



# The Village MEDFORD CENTER

DINE | SHOP | ENJOY

*Where Fun Is A Lifestyle*

## SOUTHERN OREGON'S PREMIERE RETAIL, ENTERTAINMENT, & LIFESTYLE DESTINATION

**ANCHORS INCLUDE**

**BURLINGTON, T.J. MAXX & ROSS DRESS FOR LESS**



[THEVILLAGEMEDFORDCENTER.COM](http://THEVILLAGEMEDFORDCENTER.COM)

[LBGFUNDS.COM](http://LBGFUNDS.COM)

### LEASING INFORMATION

DOUG BEISWENGER  
949.697.9220  
dbeiswenger@LBGFunds.com



### DEMOGRAPHICS

	3 MILE	5 MILE	MARKET AREA
POPULATION	86,169	124,174	461,721
AVG HH INCOME	\$79,467	\$86,740	\$80,972

### PROPERTY DETAILS

**BUILDING AREA: 420,000 SF**  
**PARKING SPACES: 1,988**  
**PARKING RATIO: 4.73: 1,000 SF**

### SPACES AVAILABLE

Pad with Drive-Through Option: 4,500 SF +/-  
Shops: 1,000 – 4,000 SF +/-  
Restaurants, offices, and medical uses allowed.

### PROJECT HIGHLIGHTS

- The Village at Medford Center is an exciting entertainment-oriented environment for people to dine, gather, and enjoy!
- Restaurants with outdoor patios; a state-of-the-art exercise facility, shopping opportunities at leading national chains, as well as cool trendy local boutiques, and amazing aesthetics.
- Cinemark's theater is the largest movie theater in Southern Oregon (15 Screens) with luxury recliner seating, and food, beverage and alcohol service.
- Highly specialized marketing and media strategic alliance program aimed at promoting the property.
- Prominently located off Interstate-5 and spanning an entire block, the property is straddled by Medford's main Biddle Road and Crater Lake retail corridors.
- Dynamic signage program, including an iconic 75-foot freeway visible tower sign (visible from over 1/4 mile away on the I-5 freeway) creates unique branding opportunities for our tenants.
- Appeal to the local community and over 3.5 million annual visitors to the area.
- High traffic counts: 50,000+ ADT (I-5 freeway) and 53,000+ ADT (streets).

# The Village

MEDFORD CENTER

The Village Medford Center is conveniently located off Interstate 5 between the Biddle Road and Crater Lake retail corridors.

In addition to a wide array of retail, office, medical, and restaurant spaces available, The Village at Medford Center is now offering **Kiosks** for lease. This program is a unique opportunity for new businesses or start-ups, offers flexibility, and is reasonably priced!

Visit us at: [thevillagemedfordcenter.com](http://thevillagemedfordcenter.com) for more information on this amazing and dynamic opportunity.



Available	Lifestyle
Dining	Entertainment
Shopping	Retail Office
Fitness / Sport	Kiosks

75' Architectural Tower Sign

Prime Pad Available 5,500 SF  
(Drive-Through Up To 3,000 SF)

Suite	Tenant	SF
A501	Available	5,780
A502	Available (LOI Out)	8,500
A503	Available	4,417
A515	TJ Maxx	25,385
A517	Burlington	33,454
B519	Ross	18,971
B539	Baja Fresh	2,297
B543	Delish Bakery	1,011
B547	Timber & Tonic (Avl 11/2023)	1,015
B549	Available (LOI Out)	1,084
B551	Kung Fu Tea	1,020
C611	Willamette Valley Bank	4,378
C621	Block Advisors	2,924
C625	Firehouse Subs	2,227
D635	Cold Stone Creamery	1,815

