

PIONEER PLAZA



FOR LEASE ► SPRINGFIELD, OR

LOCATION

1805-1891 E Pioneer Parkway, Springfield, OR

AVAILABLE SPACE

- SUITE 1879 – 1,120 SF (Available April 2024)
PLEASE DO NOT DISTURB TENANT!

RENTAL RATE

\$28.00/SF/YR, NNN

TRAFFIC COUNTS

Pioneer Parkway – 15,493 ADT ('22)

Q Street – 9,972 ADT ('22)

I-105 (Hwy 126) – 60,396 ADT ('22)

HIGHLIGHTS

- Pioneer Plaza is a well-established shopping center (96,027 SF), anchored by Safeway.
- Located on a high traffic corner with excellent visibility from Pioneer Parkway, Q Street and I-105.
- Abundant on-site parking.
- Co-tenants include: The UPS Store, Oishii Sushi, Great Clips, Jack in the Box, Lakefield Veterinary Group and Shari's.



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1805-1891 PIONEER PKWY E
SPRINGFIELD, OR

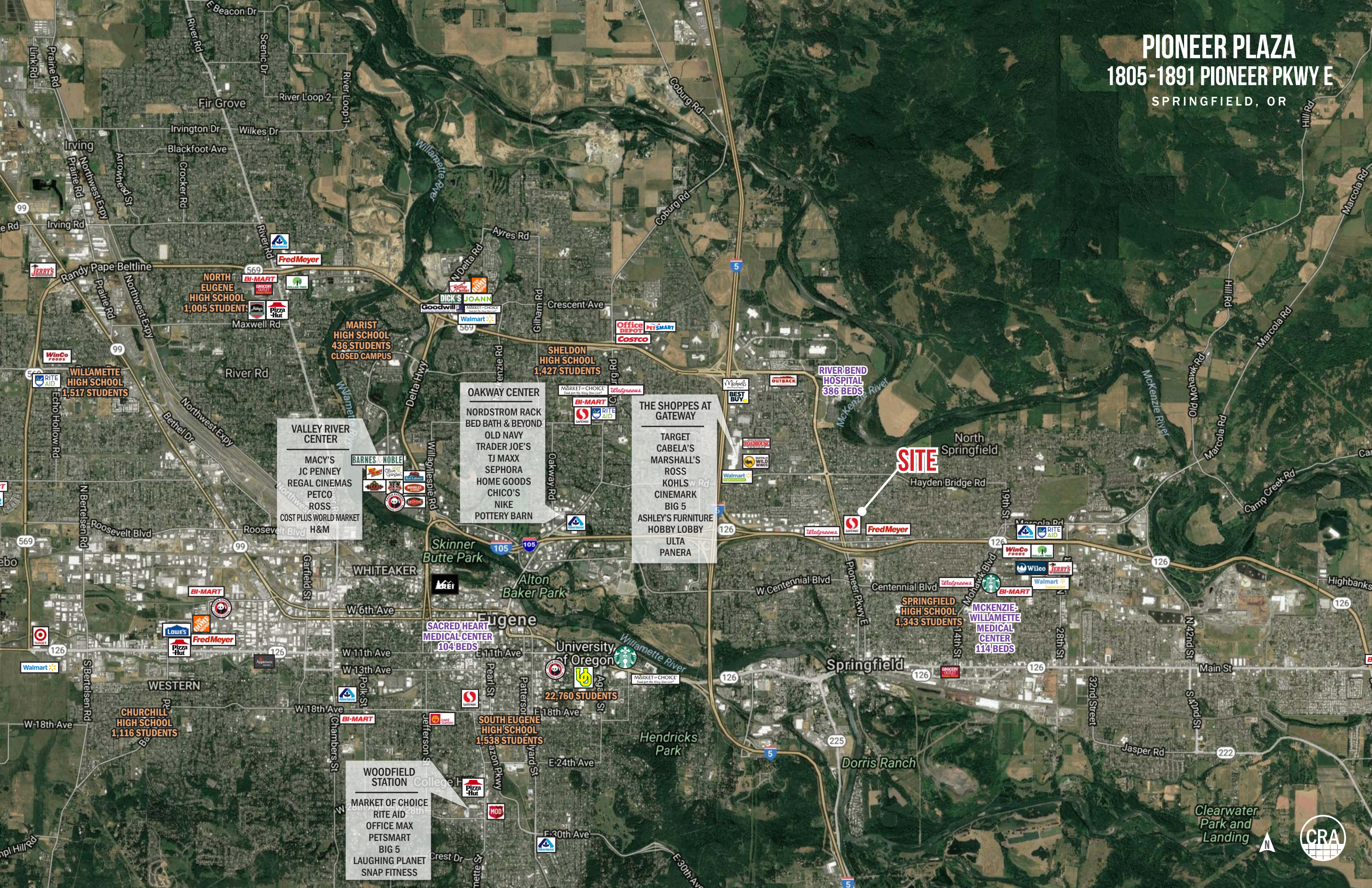
IMAGES



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VALLEY RIVER CENTER

- MACY'S
- JC PENNEY
- REGAL CINEMAS
- PETCO
- ROSS
- COST PLUS WORLD MARKET
- H&M

OAKWAY CENTER

- NORDSTROM RACK
- BED BATH & BEYOND
- OLD NAVY
- TRADER JOE'S
- TJ MAXX
- SEPHORA
- HOME GOODS
- CHICO'S
- NIKE
- POTTERY BARN

