

OFFERING MEMORANDUM



STNL SPECIALITY VETERINARY CLINIC - FOR SALE

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Executive Summary

4901 Biddle Road - a high-quality, single tenant net leased medical clinic located in beautiful Central Point, Oregon (the "Property")!

The Property presents an extremely rare opportunity to acquire a trophy medical clinic, enjoying the winning combination of easy access, convenient location, recent construction, and being the leading referral center for veterinary urgent care in the entire Southern Oregon region.

Built in 2017, the clinic was completely built-out to perfectly fit the tenant, and remains flexible for future uses, if ever needed.

The interior layout features approximately 11,605 square feet across the single level building. The large and comfortable waiting area and reception counter leads to a numerous exam rooms, fully built-out operating rooms, radiological imaging rooms, labs, storage, kennels, private offices, and much more.

Parking is abundant and convenient, with 52 dedicated parking spaces.

Located less than one mile from Exit 33 of Interstate 5, the Property is nearly perfectly central for all patients between Eugene and Redding. In the

surrounding neighborhood, the rapidly growing city of Central Point is home to the region's only Costco, the Rogue Valley Intl. Airport (~1MM annual travelers and growing), the region's first Amazon distribution center, the Jackson County Expo and Fairgrounds, and enjoys strong demographics with over \$80k median household income and \$507k+ median home prices.

While having direct line-of-sight visibility from Biddle Road (27k+ VPD), the Property is set one building back, which allows for additional parking and a more peaceful setting. Large signage is placed directly on Biddle Road and several other locations.

The tenant, Southern Oregon Veterinary Specialty Center, is wholly owned and operated by National Veterinary Associates (NVA). NVA owns and manages over 1,400 veterinary hospitals and pet resorts across the globe, producing in excess of \$6B+ in annual revenue, with a potential IPO in the coming years.

The opportunity is clear at 4901 Biddle Road for those seeking a long-term investment in high quality medical clinic space. Contact brokers today for more info.

Offering Summary

Offering Price:	\$4,000,000
Cap Rate:	6.39%
Terms:	Cash or financing; owner-carry not available Subject to seller completing 1031 exchange
Occupancy:	Single tenant (NVA SOVSC) (see next page for lease abstract)
Address:	4901 Biddle Rd, Central Point, OR 97502 - Jackson County
Legal:	37-2W-01C TL 806 APN 11005033
Annual Taxes:	\$51,656.72 (2024)
Zoning:	C-5 (Thoroughfare Commercial)
Year Built:	2017
Gross Building SF:	11,605 SF
Gross Acreage:	1.42 acres (61,855 SF)
Utilities:	All public
Access:	One right/left turn driveway from S 6th St
Signage:	One
Parking:	52 parking spaces

Lease Abstract

1. Leased Area

Interior 11,605 SF and parking lot of 4901 Biddle Road, Central Point, OR 97502

2. Base Rent & Increases

Buyer's Year 1 base rent to be \$255,425.60 (\$22.00/SF). Annual rent increases of 2.50%.

3. Original Term

14* years from the Effective Date of 09/01/2017 (ending 08/31/2031)
(*initial term for 9 years, extended early for an additional 5 years on 01/27/2021)

4. Extension Options

(3) 5-year extension options with minimum of 180 days notice to Landlord, with base rent for the renewal term reset to market rates (further explained in Exhibit C of the Lease)

5. Tenant Responsibilities

Tenant solely responsible at its expense for all repairs and maintenance, including but not limited to parking lot, HVAC, electrical, and plumbing.

6. Landlord Responsibilities

Maintenance of roof and structural elements. Replacement of certain systems and equipment.