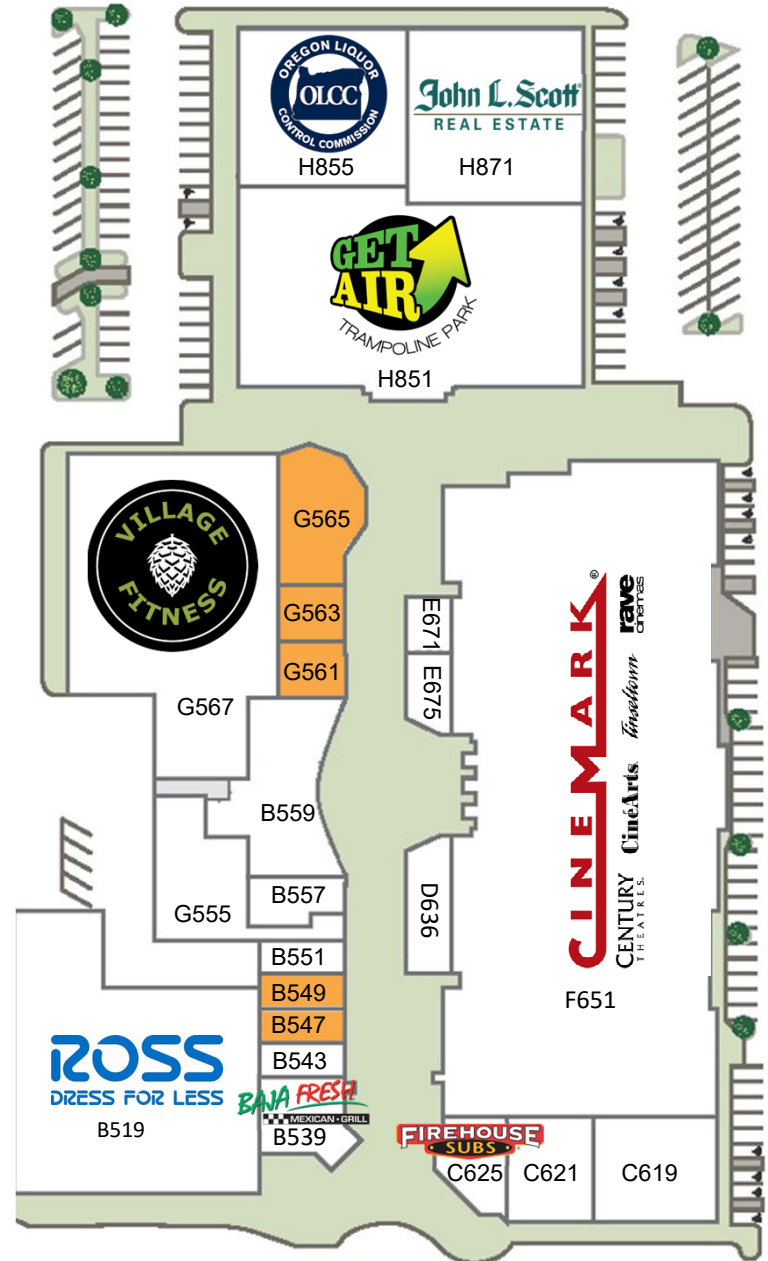
Suite	Tenant	SF
E671	Simply Sharpe Boutique	898
E675	Adorn Waxing & Skincare	1,345
F651	Cinemark Tinseltown	57,273
G555	Collaborative Theatre Project	4,784
G557	Butterfly Club/Barber Shop	1,688
G559	Tap & Vine Restaurant	5,515
G561	Available	1,200
G563	Available	1,800
G565	Available (LOI Out)	3,100
G567	Village Fitness	20,473
H851	Get Air	23,613
H855	Oregon Liquor Control Comm	8,747
H871	John L Scott Real Estate	NAP
J602	Jan's Tan (Available 2/2024)	1,262
J606	Riverside Home Healthcare	1,456

