

DELTA CENTER

MEDFORD,
OREGON



Commercial Realty Advisors WA, LLC
222 NE Park Plaza, Suite 116
Vancouver, Washington 98684
Licensed brokers in Oregon & Washington

PHASE TWO AVAILABLE

LOCATION

Delta Waters & Crater Lake
Highway in Medford, Oregon

AVAILABLE SPACES

2,800 - 10,100 SF (divisible)

RENTAL RATE

Call for details

TRAFFIC COUNTS

Crater Lake Hwy - 32,146 ADT (14)
Delta Waters - 16,239 ADT (14)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	9,340	59,268	109,771
Population Forecast 2020	9,639	61,227	113,863
Average HH Income	\$53,364	\$51,881	\$56,972
Employees	6,054	39,722	65,196

Source: Regis - SitesUSA (2015)

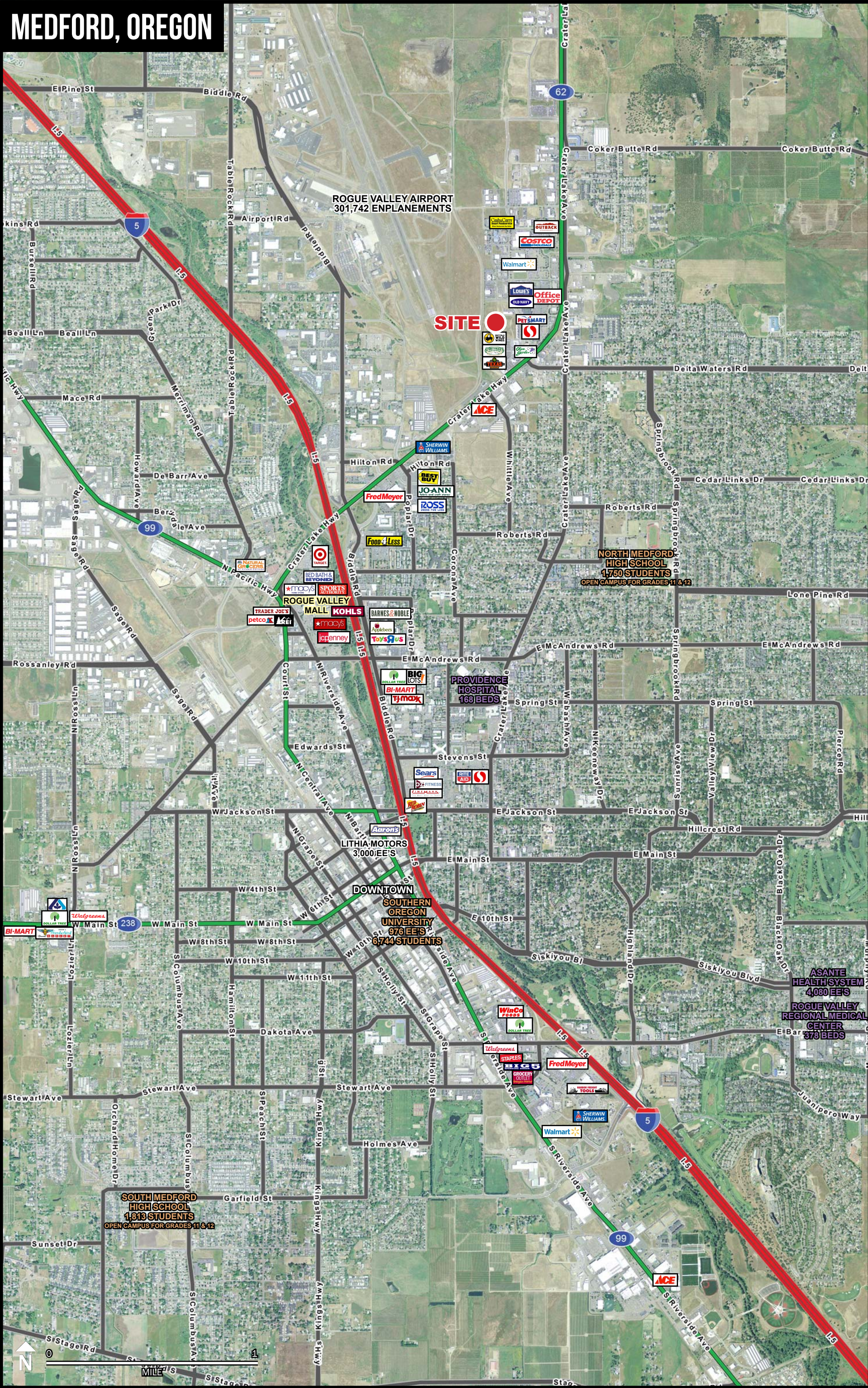
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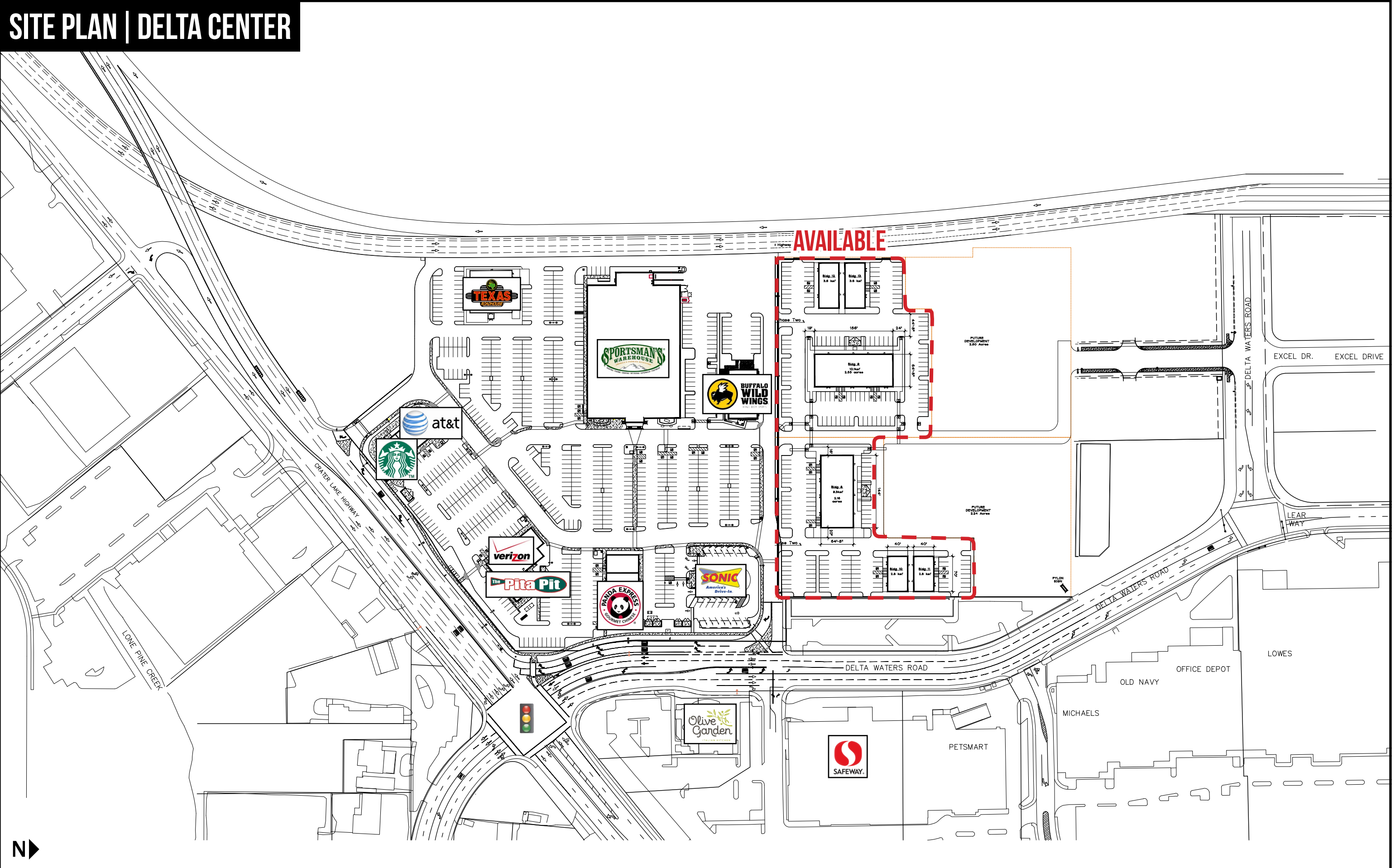
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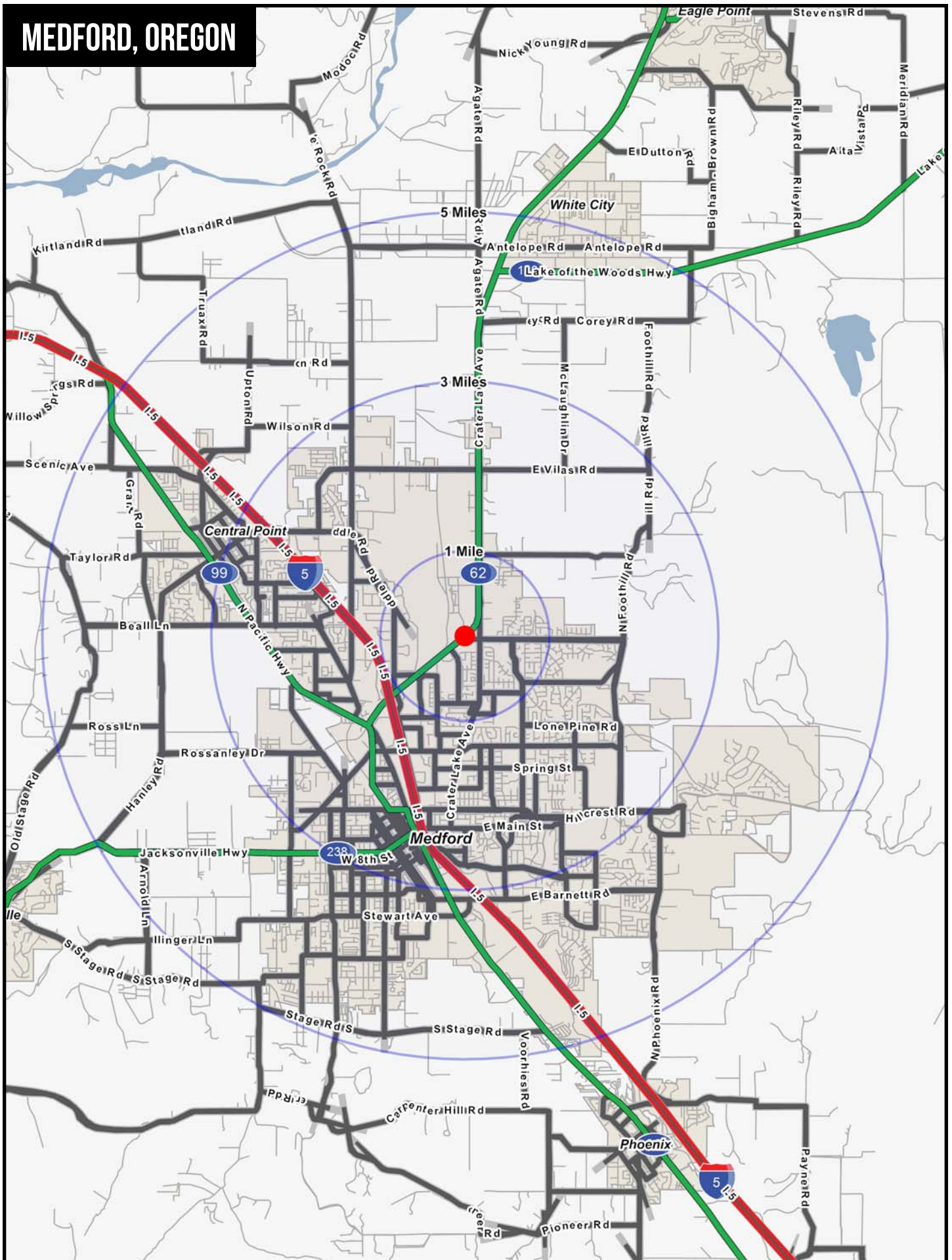
MEDFORD, OREGON