THE SHOPPES AT GATEWAY

- TARGET
- CABELA'S
- MARSHALL'S
- ROSS
- KOHL'S
- CINEMARK
- BIG 5
- ASHLEY'S FURNITURE
- HOBBY LOBBY
- ULTA
- PANERA

WOODFIELD STATION

- MARKET OF CHOICE
- RITE AID
- OFFICE MAX
- PETSMART
- BIG 5
- LAUGHING PLANET
- SNAP FITNESS

NORTH EUGENE HIGH SCHOOL
1,005 STUDENTS

MARIST HIGH SCHOOL
436 STUDENTS
CLOSED CAMPUS

SHELDON HIGH SCHOOL
1,427 STUDENTS

WILLAMETTE HIGH SCHOOL
1,517 STUDENTS

RIVER BEND HOSPITAL
386 BEDS

SITE

SACRED HEART MEDICAL CENTER
104 BEDS

SPRINGFIELD HIGH SCHOOL
1,343 STUDENTS

MCKENZIE-WILLAMETTE MEDICAL CENTER
114 BEDS

University of Oregon
22,760 STUDENTS

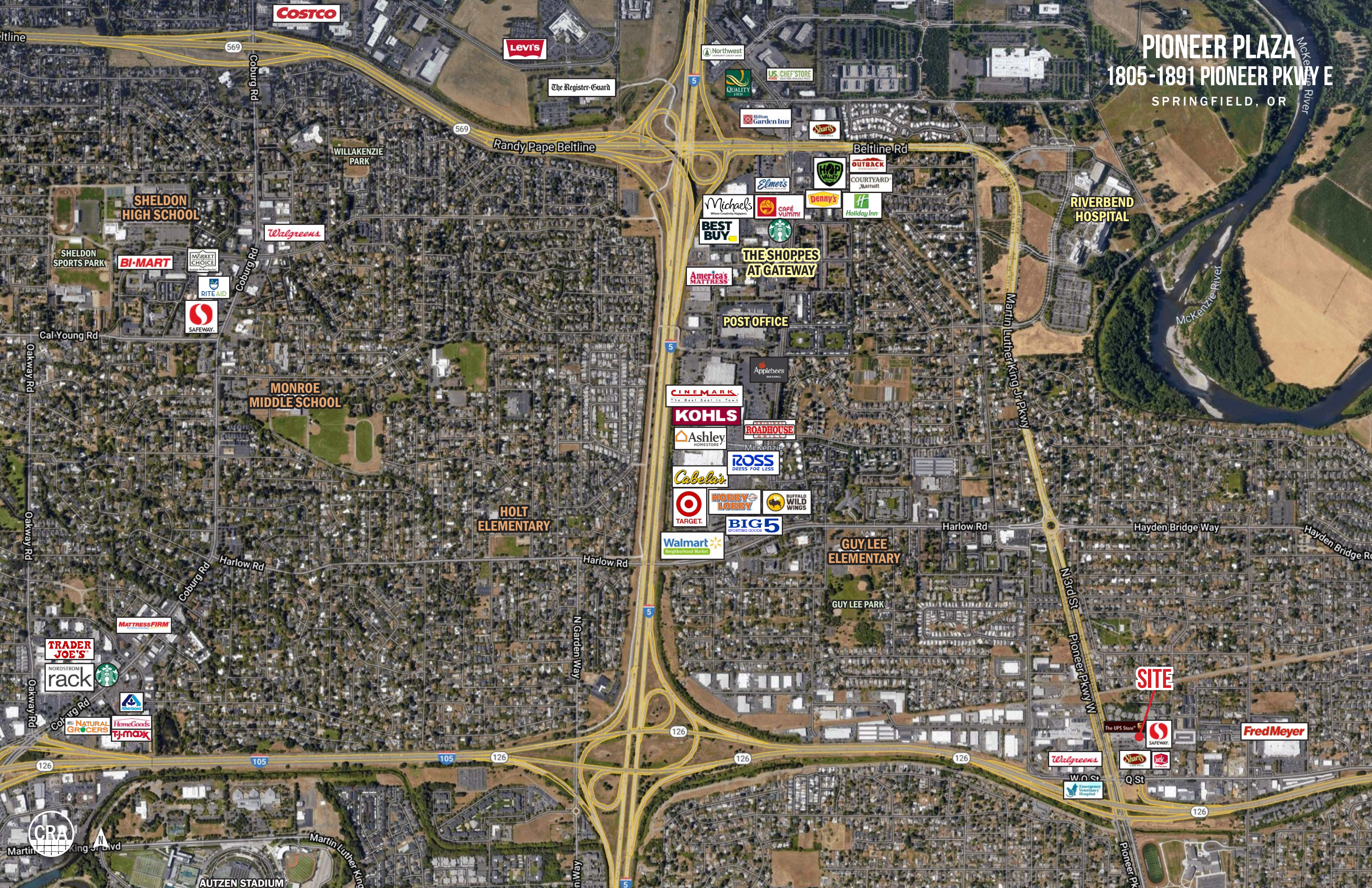
SOUTH EUGENE HIGH SCHOOL
1,538 STUDENTS

CHURCHILL HIGH SCHOOL
1,116 STUDENTS



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COSTCO

Levi's

The Register-Guard

Northwest
QUALITY INN

US CHEF STORE

Hilton Garden Inn

Shari's

Elmer's

WOP VALLEY

OUTBACK

COURTYARD
Marriott

Michaels

CAFE VUMMI

Denny's

Holiday Inn

BEST BUY

THE SHOPPES
AT GATEWAY

America's
MATTRESS

POST OFFICE

Applebees

CINEMARK
The Best Seat in Town

KOHL'S

Ashley
HOMESTORE

ROADHOUSE

ROSS
DRESS FOR LESS

Cabela's

TARGET

HOBBY LOBBY

BUFFALO
WILD WINGS

BIG 5
SPORTING GOODS

Walmart
Neighborhood Market

GUY LEE
ELEMENTARY

GUY LEE PARK

MONROE
MIDDLE SCHOOL

HOLT
ELEMENTARY

SHELDON
HIGH SCHOOL

BI-MART

MARKET
CHOICE

RITE AID

SAFeway

Walgreens

MATTRESS FIRM

TRADER
JOE'S

NORDSTROM
rack

NATURAL
GROCERS

HomeGoods
TJ-maxx

SITE

The UPS Store

SAFeway

Fred Meyer

Walgreens

Shari's

SAFeway

W.O.S.

