

FOR LEASE

ONE WEST MAIN - GROUND FLOOR

1 W Main St, Medford, OR 97501

Various Configurations Available From 3,000SF - 27,626SF



PULVER & LEEVER
REAL ESTATE COMPANY
COMMERCIAL

William 'Jeremy' Leever, Principal Broker

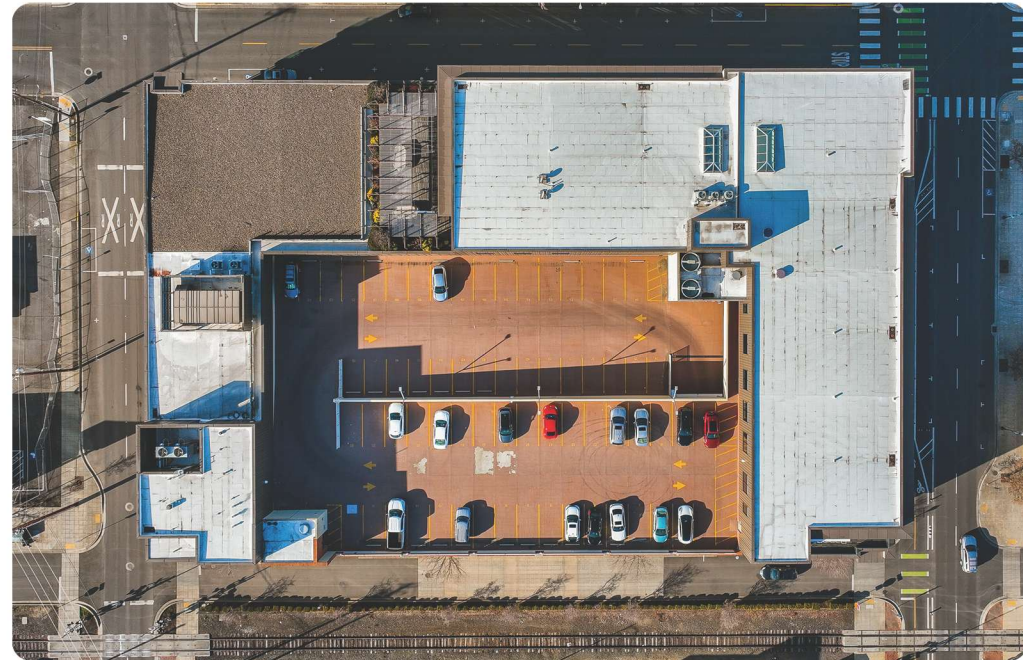
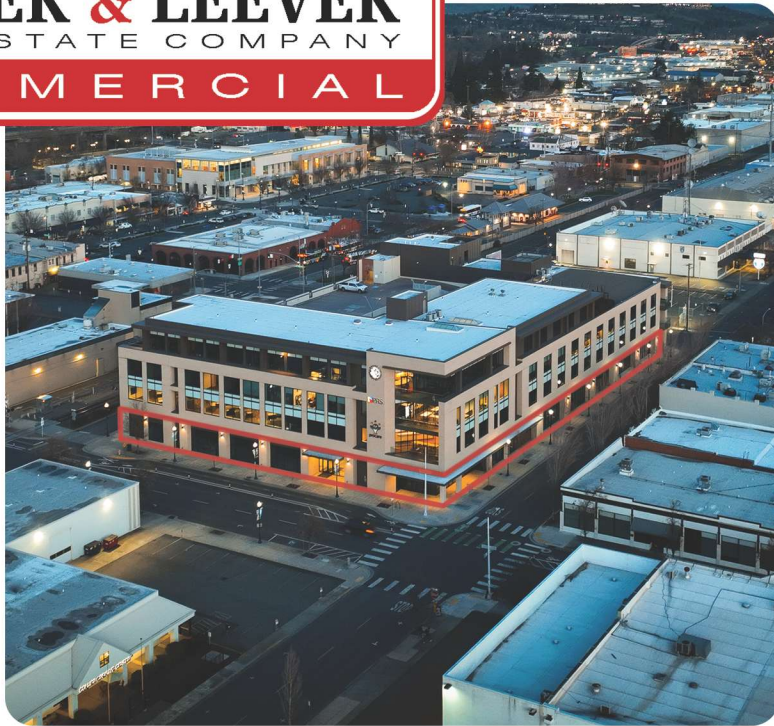
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Taylor Dunn, Broker

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Disclaimer:

No Warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, prior sale, lease, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles. Owner reserves the right to approve tenant/purchaser and proposed use.



