

1841 E BARNETT RD

MEDFORD, OR



FOR SALE • FOR LEASE • GROUND LEASE • BUILD-TO-SUIT

LOCATION

1841 E Barnett Road
Eugene, OR 97504

LOT SIZE

0.62 Acres | 27,007 SF

ECONOMICS

\$649,000 (\$24.03/SF)

TRAFFIC COUNTS

Barnett Road – 28,929 ADT ('22)
Highland Drive – 19,588 ADT ('22)
Interstate 5 – 53,944 ADT ('22)

HIGHLIGHTS

- Join BestMed Urgent Care in this new building (under construction) in Medford, Oregon.
- Centrally located off I-5 on Barnett Road.
- Nearby retailers include Fred Meyer, Walmart Supercenter, WinCo, Harbor Freight Tools and Asante Rogue Regional Medical Center.

ZONING

C-C/FTC (Community Commercial, Frequent Transit Corridor)



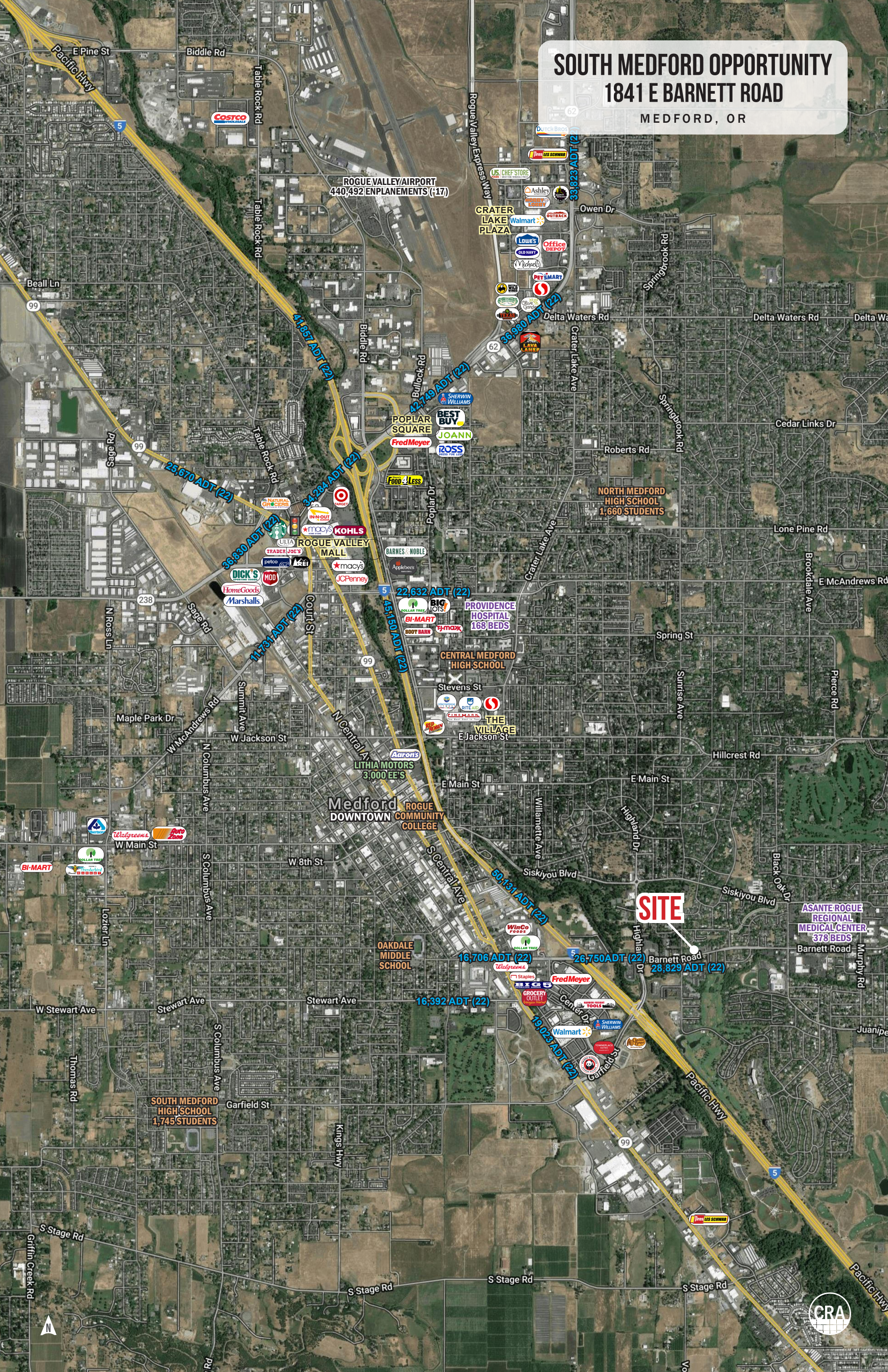
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

