

FORMER

COSTCO

RETAIL PADS

FOR LEASE IN MEDFORD, OREGON



LOCATION Cardinal Ave & Crater Lake Hwy, Medford, Oregon

AVAILABLE SPACE Space for sit-down restaurants, drive-thru restaurants, banks, credit unions, and smaller box tenants and shops.

RENTAL RATES Call for details.

COMMENTS

- Area retailers include Walmart Supercenter, Lowe's, Safeway, Office Depot, Old Navy, Petsmart, Olive Garden, Sportsman's Warehouse, Verizon & Michaels.
- Great visibility from high-traffic Crater Lake Hwy.
- Proximity to Rogue Valley Mall and downtown Medford.

TRAFFIC COUNT Crater Lake Hwy – 27,600 ADT (16)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population 2017	4,916	50,038	114,954
Population Forecast 2022	5,135	52,372	120,887
Average HH Income	\$61,805	\$58,004	\$61,890
Employees	4,868	32,439	65,224

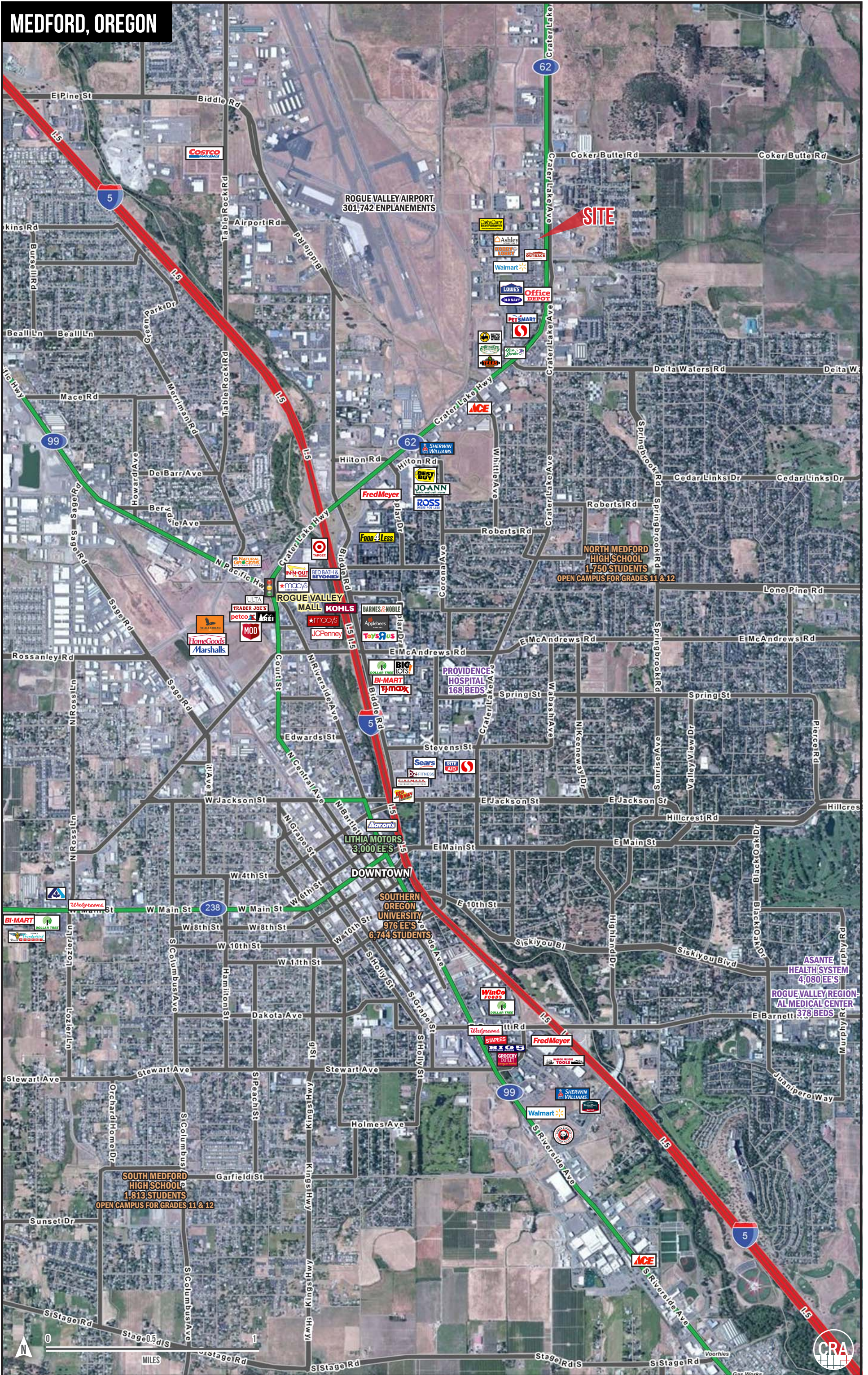
Source: Regis – SitesUSA (2017)