Emergency
Interim Hospital

CRA

AUTZEN STADIUM

Martin Luther King Jr Blvd

N Garden Way

I-5

126

126

126

126

569

569

5

5

126

105

105

126

126

126

126

Coburg Rd

Oakway Rd

Oakway Rd

Oakway Rd

Martin Luther King Jr Blvd

Coburg Rd

Cal Young Rd

Coburg Rd

Coburg Rd

Martin Luther King Jr Blvd

Randy Pape Beltline

Beltline Rd

Martin Luther King Jr Pkwy

N 1st St
Pioneer Pkwy

Pioneer Pkwy

Hayden Bridge Rd

Hayden Bridge Way

Harlow Rd

Harlow Rd

N Garden Way

Mckenzie River

Mckenzie River

WILLAKENZIE PARK

SHELDON SPORTS PARK

Martin Luther King Jr Blvd

SITE PLAN

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SUITE	TENANT	SQ FT
1807	Shari's	3,809
1811	Bizzy Jeans Donuts	1,392
1813	Pro Nails	1,040
1815	Chicken Bonz	1,800
1817	Oishii Sushi	3,600
1821/1829	Lakefield Veterinary Group	12,478
1833	All American Pet Supplies & Grooming	1,720
1835	Naya's Taqueria	1,400
1839	Six Star Foot Massage	1,400
1843	Mox Valley Games	1,960
1847	Misun Kang, DMD	1,960
1853	Cosmo Prof Beauty Supply	2,376
1859	Dragon Vine	3,926
1863	The UPS Store	1,400
1869	Jazzie's Deli	1,400
1871	Video Game Headquarters	2,240
1873	Great Clips	1,120
1879	AVAILABLE	1,120
1883	Claw City Arcade	1,388
1887	Cigarettes For Less	1,479
1891	Safeway	47,019



AVAILABLE

OCCUPIED



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



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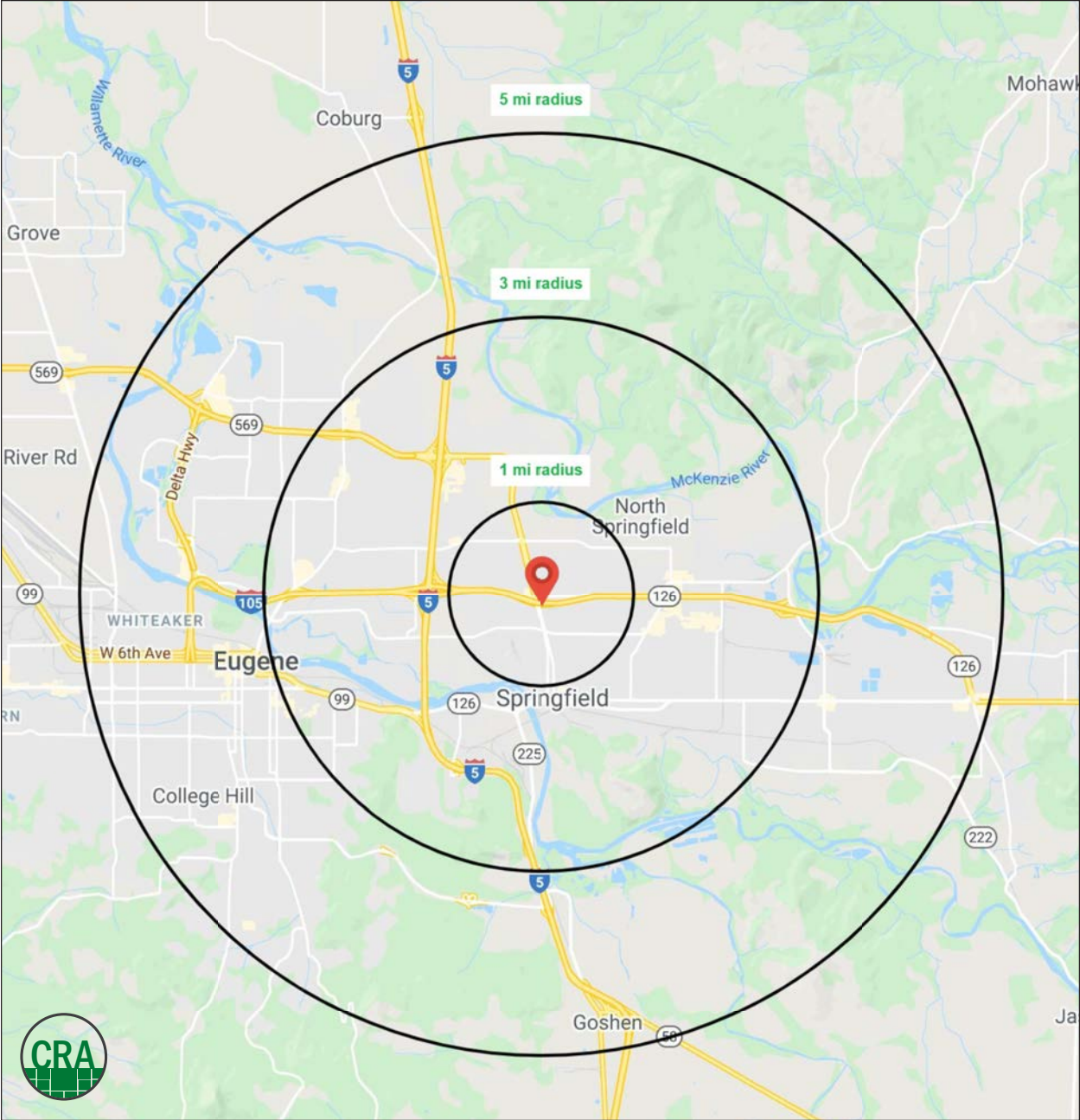
DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	18,586	76,930	167,063
Estimated Households	7,546	30,323	71,249
Average HH Income	\$82,972	\$96,230	\$96,608
Median Home Value	\$319,356	\$371,655	\$388,144
Daytime Demographics 16+	10,105	63,764	141,252

