walkability Score:

Somewhat Walkable (67)
Some Transit (37)



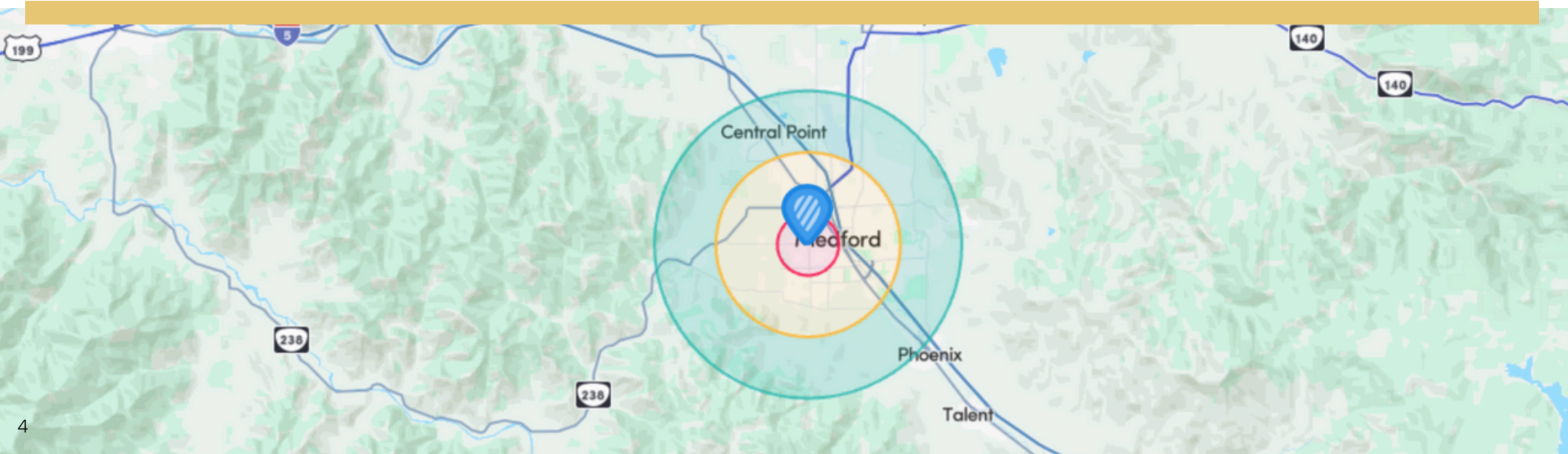
Transportation:

- 4.2 miles to Rogue Valley International - Medford



Daily Car Count: (VPD)

- West Main St - 11,549
- S Columbus Ave - 14,016
- I 5 - 51,439
- OR 238 - 23,486



A Closer Look: Nearby Amenities

★ 1605 W. Main St. | Medford, OR

● Bus/ Transit

Vehicles Per Day

- West Main St - 11,549
- S Columbus Ave - 14,016
- I 5 - 51,439
- OR 238 - 23,486



Rogue Valley International Airport

Rogue Valley Mall

WinCo **GROCERY OUTLET**
FOODS *bargain market*
SAFEWAY **Fred Meyer**
Walmart **DOLLAR TREE**

Walmart **Target** **BARNES & NOBLE** **BOOT BARN**
COSTCO WHOLESALE **HomeGoods** **KREI** **DICK'S SPORTING GOODS**
BI-MART **Marshalls** **Fred Meyer**

Oakdale Middle School

ACE
Hardware

West Main St - 11,549 VPD

I 5 - 51,439 VPD



Medford, Oregon

Medford, Oregon is an emerging hotspot for retail investment, thanks to its strong population growth, strategic location along Interstate 5, and expanding consumer base.

With over 223,000 people in the metro area and rising retail rents, the city offers a stable and growing market. Ongoing redevelopment projects, like the \$12 million transformation of the Medford Center and the planned East Medford Town Center, signal a commitment to modern, experience-driven retail.

Coupled with a thriving downtown, an international airport, and a robust tourism sector, Medford presents a compelling opportunity for forward-thinking retail investors.

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