PROPERTY DETAILS	
Total Ground Floor SF	27,696 SF
Minimum Configuration	3,000 SF
Construction	2014
Current Condition	Cold Shell
Security System	Yes
Secured Parking	Yes
Zoning	C-C / Central Business District
Lease Rate (Finished Space)	\$1.75 - \$2.00/SF/MO NNN
Delivery	Vanilla Shell
Tenant Improvement Allowance	Negotiable

Summary:

The complete 27,696SF ground floor is available in one of Medford's premier professional office and commercial settings. The floor can be demised into various configurations ranging from 3,000SF up to 21,450SF. This building has served as HQ for multiple prominent companies such as Pacific Retirement Services (3rd floor) and Rogue Disposal (4th floor). Attached to the building is a private parking garage with ample covered and secured parking for all employees/staff. Spaces will be demised based on tenant needs and provided in Vanilla Shell condition.

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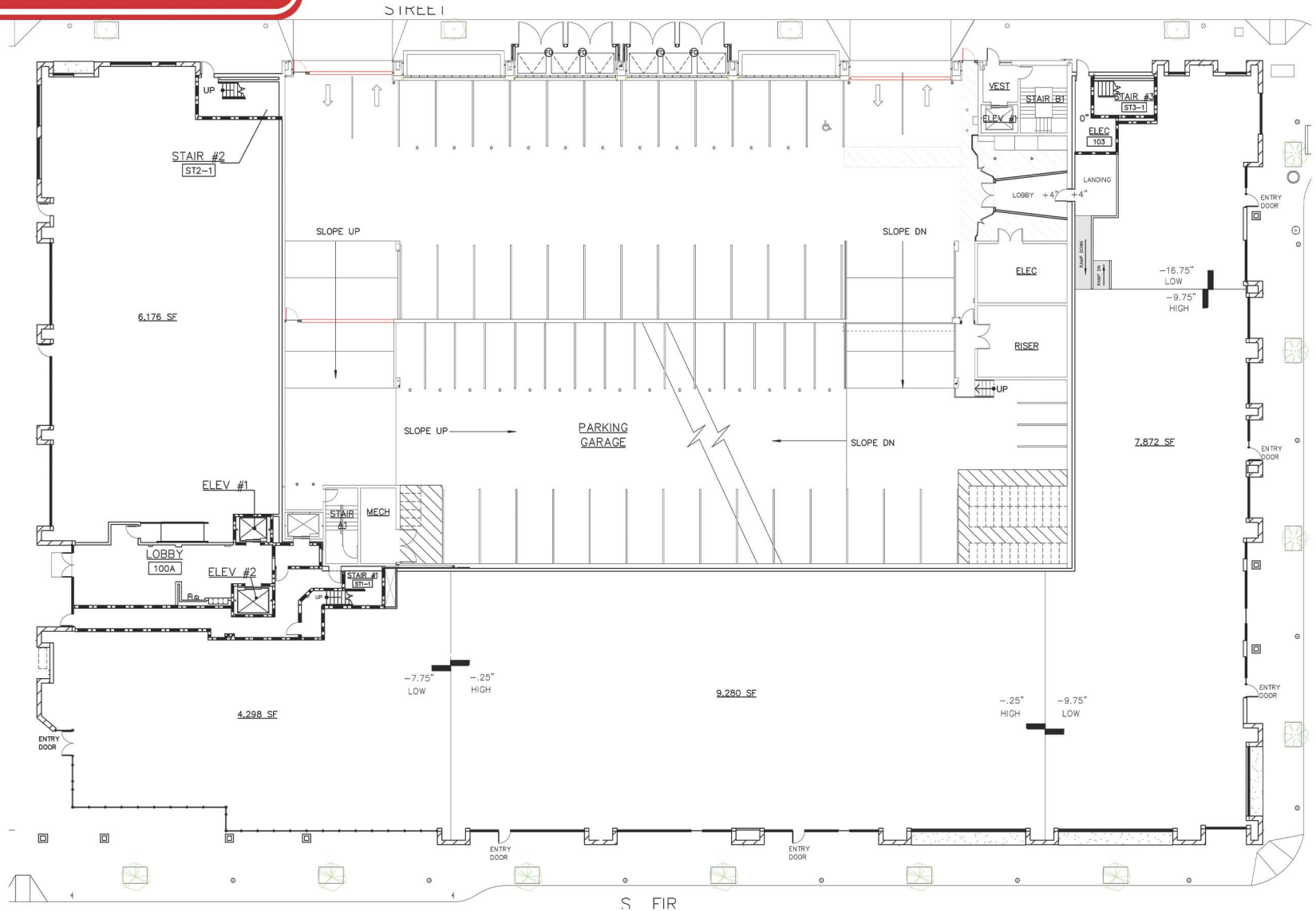
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FLOORPLAN