37.4

Median Age

1 MILE RADIUS



Summary Profile

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



Lat/Lon: 44.0624/-123.0244

Pioneer Plaza Springfield, OR 97477	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	18,586	76,930	167,063
2028 Projected Population	17,422	74,624	164,794
2020 Census Population	19,205	77,087	165,844
2010 Census Population	18,614	69,972	151,226
Projected Annual Growth 2023 to 2028	-1.3%	-0.6%	-0.3%
Historical Annual Growth 2010 to 2023	-	0.8%	0.8%
2023 Median Age	37.4	36.5	36.7
Households			
2023 Estimated Households	7,546	30,323	71,249
2028 Projected Households	6,971	29,043	69,890
2020 Census Households	7,972	30,852	71,048
2010 Census Households	7,701	28,171	64,764
Projected Annual Growth 2023 to 2028	-1.5%	-0.8%	-0.4%
Historical Annual Growth 2010 to 2023	-0.2%	0.6%	0.8%
Race and Ethnicity			
2023 Estimated White	80.6%	76.3%	78.6%
2023 Estimated Black or African American	1.7%	1.7%	1.8%
2023 Estimated Asian or Pacific Islander	2.7%	9.5%	7.3%
2023 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
2023 Estimated Other Races	14.0%	11.7%	11.4%
2023 Estimated Hispanic	14.1%	11.4%	11.1%
Income			
2023 Estimated Average Household Income	\$82,972	\$96,230	\$96,608
2023 Estimated Median Household Income	\$58,429	\$68,427	\$68,029
2023 Estimated Per Capita Income	\$33,843	\$38,470	\$41,664
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.3%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	6.9%	5.2%	4.3%
2023 Estimated High School Graduate	24.0%	21.6%	18.6%
2023 Estimated Some College	30.5%	26.6%	25.6%
2023 Estimated Associates Degree Only	10.1%	9.9%	9.0%
2023 Estimated Bachelors Degree Only	17.1%	19.9%	22.2%
2023 Estimated Graduate Degree	9.2%	14.5%	18.2%
Business			
2023 Estimated Total Businesses	466	3,373	8,948
2023 Estimated Total Employees	3,802	35,078	80,876
2023 Estimated Employee Population per Business	8.2	10.4	9.0
2023 Estimated Residential Population per Business	39.9	22.8	18.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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