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 Licensed brokers in Oregon & Washington

MEDFORD, OREGON



ROGUE VALLEY AIRPORT
301,742 ENPLANEMENTS

SITE

**NORTH MEDFORD
HIGH SCHOOL**
1,750 STUDENTS
OPEN CAMPUS FOR GRADES 11 & 12

**ROGUE VALLEY
MALL KOHLS**

LITHIA MOTORS
3,000 EES

DOWNTOWN

**SOUTHERN OREGON
UNIVERSITY**
976 EE'S
6,744 STUDENTS

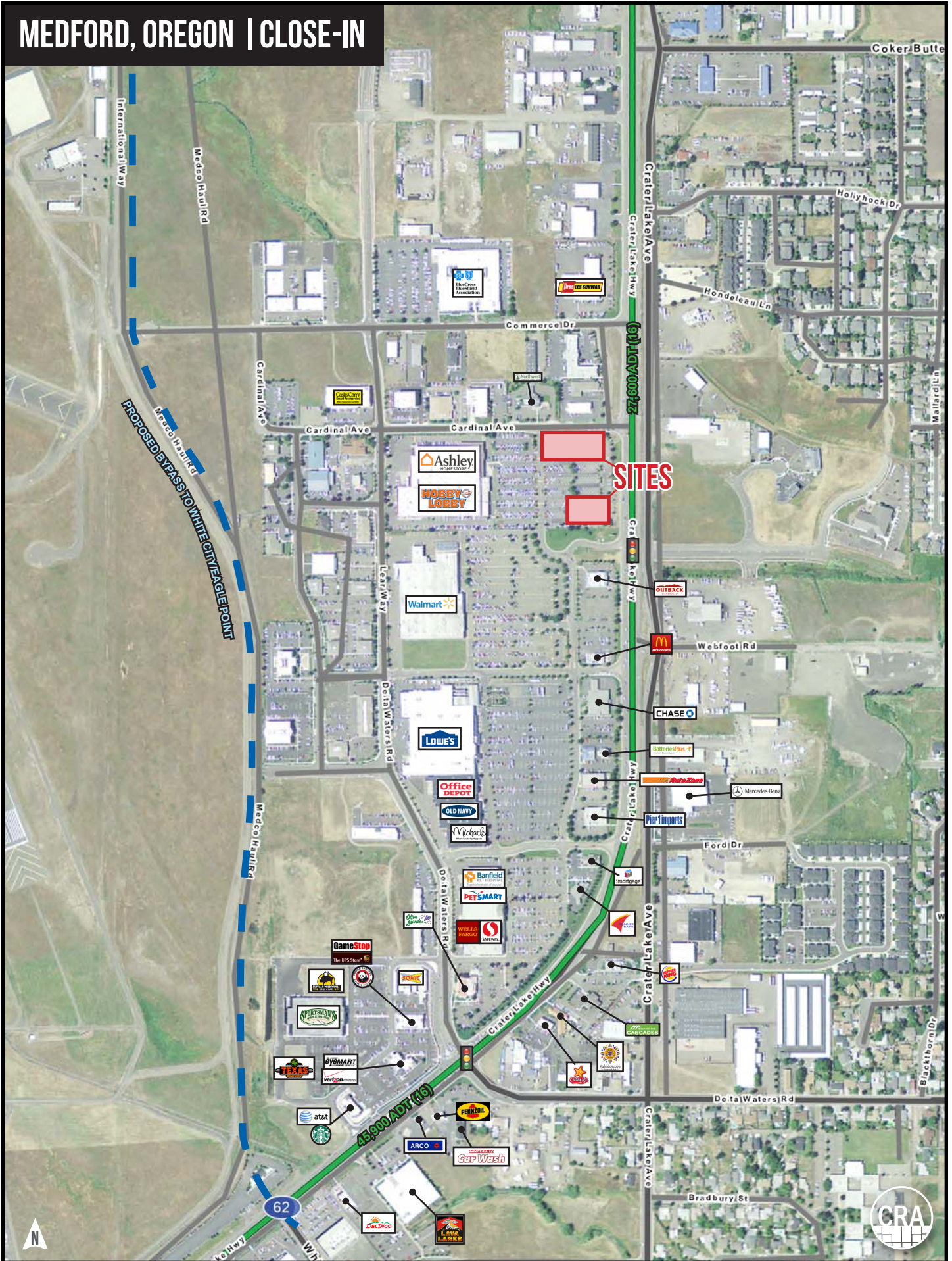
**ASANTE
HEALTH SYSTEM**
4,080 EES

**ROGUE VALLEY REGIONAL
MEDICAL CENTER**
378 BEDS

**SOUTH MEDFORD
HIGH SCHOOL**
1,813 STUDENTS
OPEN CAMPUS FOR GRADES 11 & 12



MEDFORD, OREGON | CLOSE-IN



PROPOSED BYPASS TO WHITE CITY & E POINT

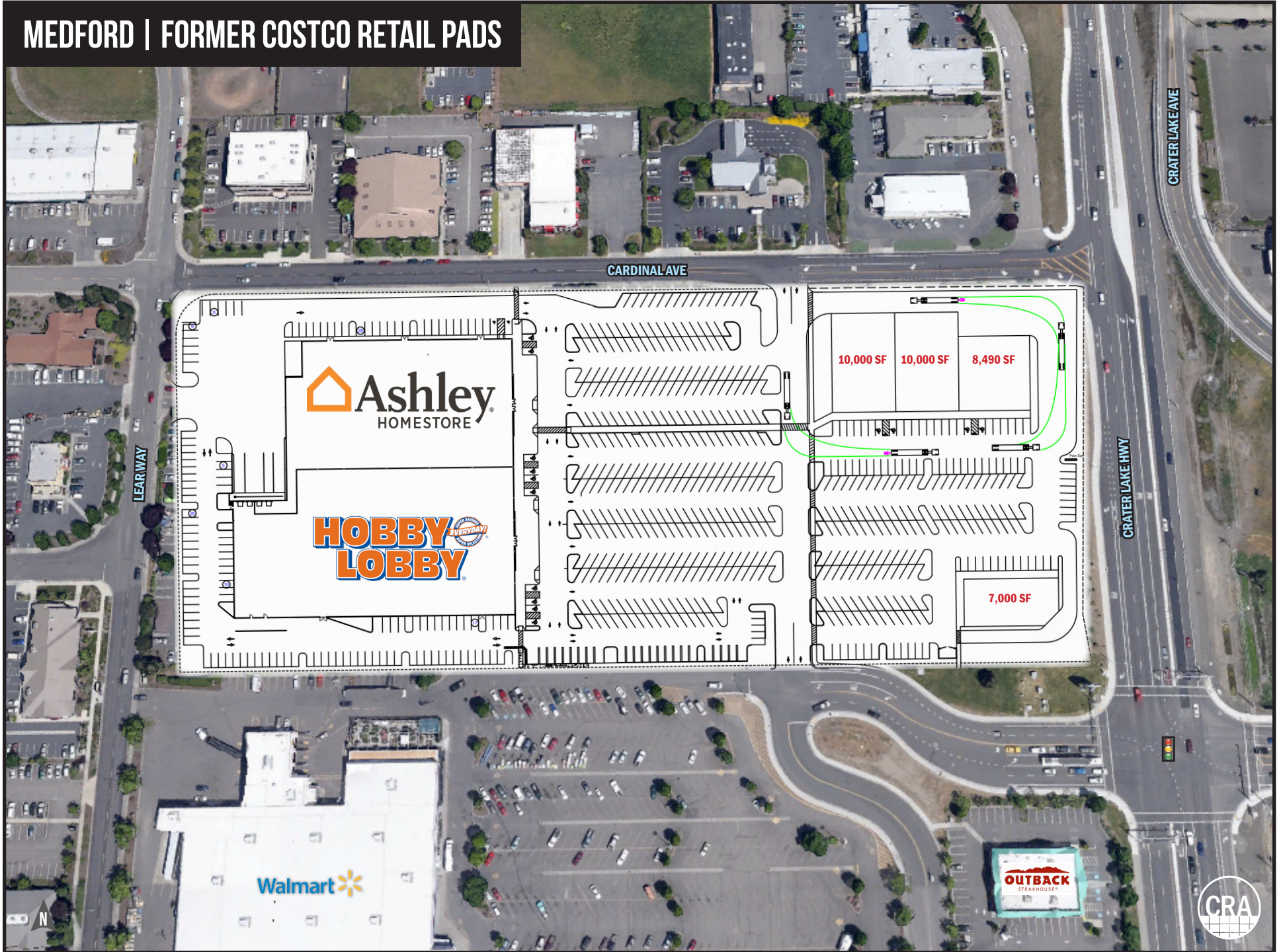
SITES

45,900 ADT (6)