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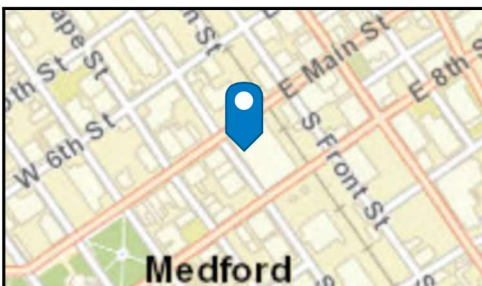
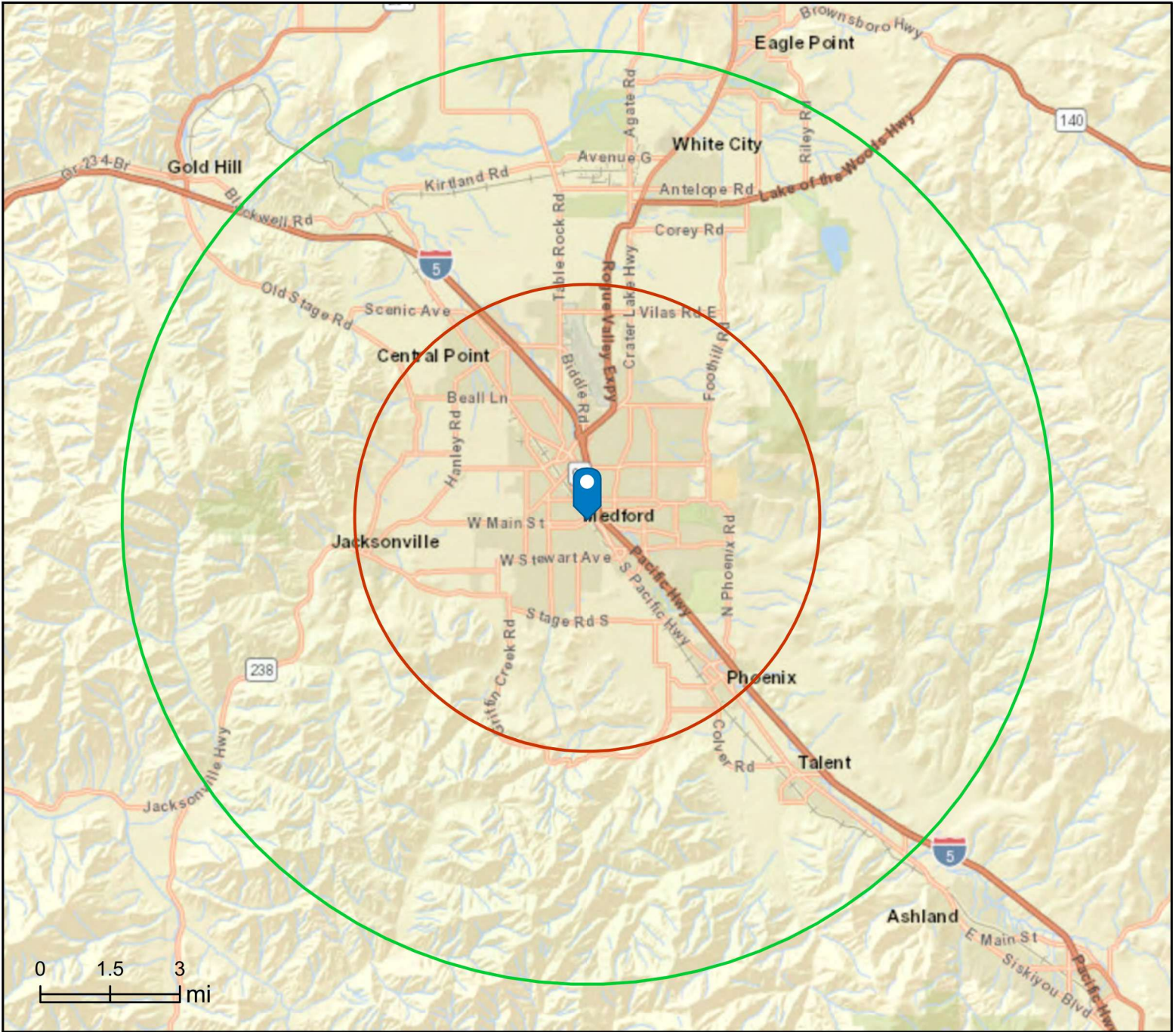
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Site Map

