

BEAR CREEK PLAZA



BI-MART



BOOT BARN

AMERICA'S BEST
CONTACTS & EYEGLASSES

LOCATION

870-1132 Biddle Rd, Medford, OR 97504

AVAILABLE SPACE

- **3,156 SF** second generation medical space
 - Available with 60 days notice
 - Do not disturb current tenant
- **3,873 SF** retail space
- **3,478 SF** of flex / storage space with a grade level roll up door
- Drive-thru coffee kiosk pad

RENTAL RATE

Please call for details

TRAFFIC COUNTS

E McAndrews Rd – 20,870 ADT ('25)

Biddle Rd – 19,615 ADT ('25)

HIGHLIGHTS

- Anchored by Bi-Mart, Crunch Fitness, Dollar Tree and Boot Barn
- Fantastic visibility and access from Biddle Rd and McAndrews Rd
- Great location in the center of the Medford Market, with close proximity to other shopping centers, Providence Medical Center, and Interstate 5
- Drive-thru coffee kiosk pad available! Call Broker for details.



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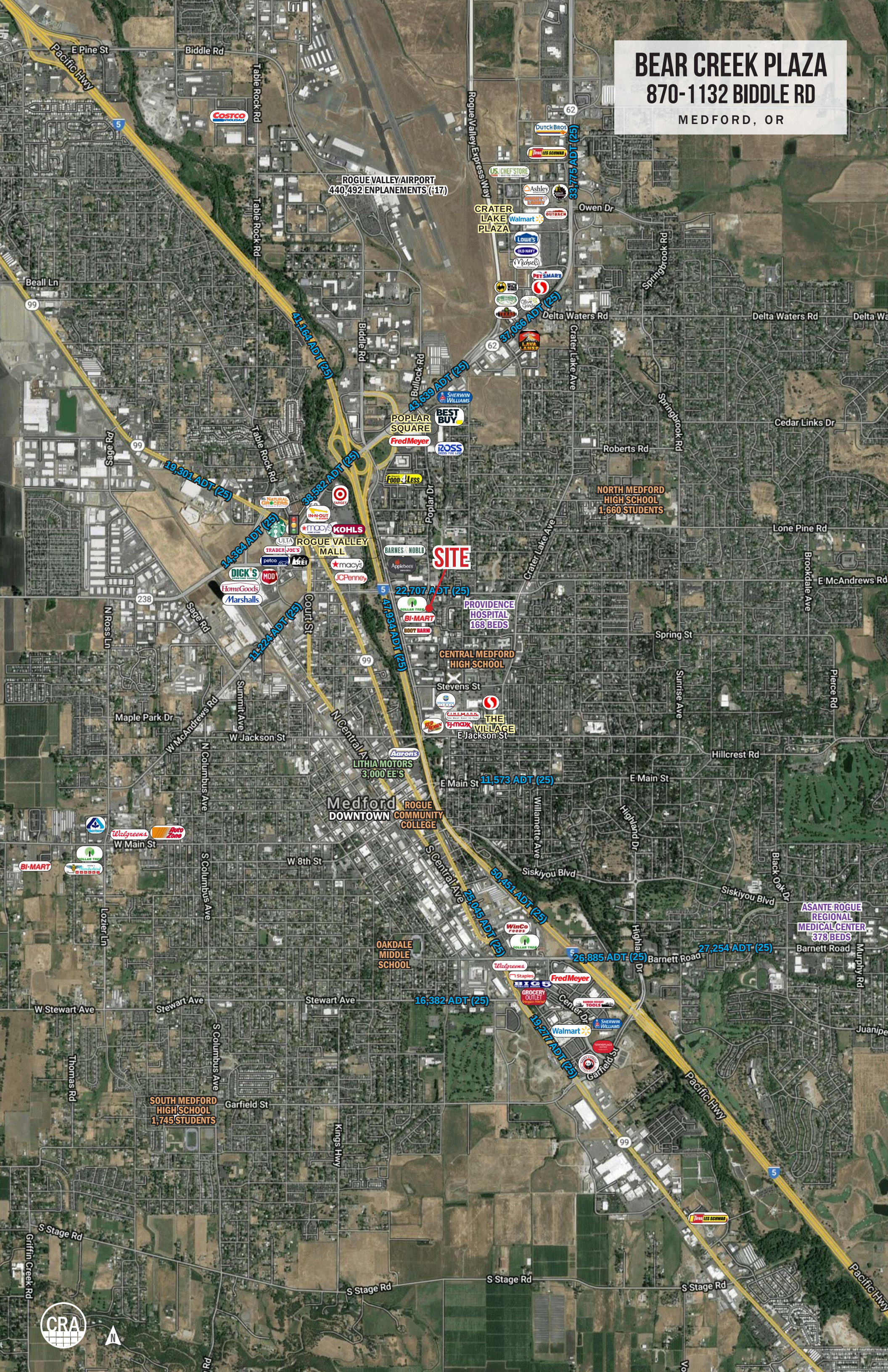
EXTERIOR PHOTOS