7. NNN Charges

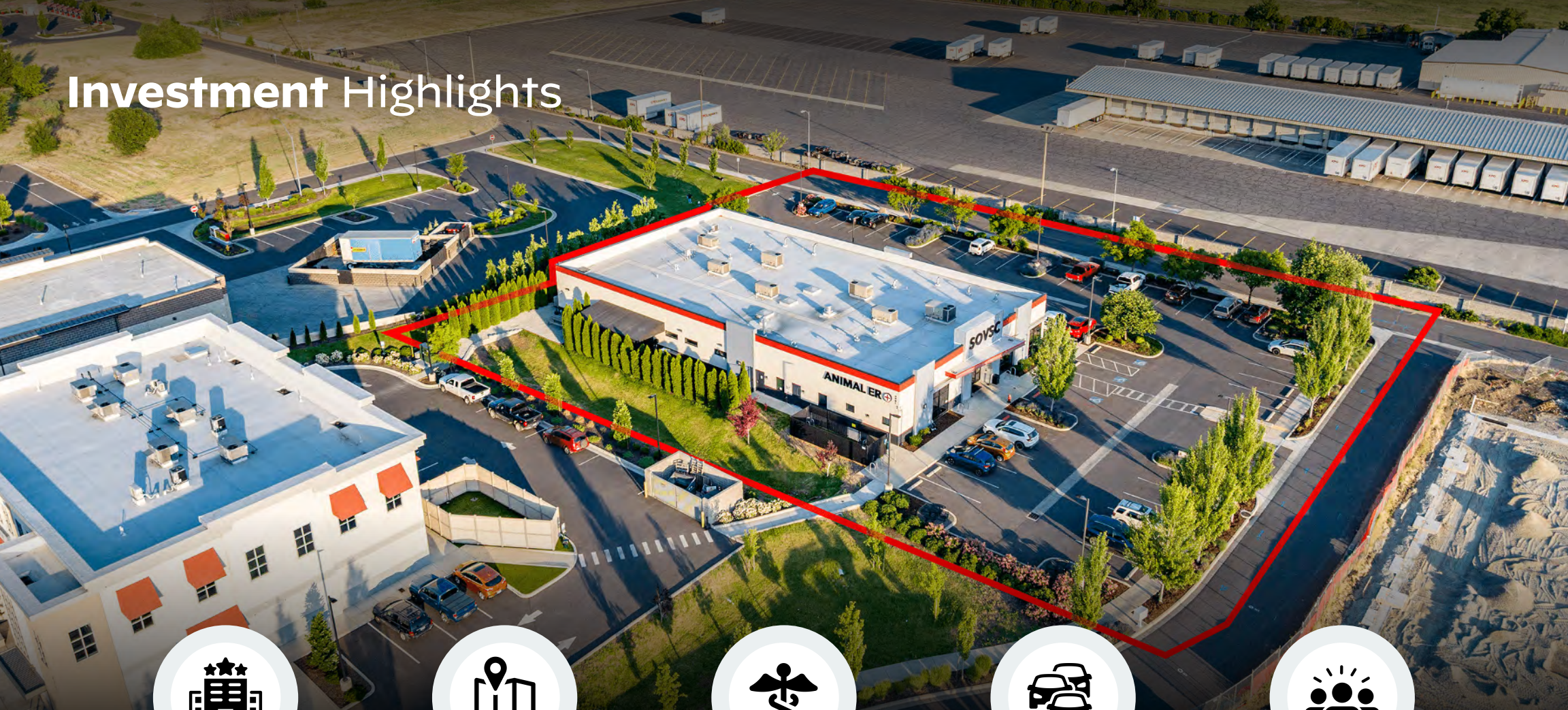
Tenant responsible for all NNN charges including, but not limited to: property taxes, insurance, and utilities.

Copy of existing lease and additional due diligence information may be provided to prospective purchasers upon request. Information herein is provided in good faith but is not guaranteed; buyers to do all due diligence. Please contact the listing brokers for additional information.

Note: Buyer's Year 1 base rent is calculated with a start date of 11/01/2025



Investment Highlights



Newer Vintage; Well Maintained

The Property was custom-built as a medical clinic and completed in 2017. The Property appears to be very well-maintained likely with long system lifespans remaining.



Convenient Location in Central Point

Central Point, as hinted by its name, is perfectly located right at the center of the Southern Oregon region, providing a convenient place to live as well as easy access to the entire MSA.



Specialized, In-Demand Tenant

The Property houses the Southern Oregon Veterinary Speciality Center (owned/operated by NVA), which is the leading vet referral center in all of Southern Oregon.



Exceptional Ease of Access

Enjoying easy access off of Biddle Road (27k VPD), the Property is highlighted by it's immediate proximity to Exit 33 on I-5. The Property serves as the main vet 'ER' for the entire Southern Oregon region.



Strong Local Demographics

With a median household income of \$80k+, and median home price above \$507,000, Central Point demographics are historically strong and stable.

Overlay Report



Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

Zoning:	C-5 (Commercial) External link to Medford Zoning Code
City Limits:	Inside city limits of Central Point
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	No
Soils:	127A - Silty Clay Loam
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	Fire District #3
School District:	6 (Central Point)
Airport:	Yes; min. elevation 1,485'
Air Quality Mgmt:	Yes
Wildfire Hazard:	No
Vernal Pools:	N/A
Natural Area:	N/A



Parcel boundaries are approximate and are for illustration purposes only.