Suite	Tenant	SF
J608	White Lotus Day Spa	2,267
J609	Admire Aesthetics	2,082
J610	US Cellular	3,973
K705	Kid to Kid	6,658
K711	The UPS Store	1,758
K719	Panache Dance Co.	1,666
K727	Baxter Fitness	2,480
K739	Ella Lane (Available 10/2023)	4,108
K749	Signal Security	1,568
K751	Oil Stop Office	1,060
L775	Oil Stop	NAP
M841	Available	2,216
M845	Healthway Nutrition Center	2,250
N883	O'Reilly Auto Parts	5,400

Suite	Tenant	SF
O971	Safeway Gas Station	3,600
P973	Chic Nails	1,141
P975	Mongolian BBQ	3,320
Q1087	Little Caesars	1,200
Q1089	Liberty Tax Services	1,200
Q1091	World of Insurance	1,200
Q1093	Jimmy John's	1,200
R1003	Safeway	NAP
S987	DMV	7,178
T981	Rite Aid	NAP
U969	Nature's Pet Market	3,150
U961	Wild Birds Unlimited	1,500
U959	Senor Sam's	2,497
U953	Punky's Diner & Pies	3,058
Y499	Red Robin	8,000

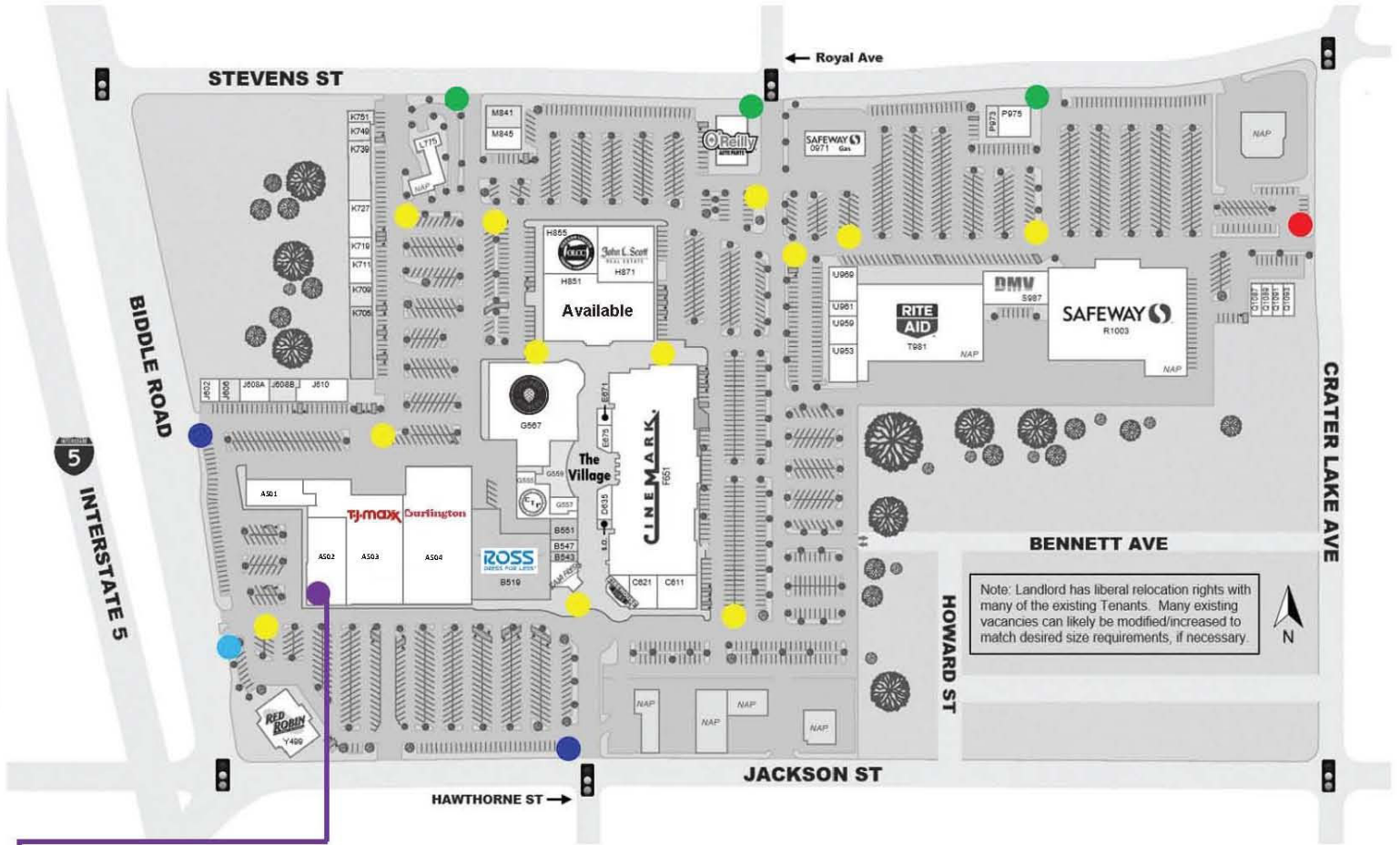


Restaurants and Outdoor Patio Seating

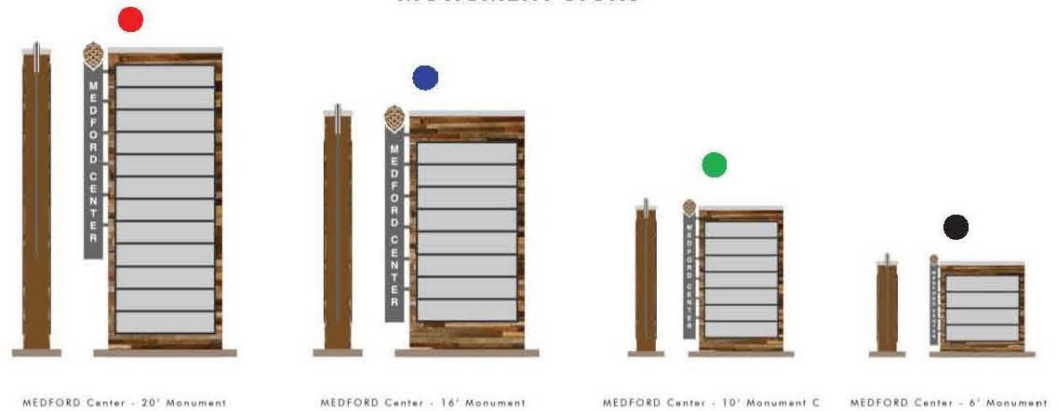


Suite	Tenant	SF