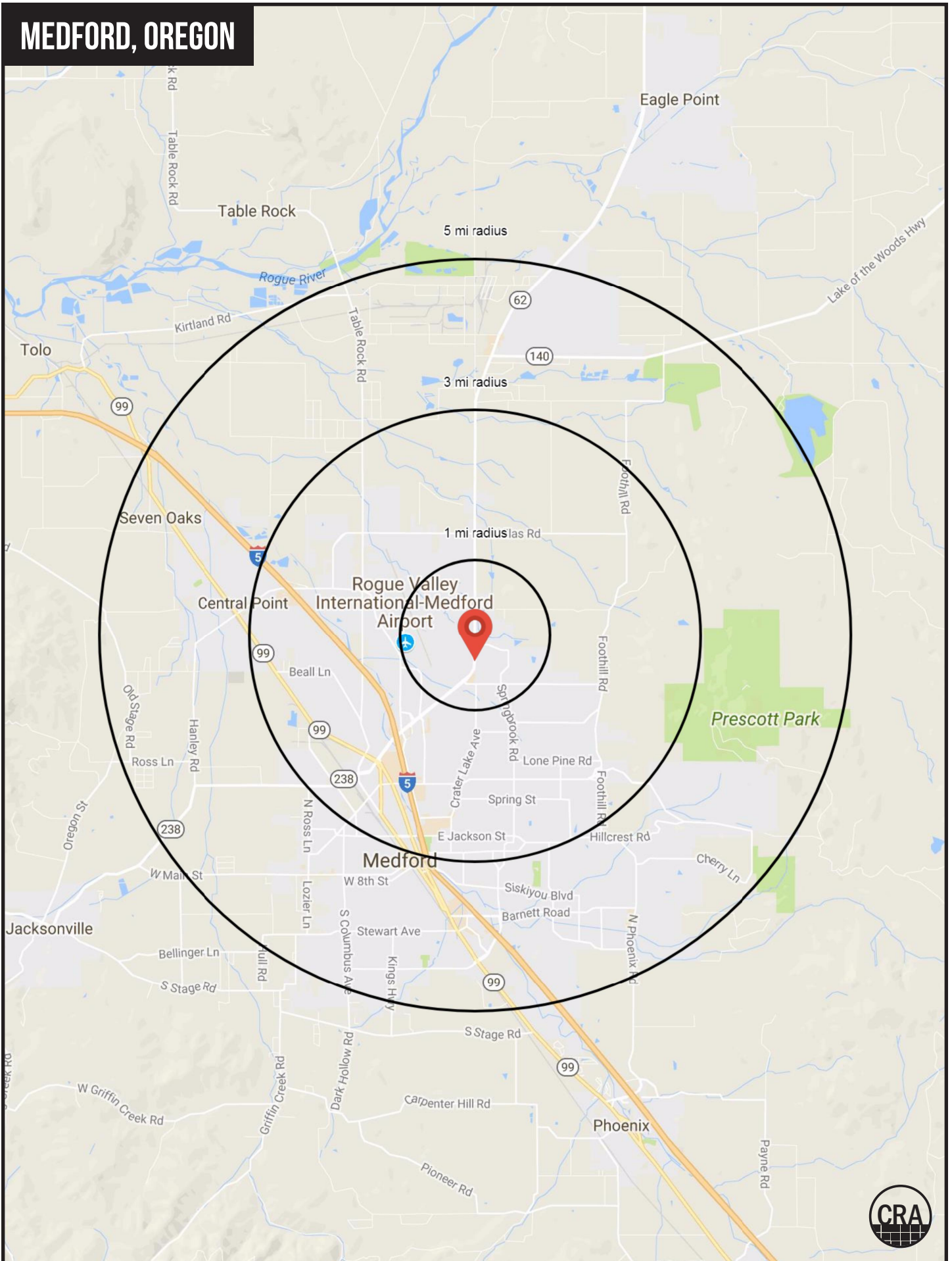
CRATER LAKE HWY (61) I-5/0091Z



MEDFORD | FORMER COSTCO RETAIL PADS



MEDFORD, OREGON



FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3695/-122.8560

RF1

Crater Lake Hwy & Cardinal Ave

Medford, OR 97504

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2017 Estimated Population	4,916	50,038	114,954
	2022 Projected Population	5,135	52,372	120,887
	2010 Census Population	4,555	47,493	106,387
	2000 Census Population	3,971	42,545	92,567
	Projected Annual Growth 2017 to 2022	0.9%	0.9%	1.0%
	Historical Annual Growth 2000 to 2017	1.4%	1.0%	1.4%
HOUSEHOLDS	2017 Estimated Households	1,867	20,245	45,584
	2022 Projected Households	1,950	21,200	47,935
	2010 Census Households	1,704	18,959	41,583
	2000 Census Households	1,446	16,701	35,547
	Projected Annual Growth 2017 to 2022	0.9%	0.9%	1.0%
	Historical Annual Growth 2000 to 2017	1.7%	1.2%	1.7%
AGE	2017 Est. Population Under 10 Years	13.9%	13.4%	13.4%
	2017 Est. Population 10 to 19 Years	13.3%	12.2%	12.2%
	2017 Est. Population 20 to 29 Years	15.5%	13.5%	12.8%
	2017 Est. Population 30 to 44 Years	21.1%	19.1%	18.9%
	2017 Est. Population 45 to 59 Years	16.3%	17.0%	17.2%
	2017 Est. Population 60 to 74 Years	13.8%	15.8%	16.4%
	2017 Est. Population 75 Years or Over	6.0%	9.0%	9.1%