Subject Aerial 1

INTERSTATE
5
EXIT
33
Interstate 5
0.9 Miles West
42,788 VPD

GROCERYOUTLET
bargain market
Future Grocery - Under Construction

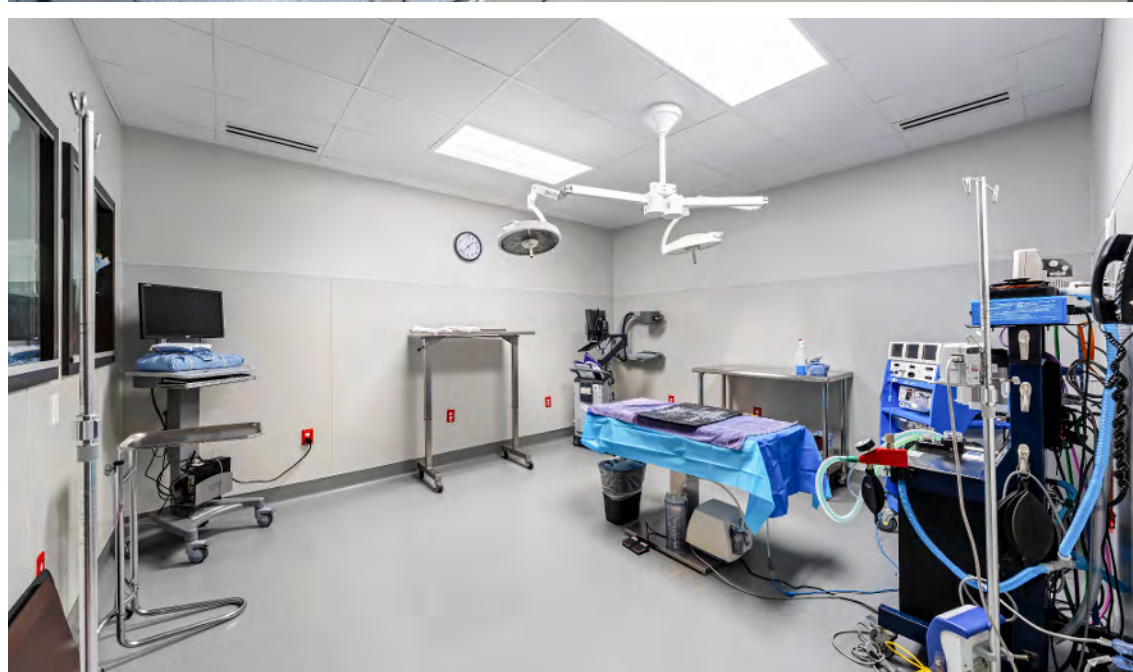

SOUTHERN OREGON
VETERINARY SPECIALTY CENTER
Subject Property

Biddle Road (27,000+ VPD)

Parcel boundaries are approximate and are for illustration purposes only.