SITE PLAN | DELTA CENTER



MEDFORD, OREGON



FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.3608/-122.8591

RF1

Delta Waters Rd & Crater Lake Hwy

Medford, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2015 Estimated Population	9,340	59,268	109,771
	2020 Projected Population	9,639	61,227	113,863
	2010 Census Population	9,040	57,068	105,715
	2000 Census Population	8,179	52,174	91,959
	Projected Annual Growth 2015 to 2020	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2015	0.9%	0.9%	1.3%
HOUSEHOLDS	2015 Estimated Households	3,778	23,786	43,366
	2020 Projected Households	3,877	24,458	44,776
	2010 Census Households	3,652	22,844	41,596
	2000 Census Households	3,224	20,502	35,546
	Projected Annual Growth 2015 to 2020	0.5%	0.6%	0.7%
	Historical Annual Growth 2000 to 2015	1.1%	1.1%	1.5%
AGE	2015 Est. Population Under 10 Years	13.1%	13.6%	13.4%
	2015 Est. Population 10 to 19 Years	12.5%	12.3%	12.4%
	2015 Est. Population 20 to 29 Years	15.3%	14.3%	13.0%
	2015 Est. Population 30 to 44 Years	19.0%	19.0%	18.6%
	2015 Est. Population 45 to 59 Years	16.5%	17.8%	17.9%
	2015 Est. Population 60 to 74 Years	13.8%	14.6%	15.5%
	2015 Est. Population 75 Years or Over	9.8%	8.3%	9.1%
	2015 Est. Median Age	36.6	36.9	38.7
MARITAL STATUS & GENDER	2015 Est. Male Population	47.7%	48.7%	48.7%
	2015 Est. Female Population	52.3%	51.3%	51.3%
	2015 Est. Never Married	29.2%	26.5%	25.5%
	2015 Est. Now Married	42.1%	46.2%	49.4%
	2015 Est. Separated or Divorced	20.5%	20.7%	18.8%
	2015 Est. Widowed	8.2%	6.6%	6.3%
INCOME	2015 Est. HH Income \$200,000 or More	0.9%	1.2%	1.8%
	2015 Est. HH Income \$150,000 to \$199,999	1.9%	2.0%	2.4%
	2015 Est. HH Income \$100,000 to \$149,999	6.8%	7.1%	8.4%
	2015 Est. HH Income \$75,000 to \$99,999	9.4%	9.7%	11.7%
	2015 Est. HH Income \$50,000 to \$74,999	19.9%	19.8%	19.5%
	2015 Est. HH Income \$35,000 to \$49,999	25.1%	16.9%	16.3%
	2015 Est. HH Income \$25,000 to \$34,999	14.9%	14.9%	13.0%
	2015 Est. HH Income \$15,000 to \$24,999	14.1%	12.9%	12.6%
	2015 Est. HH Income Under \$15,000	7.0%	15.5%	14.2%
	2015 Est. Average Household Income	\$53,364	\$51,881	\$56,972
	2015 Est. Median Household Income	\$43,321	\$42,611	\$47,075
	2015 Est. Per Capita Income	\$21,770	\$21,079	\$22,696
	2015 Est. Total Businesses	615	4,478	6,521
	2015 Est. Total Employees	6,054	39,722	65,196

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Delta Waters Rd & Crater Lake Hwy

Medford, OR

		1 Mile	3 Miles	5 Miles
RACE	2015 Est. White	87.0%	85.4%	85.6%
	2015 Est. Black	0.9%	1.1%	1.0%
	2015 Est. Asian or Pacific Islander	2.8%	2.1%	1.9%
	2015 Est. American Indian or Alaska Native	0.8%	1.2%	1.1%
	2015 Est. Other Races	8.5%	10.2%	10.3%
HISPANIC	2015 Est. Hispanic Population	1,087	8,736	16,045
	2015 Est. Hispanic Population	11.6%	14.7%	14.6%
	2020 Proj. Hispanic Population	12.6%	16.0%	15.9%
	2010 Hispanic Population	10.6%	13.3%	13.1%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	7,250	47,772	89,750
	2015 Est. Elementary (Grade Level 0 to 8)	6.5%	8.6%	8.1%
	2015 Est. Some High School (Grade Level 9 to 11)	11.2%	13.8%	12.8%
	2015 Est. High School Graduate	27.1%	24.1%	23.8%
	2015 Est. Some College	24.9%	24.2%	24.0%
	2015 Est. Associate Degree Only	5.2%	6.2%	6.4%
	2015 Est. Bachelor Degree Only	14.6%	11.4%	11.6%
	2015 Est. Graduate Degree	10.5%	11.8%	13.3%
HOUSING	2015 Est. Total Housing Units	3,914	24,712	45,184
	2015 Est. Owner-Occupied	43.8%	47.7%	53.9%
	2015 Est. Renter-Occupied	52.7%	48.5%	42.1%
	2015 Est. Vacant Housing	3.5%	3.7%	4.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	7.2%	7.2%	8.5%
	2010 Homes Built 2000 to 2004	9.5%	9.1%	11.2%
	2010 Homes Built 1990 to 1999	23.6%	20.0%	19.0%
	2010 Homes Built 1980 to 1989	20.0%	12.5%	11.1%
	2010 Homes Built 1970 to 1979	20.8%	19.7%	19.1%
	2010 Homes Built 1960 to 1969	8.3%	10.0%	10.3%
	2010 Homes Built 1950 to 1959	4.4%	8.0%	8.0%
	2010 Homes Built Before 1949	6.2%	13.6%	12.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.6%	0.7%	0.9%
	2010 Home Value \$500,000 to \$999,999	3.4%	4.9%	6.6%
	2010 Home Value \$400,000 to \$499,999	2.2%	4.9%	5.7%
	2010 Home Value \$300,000 to \$399,999	20.3%	19.4%	18.1%
	2010 Home Value \$200,000 to \$299,999	50.1%	36.3%	35.4%
	2010 Home Value \$150,000 to \$199,999	14.3%	17.5%	15.7%
	2010 Home Value \$100,000 to \$149,999	6.9%	7.5%	7.7%
	2010 Home Value \$50,000 to \$99,999	1.2%	2.8%	3.2%
	2010 Home Value \$25,000 to \$49,999	0.5%	2.0%	2.3%
	2010 Home Value Under \$25,000	0.6%	3.9%	4.3%
	2010 Median Home Value	\$249,993	\$238,566	\$246,701
	2010 Median Rent	\$806	\$717	\$777