503.274.0211
www.cra-nw.com

SOUTH MEDFORD OPPORTUNITY 1841 E BARNETT ROAD

MEDFORD, OR



ROGUE VALLEY AIRPORT
440,492 ENPLANEMENTS (*17)

NORTH MEDFORD
HIGH SCHOOL
1,660 STUDENTS

Medford
DOWNTOWN COMMUNITY
COLLEGE

ASANTE ROGUE
REGIONAL
MEDICAL CENTER
378 BEDS

SOUTH MEDFORD
HIGH SCHOOL
1,745 STUDENTS

SITE



SOUTH MEDFORD OPPORTUNITY
1841 E BARNETT ROAD
MEDFORD, OR

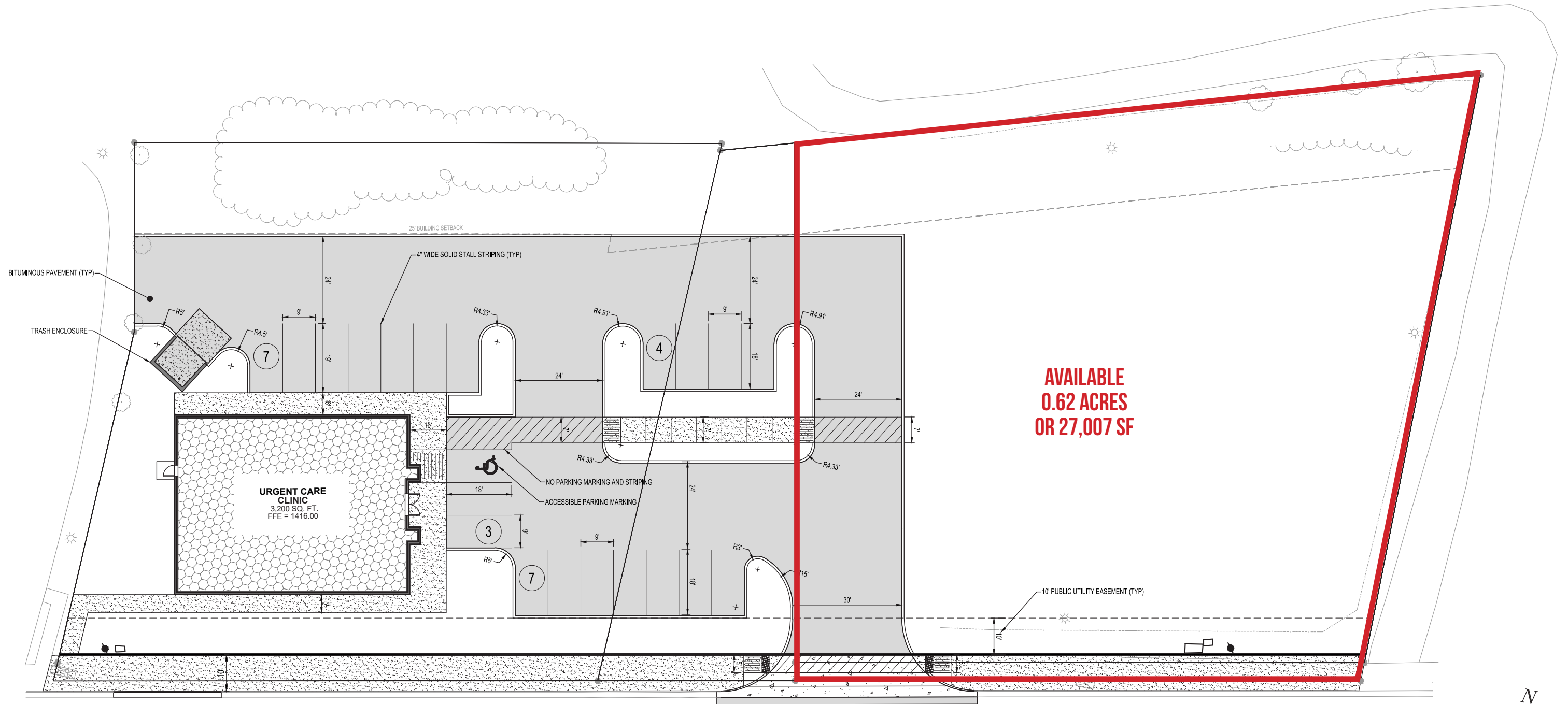
SITE

ASANTE ROGUE REGIONAL MEDICAL CENTER
378 BEDS



SOUTH MEDFORD OPPORTUNITY
1841 E BARNETT ROAD
MEDFORD, OR

SITE PLAN



AVAILABLE
0.62 ACRES
OR 27,007 SF

BARNETT ROAD  **28,829 ADT (2022)**

←-----255' TO ELLENDALE DRIVE



SOUTH MEDFORD OPPORTUNITY 1841 E BARNETT ROAD

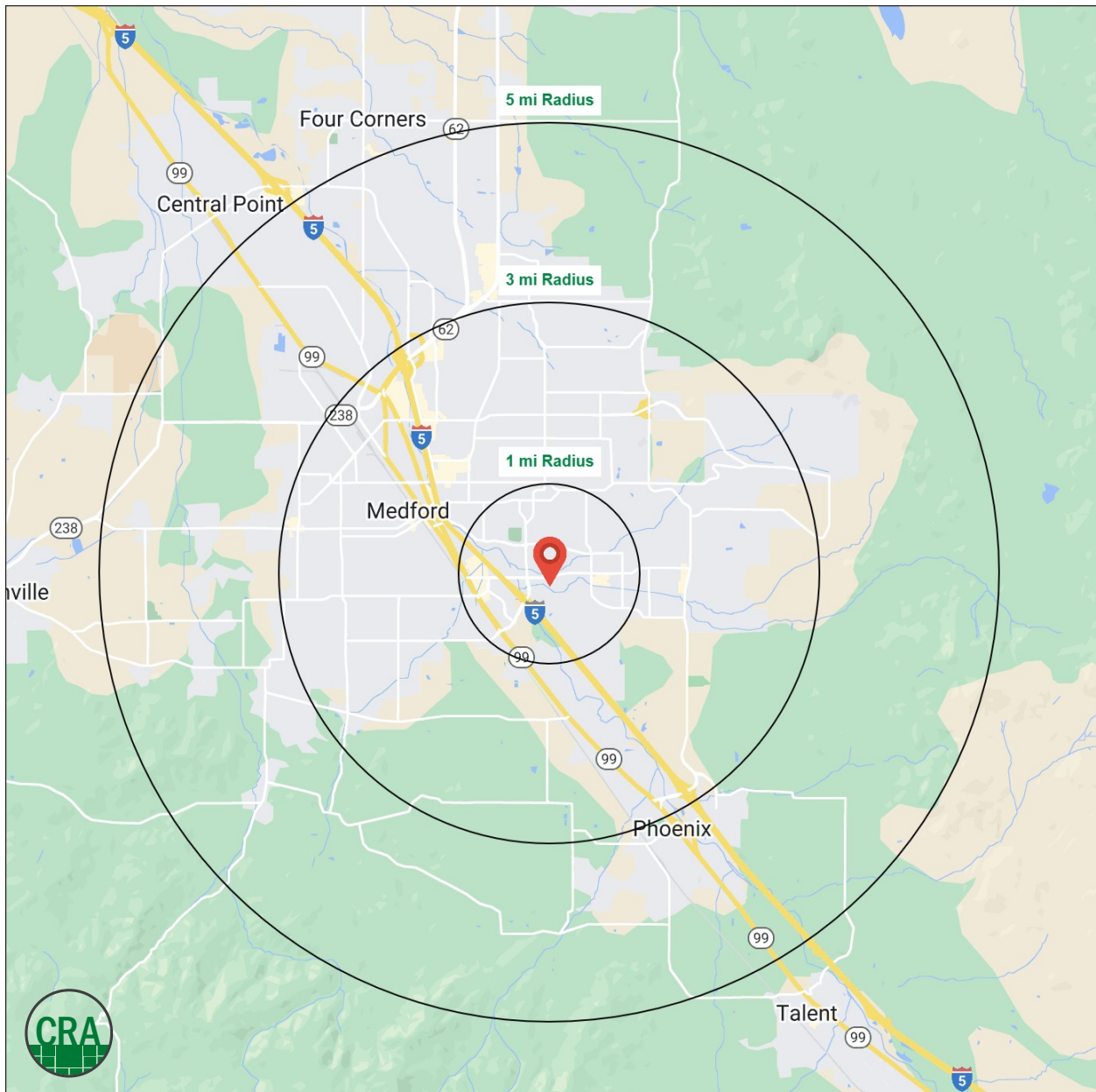
DEMOGRAPHIC SUMMARY

MEDFORD, OR

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	9,456	75,160	108,558
Estimated Households	3,950	29,577	42,745
Average HH Income	\$102,130	\$95,880	\$96,275
Median Home Value	\$378,073	\$356,002	\$357,355
Daytime Demographics 16+	9,327	58,508	83,859

41.4