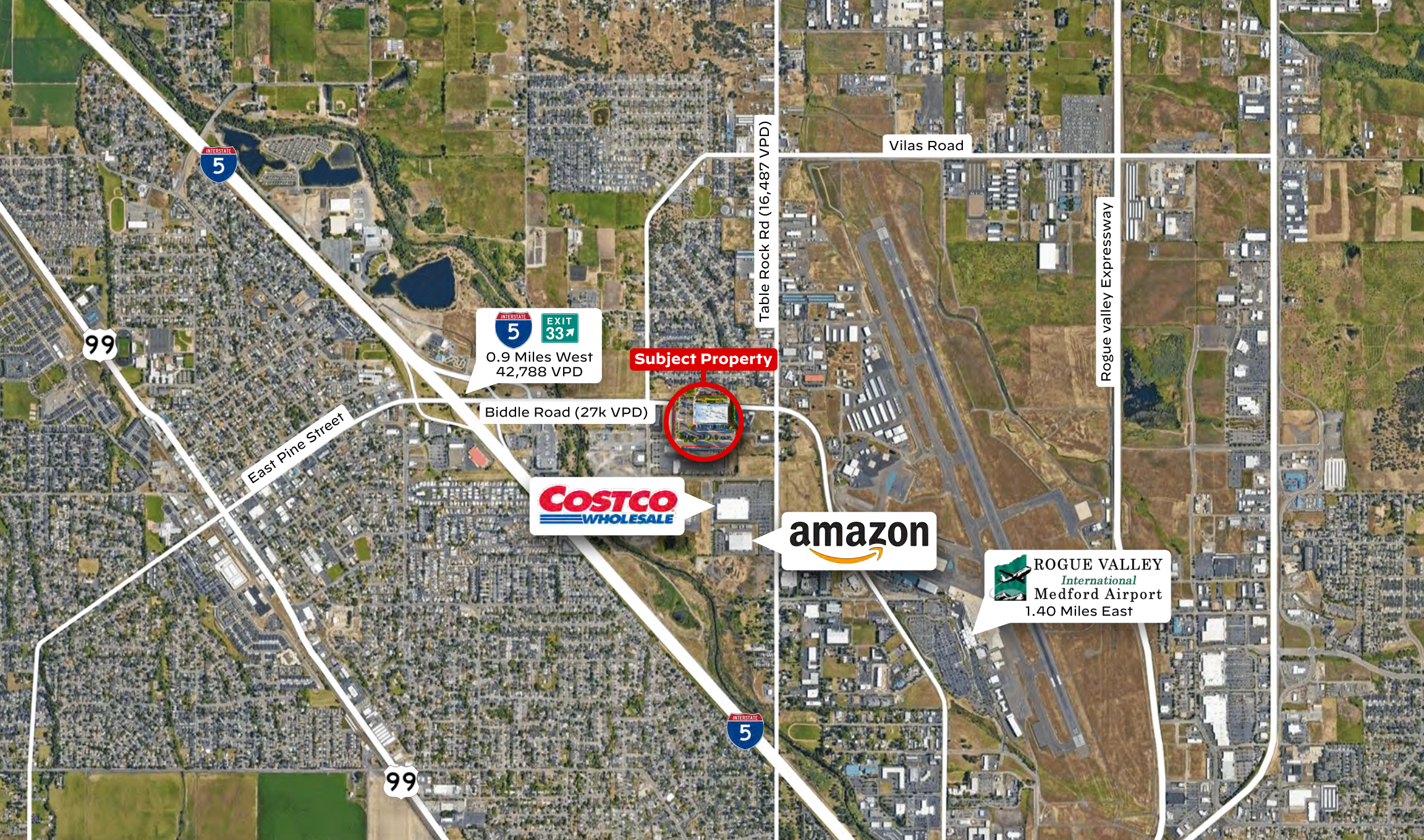
Subject Photos



Subject Photos



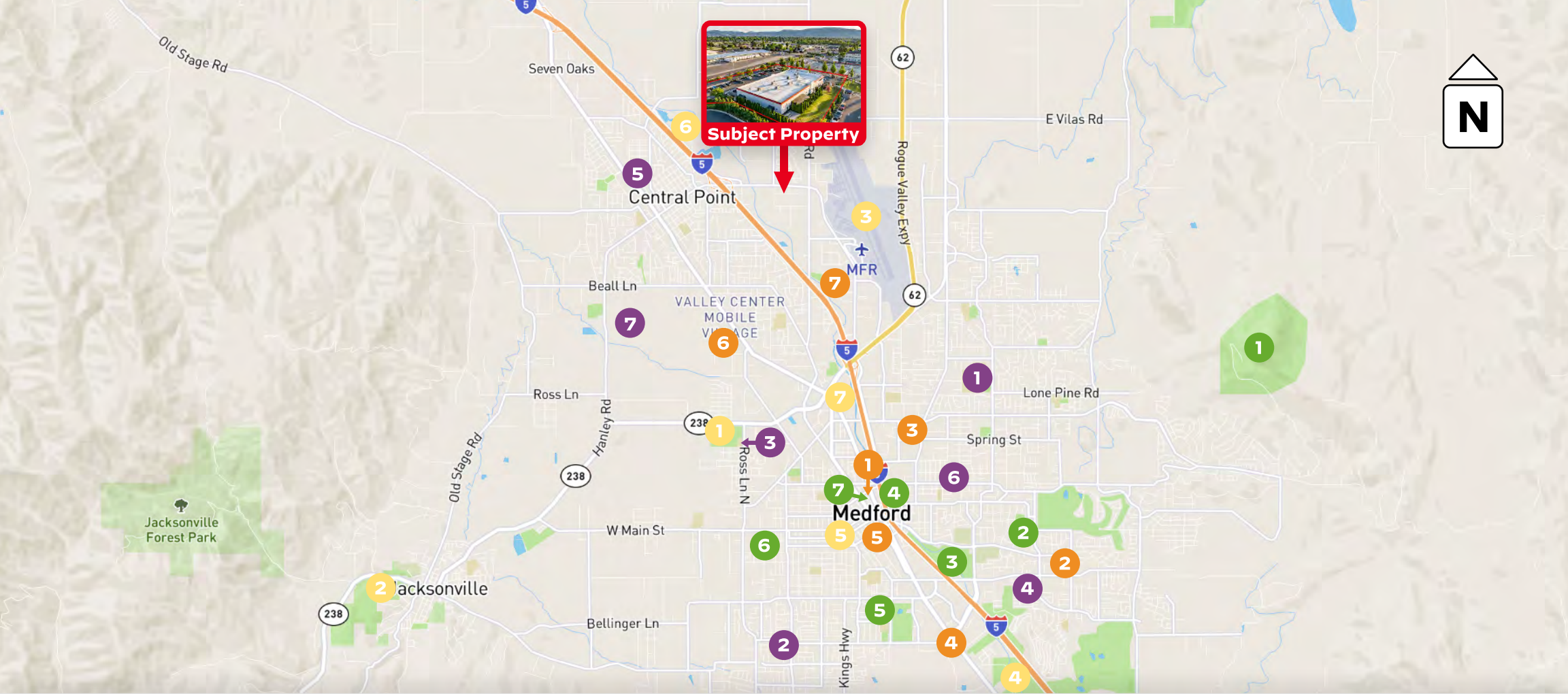
Subject Photos



Region Map 1



Region Map 2



Greenspace / Parks

- 1 Prescott Park/ Roxy Ann Peak
- 2 Holmes Park
- 3 Bear Creek Park
- 4 Hawthorne Park
- 5 Fichtner-Mainwaring Park