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	7,418	46,768	86,807
	2015 Est. Civilian Employed	57.9%	57.0%	55.6%
	2015 Est. Civilian Unemployed	4.3%	4.3%	4.5%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	37.7%	38.7%	39.8%
	2015 Labor Force Males	46.5%	47.9%	47.9%
	2015 Labor Force Females	53.5%	52.1%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,789	24,458	45,142
	2010 Mgmt, Business, & Financial Operations	14.8%	11.3%	12.6%
	2010 Professional, Related	15.5%	16.8%	16.5%
	2010 Service	21.0%	21.3%	20.9%
	2010 Sales, Office	32.1%	30.3%	29.9%
	2010 Farming, Fishing, Forestry	0.2%	1.1%	1.2%
	2010 Construction, Extraction, Maintenance	4.7%	7.6%	7.9%
	2010 Production, Transport, Material Moving	11.6%	11.6%	11.1%
	2010 White Collar Workers	62.4%	58.4%	59.0%
	2010 Blue Collar Workers	37.6%	41.6%	41.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.9%	78.7%	79.5%
	2010 Drive to Work in Carpool	7.3%	9.7%	9.4%
	2010 Travel to Work by Public Transportation	1.3%	1.5%	1.1%
	2010 Drive to Work on Motorcycle	0.2%	0.5%	0.6%
	2010 Walk or Bicycle to Work	4.8%	4.4%	4.1%
	2010 Other Means	0.2%	0.5%	0.4%
	2010 Work at Home	4.3%	4.8%	4.9%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	54.9%	54.3%	51.4%
	2010 Travel to Work in 15 to 29 Minutes	36.7%	34.2%	37.5%
	2010 Travel to Work in 30 to 59 Minutes	6.1%	8.8%	8.4%
	2010 Travel to Work in 60 Minutes or More	2.3%	2.7%	2.7%
	2010 Average Travel Time to Work	13.3	13.6	14.0
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$173 M	\$1.06 B	\$2.06 B
	2015 Est. Apparel	\$5.95 M	\$36.9 M	\$71.5 M
	2015 Est. Contributions, Gifts	\$10.4 M	\$65.0 M	\$129 M
	2015 Est. Education, Reading	\$5.75 M	\$36.8 M	\$72.7 M
	2015 Est. Entertainment	\$9.51 M	\$58.5 M	\$114 M
	2015 Est. Food, Beverages, Tobacco	\$27.4 M	\$168 M	\$324 M
	2015 Est. Furnishings, Equipment	\$5.62 M	\$34.8 M	\$68.4 M
	2015 Est. Health Care, Insurance	\$15.9 M	\$97.1 M	\$187 M
	2015 Est. Household Operations, Shelter, Utilities	\$53.6 M	\$331 M	\$640 M
	2015 Est. Miscellaneous Expenses	\$2.65 M	\$16.1 M	\$30.9 M
	2015 Est. Personal Care	\$2.24 M	\$13.9 M	\$26.9 M
	2015 Est. Transportation	\$33.6 M	\$205 M	\$397 M

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