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870-1132 BIDDLE RD
MEDFORD, OR



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E McAndrews Rd

20,870 ADT ('25)

E McAndrews Rd

MATTRESS FIRM

CONSUMER CELLULAR



HEROS AMERICAN CAFE



AVAILABLE
3,478 SF

AVAILABLE
3,873 SF



AVAILABLE
3,156 SF



Biddle Rd

Biddle Rd

19,615 ADT ('25)



Pacific Hwy

Pacific Hwy

Down Centre Dr

Royal Ct



SITE PLAN

Suite	Tenant
830	Mattress Land
840	Boot Barn
850/860	Crunch Fitness
880	Magic Man
890	New Adventure Reptile
900	AVAILABLE
910	Jacksonville Denture Clinic
930	America's Best Contacts & Eyeglasses
940	Purple Parrot
950	Sally Beauty
960	AVAILABLE
970	Eduardo's Taco Shop
980	Legends Poker Room
990	Bi-Mart
1000	First Interstate Bank
1020	Heroes American Café
1030	OneMain Financial
1050	Dollar Tree Stores Inc
1070A	Yami Market
1080	Star Sushi
1090	Metro PCS
1100	Baskin Robins
1110	Tan Republic
1120	Papa Murphys
1130	Ahuva Bagel Company
1132	Boba Tea Time
1136	Happy Nails
1136B	Carl's Jr.
1140	McDonald's
1140A	Wendy's
980A	AVAILABLE



PHOTOS: SUITE 900

BEAR CREEK PLAZA

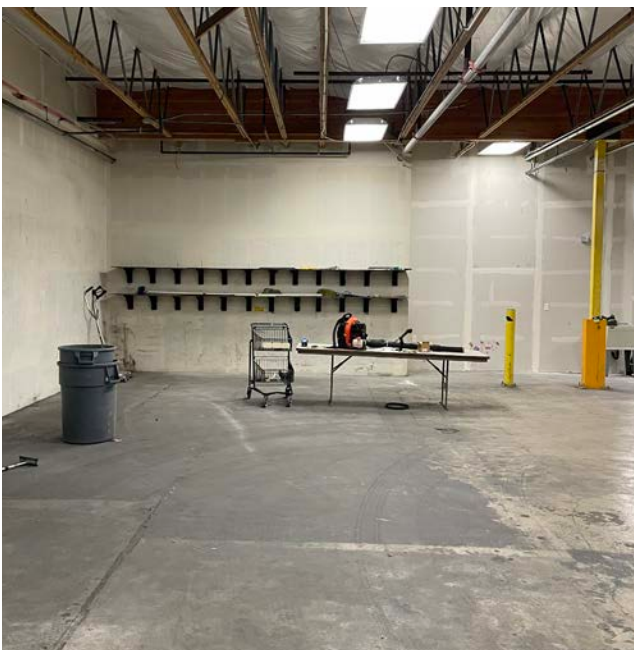
870-1132 BIDDLE RD
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MEDFORD, OR

FLEX / STORAGE SPACE PHOTOS



BEAR CREEK PLAZA

870-1132 BIDDLE RD

MEDFORD, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	3 MILE	5 MILE	10 MILE
Estimated Population 2026	84,256	120,172	160,895
Estimated Households 2026	34,254	49,294	65,739
Average HH Income	\$93,009	\$103,906	\$105,144
Median Home Value	\$414,239	\$448,157	\$453,454
Daytime Demographics 16+	71,560	93,372	120,982
Median Age	38.8	40.8	41.5