	2017 Est. Median Age	34.1	37.7	38.9
MARITAL STATUS & GENDER	2017 Est. Male Population	48.2%	48.2%	48.6%
	2017 Est. Female Population	51.8%	51.8%	51.4%
	2017 Est. Never Married	31.5%	30.3%	28.8%
	2017 Est. Now Married	45.2%	43.1%	46.1%
	2017 Est. Separated or Divorced	16.6%	19.6%	18.5%
	2017 Est. Widowed	6.7%	7.1%	6.6%
INCOME	2017 Est. HH Income \$200,000 or More	2.2%	2.6%	3.1%
	2017 Est. HH Income \$150,000 to \$199,999	1.7%	2.6%	3.3%
	2017 Est. HH Income \$100,000 to \$149,999	9.2%	9.3%	10.2%
	2017 Est. HH Income \$75,000 to \$99,999	14.2%	11.7%	12.3%
	2017 Est. HH Income \$50,000 to \$74,999	22.0%	20.2%	19.6%
	2017 Est. HH Income \$35,000 to \$49,999	22.4%	17.6%	16.3%
	2017 Est. HH Income \$25,000 to \$34,999	14.7%	13.6%	12.4%
	2017 Est. HH Income \$15,000 to \$24,999	7.3%	10.8%	11.1%
	2017 Est. HH Income Under \$15,000	6.3%	11.7%	11.8%
	2017 Est. Average Household Income	\$61,805	\$58,004	\$61,890
	2017 Est. Median Household Income	\$50,919	\$50,306	\$52,356
	2017 Est. Per Capita Income	\$23,717	\$23,661	\$24,744
2017 Est. Total Businesses	492	3,699	7,028	
2017 Est. Total Employees	4,868	32,439	65,224	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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Medford, OR 97504