1 W Main St, Medford, Oregon, 97501
Rings: 5, 10 mile radii

Prepared by: Ticor Title
Latitude: 42.32534
Longitude: -122.87383



Demographic and Income Profile

1 W Main St, Medford, Oregon, 97501
 Ring: 5 mile radius

Prepared by: Ticor Title
 Latitude: 42.32534
 Longitude: -122.87383

Summary	Census 2010	Census 2020	2024	2029
Population	109,785	122,924	125,376	127,518
Households	44,259	49,163	49,892	50,513
Families	28,588	31,193	30,644	30,745
Average Household Size	2.44	2.47	2.48	2.49
Owner Occupied Housing Units	25,340	28,620	29,572	30,412
Renter Occupied Housing Units	18,918	20,543	20,320	20,100
Median Age	39.3	40.5	41.0	42.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.34%	0.44%	0.38%
Households	0.25%	0.53%	0.64%
Families	0.07%	0.37%	0.56%
Owner HHs	0.56%	0.72%	0.97%
Median Household Income	3.13%	3.49%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	4,048	8.1%	3,467	6.9%
\$15,000 - \$24,999	3,333	6.7%	2,691	5.3%
\$25,000 - \$34,999	4,283	8.6%	3,258	6.4%
\$35,000 - \$49,999	5,925	11.9%	5,171	10.2%
\$50,000 - \$74,999	8,134	16.3%	7,731	15.3%
\$75,000 - \$99,999	7,000	14.0%	7,072	14.0%
\$100,000 - \$149,999	9,709	19.5%	11,410	22.6%
\$150,000 - \$199,999	4,081	8.2%	5,385	10.7%
\$200,000+	3,378	6.8%	4,328	8.6%

Median Household Income	\$71,753	\$83,691
Average Household Income	\$94,256	\$110,207
Per Capita Income	\$37,531	\$43,676

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,504	6.8%	6,823	5.6%	6,889	5.5%	6,886	5.4%
5 - 9	6,950	6.3%	7,886	6.4%	7,428	5.9%	6,927	5.4%
10 - 14	7,128	6.5%	8,101	6.6%	7,819	6.2%	7,473	5.9%
15 - 19	7,062	6.4%	7,106	5.8%	7,418	5.9%	7,401	5.8%
20 - 24	6,707	6.1%	6,652	5.4%	7,089	5.7%	7,249	5.7%
25 - 34	13,912	12.7%	16,234	13.2%	16,107	12.8%	15,327	12.0%
35 - 44	13,105	11.9%	15,336	12.5%	16,539	13.2%	17,275	13.5%
45 - 54	14,777	13.5%	13,509	11.0%	14,049	11.2%	15,153	11.9%
55 - 64	13,940	12.7%	15,123	12.3%	14,079	11.2%	13,413	10.5%
65 - 74	8,851	8.1%	14,464	11.8%	14,493	11.6%	14,358	11.3%
75 - 84	6,441	5.9%	8,020	6.5%	9,682	7.7%	11,542	9.1%
85+	3,410	3.1%	3,670	3.0%	3,785	3.0%	4,515	3.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	95,559	87.0%	95,505	77.7%	95,209	75.9%	94,648	74.2%
Black Alone	833	0.8%	1,112	0.9%	1,213	1.0%	1,262	1.0%
American Indian Alone	1,312	1.2%	1,592	1.3%	1,665	1.3%	1,724	1.4%
Asian Alone	1,434	1.3%	2,231	1.8%	2,514	2.0%	2,805	2.2%
Pacific Islander Alone	449	0.4%	641	0.5%	675	0.5%	733	0.6%
Some Other Race Alone	6,161	5.6%	7,202	5.9%	8,059	6.4%	8,861	6.9%
Two or More Races	4,038	3.7%	14,641	11.9%	16,040	12.8%	17,485	13.7%
Hispanic Origin (Any Race)	14,202	12.9%	19,560	15.9%	21,914	17.5%	24,024	18.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