B547	Timber & Tonic (Avl 11/2023)	1,015
B549	Available (LOI Out)	1,084
G561	Available	1,200
G563	Available	1,800
G565	Available (LOI Out)	3,100

- FREESTANDING SIGNS**
- = Monument Sign (20')
  - = Monument Sign (16')
  - = Monument Sign (10')
  - = Wayfinding Sign
  - = Architectural Tower Signage
  - = Existing Pylon Sign



**MONUMENT SIGNS**





Stevens Street (9,100 ADT)

Crater Lake Ave (18,720 ADT)



BIDDLE ROAD (19,800 ADT)

JACKSON STREET (17,140 ADT)



INTERSTATE 5 (61,000+ ADT)



Fred Meyer



TARGET

FOOD 4 LESS

macy's  
JCPenney



ULTA  
REI

Rogue Valley Mall

KOHL'S  
expect great things  
BED BATH &  
BEYOND



North Medford High School

Crater Lake Avenue



INTERSTATE  
5

Marshalls  
DICK'S  
SPORTING GOODS  
HomeGoods

TJ-maxx  
Burlington  
ROSS  
DRESS FOR LESS  
CINEMARK  
SAFEGWAY  
RITE  
AID  
VILLAGE  
GROVES

Biddle Road

Tuesday Morning  
BIG  
LOTS!  
DOLLAR TREE

PROVIDENCE  
Health & Services

Stevens Street

Jackson Street