120,172

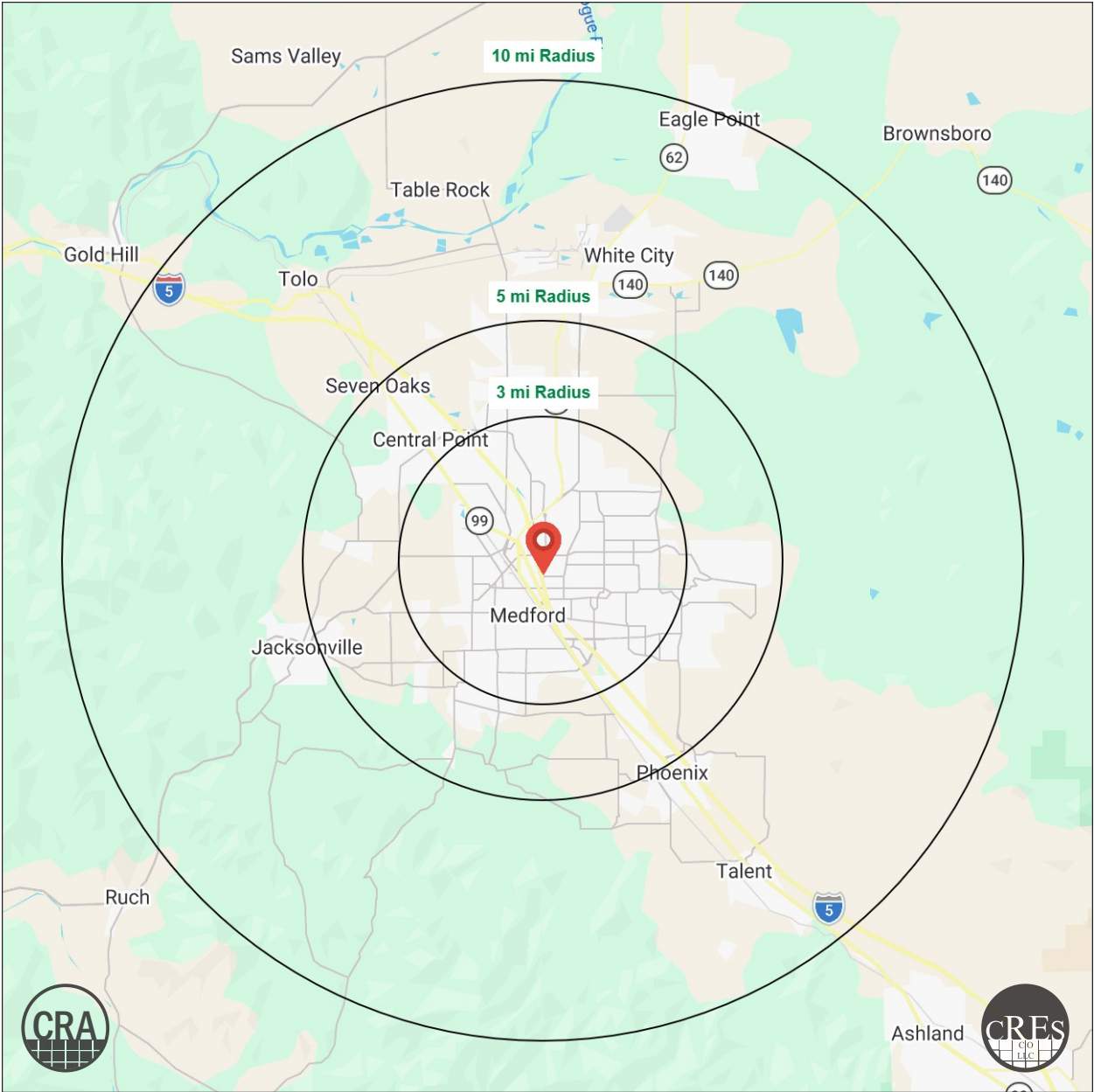
Estimated Population 2026

5 MILE RADIUS

38.8

Median Age

3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.3389/-122.8707

870 Biddle Rd Medford, OR 97504	3 mi radius	5 mi radius	10 mi radius
Population			
2026 Estimated Population	84,256	120,172	160,895
2031 Projected Population	83,461	118,929	159,690
2020 Census Population	84,788	121,033	161,682
2010 Census Population	76,437	107,889	145,390
Projected Annual Growth 2026 to 2031	-0.2%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2026	0.6%	0.7%	0.7%
2026 Median Age	38.8	40.8	41.5
Households			
2026 Estimated Households	34,254	49,294	65,739
2031 Projected Households	33,607	48,382	64,710
2020 Census Households	33,603	48,100	64,098
2010 Census Households	30,634	43,238	57,835
Projected Annual Growth 2026 to 2031	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2026	0.7%	0.9%	0.9%
Race and Ethnicity			
2026 Estimated White	79.3%	80.5%	80.6%
2026 Estimated Black or African American	1.4%	1.2%	1.1%
2026 Estimated Asian or Pacific Islander	2.7%	2.6%	2.3%
2026 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.0%
2026 Estimated Other Races	15.6%	14.7%	15.0%
2026 Estimated Hispanic	18.3%	17.1%	17.3%
Income			
2026 Estimated Average Household Income	\$93,009	\$103,906	\$105,144
2026 Estimated Median Household Income	\$76,462	\$82,684	\$83,201
2026 Estimated Per Capita Income	\$38,043	\$42,819	\$43,127
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.5%	2.6%
2026 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.3%	5.6%
2026 Estimated High School Graduate	28.3%	27.5%	27.7%
2026 Estimated Some College	25.5%	25.0%	24.9%
2026 Estimated Associates Degree Only	9.2%	9.1%	9.0%
2026 Estimated Bachelors Degree Only	18.9%	19.5%	19.1%
2026 Estimated Graduate Degree	9.6%	11.0%	11.0%
Business			
2026 Estimated Total Businesses	5,379	7,035	8,891
2026 Estimated Total Employees	42,505	51,902	64,230
2026 Estimated Employee Population per Business	7.9	7.4	7.2
2026 Estimated Residential Population per Business	15.7	17.1	18.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE

Co-Brokers:



Commercial Real Estate Services, Co.

 **541.944.1689**



**COMMERCIAL
REALTY ADVISORS
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