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2017 Est. White	87.0%	85.9%	84.7%
	2017 Est. Black	1.0%	1.0%	1.0%
	2017 Est. Asian or Pacific Islander	2.4%	2.3%	1.9%
	2017 Est. American Indian or Alaska Native	1.0%	1.1%	1.2%
	2017 Est. Other Races	8.5%	9.6%	11.2%
HISPANIC	2017 Est. Hispanic Population	605	7,110	18,294
	2017 Est. Hispanic Population	12.3%	14.2%	15.9%
	2022 Proj. Hispanic Population	13.3%	15.4%	17.3%
	2010 Hispanic Population	10.8%	12.3%	13.8%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	3,218	34,058	78,806
	2017 Est. Elementary (Grade Level 0 to 8)	3.4%	3.8%	4.6%
	2017 Est. Some High School (Grade Level 9 to 11)	5.5%	9.2%	9.5%
	2017 Est. High School Graduate	34.2%	30.3%	27.8%
	2017 Est. Some College	29.9%	28.3%	27.7%
	2017 Est. Associate Degree Only	4.4%	7.3%	8.1%
	2017 Est. Bachelor Degree Only	17.5%	14.7%	14.7%
	2017 Est. Graduate Degree	5.1%	6.4%	7.6%
HOUSING	2017 Est. Total Housing Units	1,914	20,905	47,447
	2017 Est. Owner-Occupied	51.5%	50.4%	55.1%
	2017 Est. Renter-Occupied	46.1%	46.5%	41.0%
	2017 Est. Vacant Housing	2.5%	3.2%	3.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.6%	1.6%	1.5%
	2010 Homes Built 2000 to 2004	18.1%	12.8%	17.4%
	2010 Homes Built 1990 to 1999	26.4%	24.5%	22.7%
	2010 Homes Built 1980 to 1989	24.2%	18.1%	14.0%
	2010 Homes Built 1970 to 1979	19.1%	20.7%	19.4%
	2010 Homes Built 1960 to 1969	5.4%	10.8%	9.6%
	2010 Homes Built 1950 to 1959	6.5%	7.0%	8.8%
	2010 Homes Built Before 1949	4.9%	9.9%	13.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.8%	0.8%
	2010 Home Value \$500,000 to \$999,999	4.3%	4.4%	6.3%
	2010 Home Value \$400,000 to \$499,999	4.2%	4.0%	5.2%
	2010 Home Value \$300,000 to \$399,999	5.6%	14.8%	15.9%
	2010 Home Value \$200,000 to \$299,999	43.5%	36.7%	34.5%
	2010 Home Value \$150,000 to \$199,999	37.3%	24.9%	24.1%
	2010 Home Value \$100,000 to \$149,999	9.4%	9.7%	9.5%
	2010 Home Value \$50,000 to \$99,999	1.3%	2.5%	3.2%
	2010 Home Value \$25,000 to \$49,999	1.0%	1.9%	2.6%
	2010 Home Value Under \$25,000	2.3%	6.3%	6.9%
	2010 Median Home Value	\$208,767	\$218,253	\$222,205
	2010 Median Rent	\$768	\$740	\$758