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3163/-122.8445

1841 E Barnett Rd Medford, OR 97504	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,456	75,160	108,558
2028 Projected Population	8,621	69,692	101,787
2020 Census Population	9,636	74,586	107,811
2010 Census Population	8,367	66,583	96,178
Projected Annual Growth 2023 to 2028	-1.8%	-1.5%	-1.2%
Historical Annual Growth 2010 to 2023	1.0%	1.0%	1.0%
2023 Median Age	49.1	41.4	41.1
Households			
2023 Estimated Households	3,950	29,577	42,745
2028 Projected Households	3,734	28,385	41,512
2020 Census Households	4,256	30,132	43,182
2010 Census Households	3,692	27,311	38,979
Projected Annual Growth 2023 to 2028	-1.1%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2023	0.5%	0.6%	0.7%
Race and Ethnicity			
2023 Estimated White	84.1%	79.1%	79.4%
2023 Estimated Black or African American	1.0%	1.6%	1.4%
2023 Estimated Asian or Pacific Islander	2.4%	2.5%	2.4%
2023 Estimated American Indian or Native Alaskan	0.8%	1.1%	1.1%
2023 Estimated Other Races	11.6%	15.8%	15.7%
2023 Estimated Hispanic	13.1%	18.2%	18.0%
Income			
2023 Estimated Average Household Income	\$102,130	\$95,880	\$96,275
2023 Estimated Median Household Income	\$74,357	\$69,479	\$70,837
2023 Estimated Per Capita Income	\$42,866	\$37,964	\$38,105
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.5%	2.7%
2023 Estimated Some High School (Grade Level 9 to 11)	4.4%	5.6%	5.5%
2023 Estimated High School Graduate	21.1%	25.8%	26.1%
2023 Estimated Some College	22.7%	26.4%	27.1%
2023 Estimated Associates Degree Only	8.1%	9.1%	9.0%
2023 Estimated Bachelors Degree Only	28.5%	19.6%	18.8%
2023 Estimated Graduate Degree	13.8%	11.0%	10.7%
Business			
2023 Estimated Total Businesses	698	4,393	6,257
2023 Estimated Total Employees	5,375	30,342	44,401
2023 Estimated Employee Population per Business	7.7	6.9	7.1
2023 Estimated Residential Population per Business	13.5	17.1	17.3

For more information, please contact:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAKS 503.680.3765 | kelli@cra-nw.com

ALEX MACLEAN IV 503.866.6425 | alex4@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.