

VACANT DRIVE-THRU

4150 S PACIFIC HWY  
MEDFORD, OR





# SECTION 1

## LEASING HIGHLIGHTS

- » Terrific Drive-Thru Opportunity - FOR LEASE
- » ±2,650 SF - Deliverable immediately
- » Turnkey 2nd Generation Restaurant Space
- » Excellent Signage and Visibility
- » Directly off the 5 Freeway : ±60,000 VPD
- » Easy access with large parking lot
- » Large Monument Signage



Asking Rent:  
\$165,000 + NNN



GLA:  
±2,650 SF

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2021 Population	6,936	23,765	84,123
2026 Projection	7,393	24,940	87,725
Household Income	\$59,328	\$68,661	\$71,922
Age	62	60	67





### US INTERSTATE 5

Interstate 5 spans the West Coast, originating at San Ysidro (San Diego), California, the nation's busiest international border crossing, and culminating at Blaine, Washington. This freeway connects all of the major population centers of the western seaboard, including San Diego, Los Angeles, Sacramento, Portland and Seattle. Via I-580 and I-505, Interstate 5 provides freeway connections to the populous San Francisco Bay Area.



### RESIDENTIAL DENSITY

Medford is a town in Oregon with a population of 81,145. Medford is in Jackson County. Living in Medford offers residents a dense suburban feel and most residents own their homes. In Medford there are a lot of coffee shops and parks. There are many families and young professionals that live in Medford.



NEARBY DRIVE THRU, MEDICAL CENTERS,  
SCHOOLS, NATIONAL BRANDS



## SECTION 3 SITE PLAN









**WinCo FOODS**  
**Walmart Supercenter**  
**Papa Murphy's** TAKE 'N' BAKE PIZZA  
**RODEWAY INN**  
**PANDA EXPRESS** GOURMET CHINESE FOOD  
**AT&T**  
**ihop**  
**Great Clips**  
**Staples**  
**O'Reilly** AUTO PARTS  
**TACO BELL**  
**DOLLAR TREE**  
**BIG 5** SPORTING GOODS  
**UMPQUA BANK**  
**Carl's Jr.**  
**Arby's**  
**GNC** LIVE WELL  
**Walgreens**  
**CHASE**

E BARNETT RD  
± 14,000 VPD

**planet fitness**  
**Kentucky Fried Chicken**  
**Fred Meyer**  
**MOD**  
**SUBWAY**  
**SUPERCUTS**  
**Starbucks**  
**Fairfield INN & SUITES** Marriott  
**Rocky Barrel**  
**CHIPOTLE** MEXICAN GRILL  
**HARBOR FREIGHT**  
**FIVE GUYS** BURGERS and FRIES

**snap fitness** 24/7  
**usbank**  
**Albertsons**  
**SUBWAY**  
**Speedway**

**KeyBank**  
**First Interstate Bank**  
**BANNER BANK**  
**Starbucks**  
**MOUNTAIN MIKE'S**

**Chevron**

**True Value**  
**the HUMAN BEAN**

**Harry & David**

± 40,000 VPD

**Tires LES SCHWAB**  
**76**

**UMPQUA BANK**  
**DOLLAR TREE**  
**Jack in the box**  
**CIRCLE K**  
**RITE AID**  
**THE HOME DEPOT**  
**DUTCH BROS**  
**GANDER** RV & OUTDOORS  
**McDonald's**  
**LA Z BOY**

**Jack in the box**

99  
± 8,000 VPD

**Shell**  
**TA**  
**AMERICAS** BEST VALUE INN & SUITES

PHOENIX HIGH SCHOOL

# SECTION 4 TENANT MAP





in the box

## EXCLUSIVELY LISTED BY

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