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	3,829	39,580	91,077
	2017 Est. Civilian Employed	61.3%	58.8%	56.8%
	2017 Est. Civilian Unemployed	2.8%	2.9%	3.4%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	35.9%	38.3%	39.8%
	2017 Labor Force Males	47.3%	47.3%	48.0%
	2017 Labor Force Females	52.7%	52.7%	52.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	2,333	23,221	51,476
	2010 Mgmt, Business, & Financial Operations	10.8%	10.4%	10.1%
	2010 Professional, Related	17.6%	18.4%	19.1%
	2010 Service	22.1%	23.5%	23.2%
	2010 Sales, Office	30.4%	26.4%	25.1%
	2010 Farming, Fishing, Forestry	1.7%	1.4%	2.1%
	2010 Construction, Extraction, Maintenance	6.2%	7.2%	7.7%
	2010 Production, Transport, Material Moving	11.2%	12.8%	12.7%
	2010 White Collar Workers	58.8%	55.2%	54.4%
	2010 Blue Collar Workers	41.2%	44.8%	45.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	75.4%	76.2%	76.4%
	2010 Drive to Work in Carpool	11.8%	11.6%	11.3%
	2010 Travel to Work by Public Transportation	0.6%	1.6%	1.5%
	2010 Drive to Work on Motorcycle	0.5%	0.3%	0.3%
	2010 Walk or Bicycle to Work	2.0%	3.7%	3.4%
	2010 Other Means	0.4%	0.5%	0.5%
	2010 Work at Home	9.2%	6.2%	6.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	56.6%	52.1%	46.7%
	2010 Travel to Work in 15 to 29 Minutes	42.7%	42.0%	43.7%
	2010 Travel to Work in 30 to 59 Minutes	7.6%	9.0%	8.9%
	2010 Travel to Work in 60 Minutes or More	1.7%	3.0%	3.5%
	2010 Average Travel Time to Work	13.7	14.1	14.9
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$94.4 M	\$974 M	\$2.28 B
	2017 Est. Apparel	\$3.27 M	\$33.8 M	\$79.4 M
	2017 Est. Contributions, Gifts	\$5.81 M	\$61.7 M	\$148 M
	2017 Est. Education, Reading	\$3.23 M	\$34.9 M	\$83.4 M
	2017 Est. Entertainment	\$5.26 M	\$54.1 M	\$127 M
	2017 Est. Food, Beverages, Tobacco	\$14.8 M	\$152 M	\$355 M
	2017 Est. Furnishings, Equipment	\$3.16 M	\$32.6 M	\$76.9 M
	2017 Est. Health Care, Insurance	\$8.52 M	\$87.7 M	\$204 M
	2017 Est. Household Operations, Shelter, Utilities	\$29.1 M	\$302 M	\$709 M
	2017 Est. Miscellaneous Expenses	\$1.43 M	\$14.6 M	\$34.0 M
	2017 Est. Personal Care	\$1.23 M	\$12.7 M	\$29.7 M
	2017 Est. Transportation	\$18.5 M	\$188 M	\$438 M

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INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell.

"Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.



Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- a. To the seller, the duties listed above for a seller's agent;
- b. To the buyer, the duties listed above for a buyer's agent; and
- c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.