- 6 Lewis Park
- 7 Pear Blossom Park

Schools

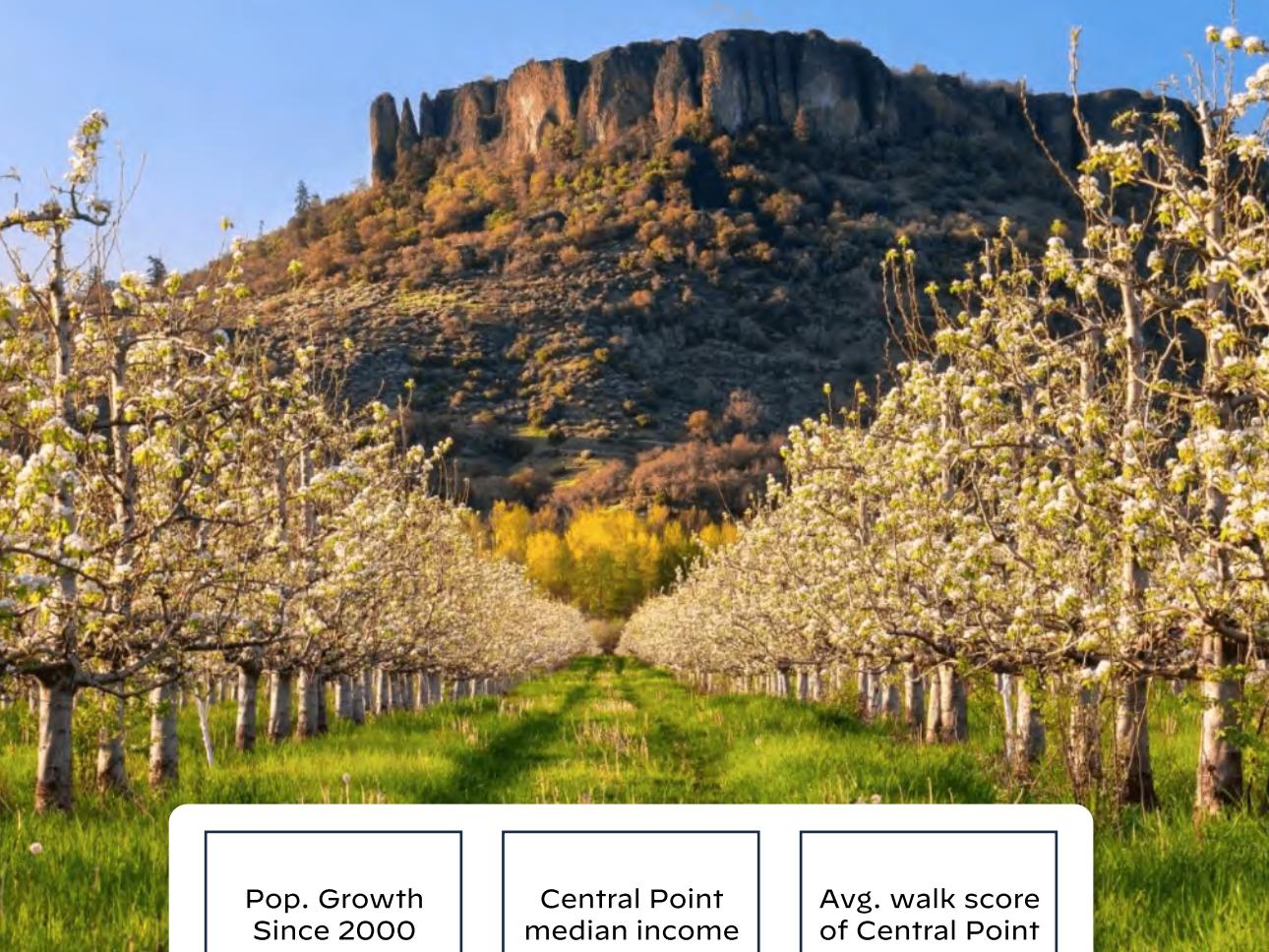
- 1 North Medford High School
- 2 South Medford High School
- 3 Logos Public Charter School
- 4 St. Mary's School
- 5 Crater High School
- 6 Hedrick Middle School
- 7 McLoughlin Middle School