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 Ring: 10 mile radius

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Summary	Census 2010	Census 2020	2024	2029
Population	141,364	157,024	159,818	162,579
Households	56,293	62,291	63,083	63,875
Families	36,925	40,071	39,354	39,498
Average Household Size	2.47	2.49	2.50	2.51
Owner Occupied Housing Units	34,223	38,525	39,688	40,768
Renter Occupied Housing Units	22,070	23,766	23,395	23,107
Median Age	39.9	41.1	41.5	42.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.34%	0.44%	0.38%
Households	0.25%	0.53%	0.64%
Families	0.07%	0.37%	0.56%
Owner HHs	0.54%	0.72%	0.97%
Median Household Income	3.23%	3.49%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	5,131	8.1%	4,407	6.9%
\$15,000 - \$24,999	4,366	6.9%	3,546	5.6%
\$25,000 - \$34,999	5,265	8.3%	4,121	6.5%
\$35,000 - \$49,999	7,427	11.8%	6,490	10.2%
\$50,000 - \$74,999	10,568	16.8%	9,834	15.4%
\$75,000 - \$99,999	8,786	13.9%	8,847	13.9%
\$100,000 - \$149,999	11,912	18.9%	14,048	22.0%
\$150,000 - \$199,999	5,177	8.2%	6,845	10.7%
\$200,000+	4,450	7.1%	5,738	9.0%
Median Household Income	\$71,106		\$83,339	
Average Household Income	\$94,802		\$111,132	
Per Capita Income	\$37,395		\$43,627	

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,358	6.6%	8,540	5.4%	8,614	5.4%	8,612	5.3%
5 - 9	8,919	6.3%	9,913	6.3%	9,296	5.8%	8,674	5.3%
10 - 14	9,229	6.5%	10,188	6.5%	9,862	6.2%	9,372	5.8%
15 - 19	9,156	6.5%	9,024	5.7%	9,385	5.9%	9,346	5.7%
20 - 24	8,327	5.9%	8,356	5.3%	8,900	5.6%	9,063	5.6%
25 - 34	17,495	12.4%	20,275	12.9%	19,949	12.5%	19,135	11.8%
35 - 44	16,816	11.9%	19,545	12.4%	21,122	13.2%	21,858	13.4%
45 - 54	19,537	13.8%	17,315	11.0%	17,874	11.2%	19,366	11.9%
55 - 64	18,777	13.3%	20,123	12.8%	18,589	11.6%	17,529	10.8%
65 - 74	11,842	8.4%	19,201	12.2%	19,355	12.1%	19,246	11.8%
75 - 84	7,967	5.6%	10,248	6.5%	12,373	7.7%	14,956	9.2%
85+	3,943	2.8%	4,298	2.7%	4,498	2.8%	5,421	3.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	122,948	87.0%	121,590	77.4%	120,779	75.6%	120,038	73.8%
Black Alone	1,029	0.7%	1,282	0.8%	1,399	0.9%	1,460	0.9%
American Indian Alone	1,700	1.2%	2,047	1.3%	2,141	1.3%	2,216	1.4%
Asian Alone	1,697	1.2%	2,563	1.6%	2,880	1.8%	3,211	2.0%
Pacific Islander Alone	498	0.4%	727	0.5%	764	0.5%	833	0.5%
Some Other Race Alone	8,416	6.0%	10,035	6.4%	11,287	7.1%	12,394	7.6%
Two or More Races	5,076	3.6%	18,780	12.0%	20,569	12.9%	22,427	13.8%
Hispanic Origin (Any Race)	18,747	13.3%	25,828	16.4%	29,004	18.1%	31,795	19.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.