Major Employers

- 1 Lithia
- 2 Asante
- 3 Providence
- 4 Harry and David
- 5 Pacific Retirement Services
- 6 Roseburg Forest Products
- 7 C&K Market

Landmarks

- 1 Rogue X
- 2 Britt Gardens
- 3 Rogue Valley International Airport
- 4 U.S. Cellular Fields
- 5 Jackson County Courthouse
- 6 The Jackson County Expo
- 7 Rogue Valley Mall



Central Point History and Profile

Central Point, Oregon - aptly named for its location in the heart of the Rogue Valley - has a rich history since the late 1800's. Slow but steady growth throughout the 1900's led to a population boom in the early 2000's, with an astounding 54.9% growth rate in folks calling Central Point home since 2000. Viewed as the hidden gem of the Rogue Valley, Central Point is desirable to homeowners and tenants alike for it's low crime rate, near-zero homeless population, and the City's exceptionally convenient location, as well as being home to the Jackson County Fairgrounds and Expo.

The City has a strong sense of community as well as a diverse economy. Within City limits, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an hour's drive.

Central Point is also home to the Jackson County Fairgrounds and Expo, which is home to several large events and concerts each year, including the Jackson County Fair, seeing thousands of attendees each July.

Pop. Growth
Since 2000

55%

Central Point
median income

\$73k

Avg. walk score
of Central Point

70+



Market Demographics

	Demographics	Medford MSA	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
Personal/Education	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	24.5%	25.1%	36.0%
Housing	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	1.6% (±)	5.8%

Note: all items listed above are from sources believed to be reliable and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.



Why Southern Oregon?

Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

Southern Oregon is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

Multiple billion-dollar companies call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

Historically, the area's economy was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

A burgeoning golf destination, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.



Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and San Francisco. The region's main airport, Rogue Valley International-Medford Airport ("MFR" - 30 minutes from Grants Pass) serves as both a high-traffic regional airport with dozens of direct-access and layover routes as well as a bustling private aviation hub. Well over 1m annual travelers come through MFR, with that number growing alongside the addition of several new commuter and travel routes to Portland and Salem, Arizona, California, and many others.

Grants Pass enjoys short, $\pm$ 1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, MFR is home to 2 Fixed-Base Operators (FBOs) - Million Air and Jet Center MFR. Both are highly-active, highly-rated FBOs serving countless private aircraft owners and military personnel. Million Air prides itself on being the only FBO on the West Coast that can hangar a Boeing business jet.

The airport's low relative parking fees, combined with it's strategic, central location, has proven the region as one of the most prominent private aviation destinations in Oregon for corporations and private individuals alike.

The region's dryer, sunnier climate allows for easier air travel for most of the year, compared to the rest of the State. MFR also serves as the region's air-based fire-fighting hub during the Summer months.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



Transaction Guidelines

4901 Biddle Road is being offered on the market for sale. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Any prospective purchaser may NOT disturb the tenant, their employees, or customers. Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Reasonable notice for tours is required.

Offers: There is not currently a definitive date for offers/LOIs to be submitted. When a prospective buyer/tenant prepares an offer for the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Scott & Caspian for additional information.

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