

OFFERING MEMORANDUM

— FOR SALE —



ATTAINABLE AUTO REPAIR BUILDING IN MEDFORD, OR

125 N Holly Street, Medford, OR 97501

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **125 N Holly Street**, a turn-key auto shop located in beautiful Medford, Oregon (the "Property").

The Property is centrally located in downtown Medford and is situated on 0.17 acres with an efficient and very functional layout for auto repair or similar services.

The 4,500 SF masonry building consists of an expansive open shop floor with (2) 10'x10' overhead doors, space for upwards of 4+ hydraulic lifts (some lifts could be included - contact brokers), 3-phase 480v power supply, an extensive rooftop solar array, natural gas heat, updated LED lighting and much more.

The open floor plan of the shop has ample room for a small office space which can be easily accessible to and from the shop area. There is also two restrooms (one with shower), washer/dryer hookups, kitchen, and space for storage.

One of the Property's highlights is convenient downtown location, surrounded by numerous retail and industrial buildings alike. Interstate-5 access is $\pm$ 8 minutes (2.3 miles) from the Property, and access to the main regional Highways are also within just a few minutes. The current Federal Courthouse is immediately adjacent to the Property, providing significant security benefits to the neighborhood.

Prospective buyers should note that the Property benefits from flexible C-C (Community-Commercial) zoning, offering a wide range of potential uses beyond automotive repair. The Property is also located within a federal Opportunity Zone. Prospective buyers are responsible for all due diligence.

The Property also includes a dedicated parking lot adjacent to the building with (8) spaces, along with additional on-street parking.

The opportunity at 125 N Holly Street is clear for prospective buyers. Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$595,000
Occupancy:	Currently owner-occupied; occupancy available immediately at Closing
Address:	125 N Holly St, Medford, OR, 97501
Legal:	37-2W-25AD TL 3400 APN 10397078
Annual Taxes:	\$2,345.47 (2024)
Zoning:	C-C (Commercial - Community)
Year Built:	$\pm$ 1950 (75 years)
Gross Acreage:	0.17 ac (7,405 SF)
Square Feet:	4.500 SF (per County)
Utilities:	Public water and sewer service Natural gas to Property Rooftop solar array Additional Pacific Power 3p 480v supply In-ground oil/water separator in-place Ducted HVAC (rooftop system)
Access:	1 right/left driveway off of N Holly Street (2) 10x10 overhead doors 11' - 14'7" clear height
Parking:	(8) parking spaces, additional on-street
Construction:	Masonry ext. walls on concrete slab
FF&E:	(2) hydraulic lifts are negotiable Certain tools, equipment, FF&E is negotiable. Contact brokers for info.

Parcel borders are approximate and for reference only. Aerial photos may have been enhanced using AI and may not be exactly accurate.



Subject Property Aerial

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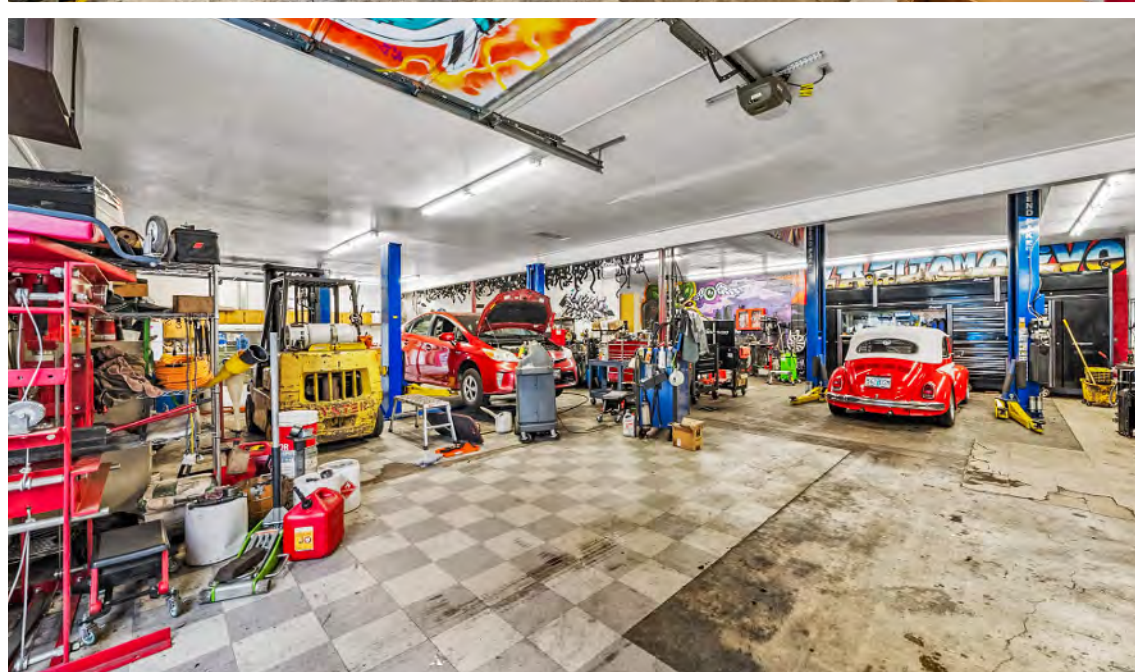
Subject Photo - Exterior



Subject Photos - Exterior



Subject Photos - Interior



Subject Photos - Interior

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-C (Community Commercial) External link to Medford Zoning Code
City Limits:	Inside city limits of Medford
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	No
Soils:	34B - Coleman 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

Market Summary

	Demographics	Medford	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 (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.

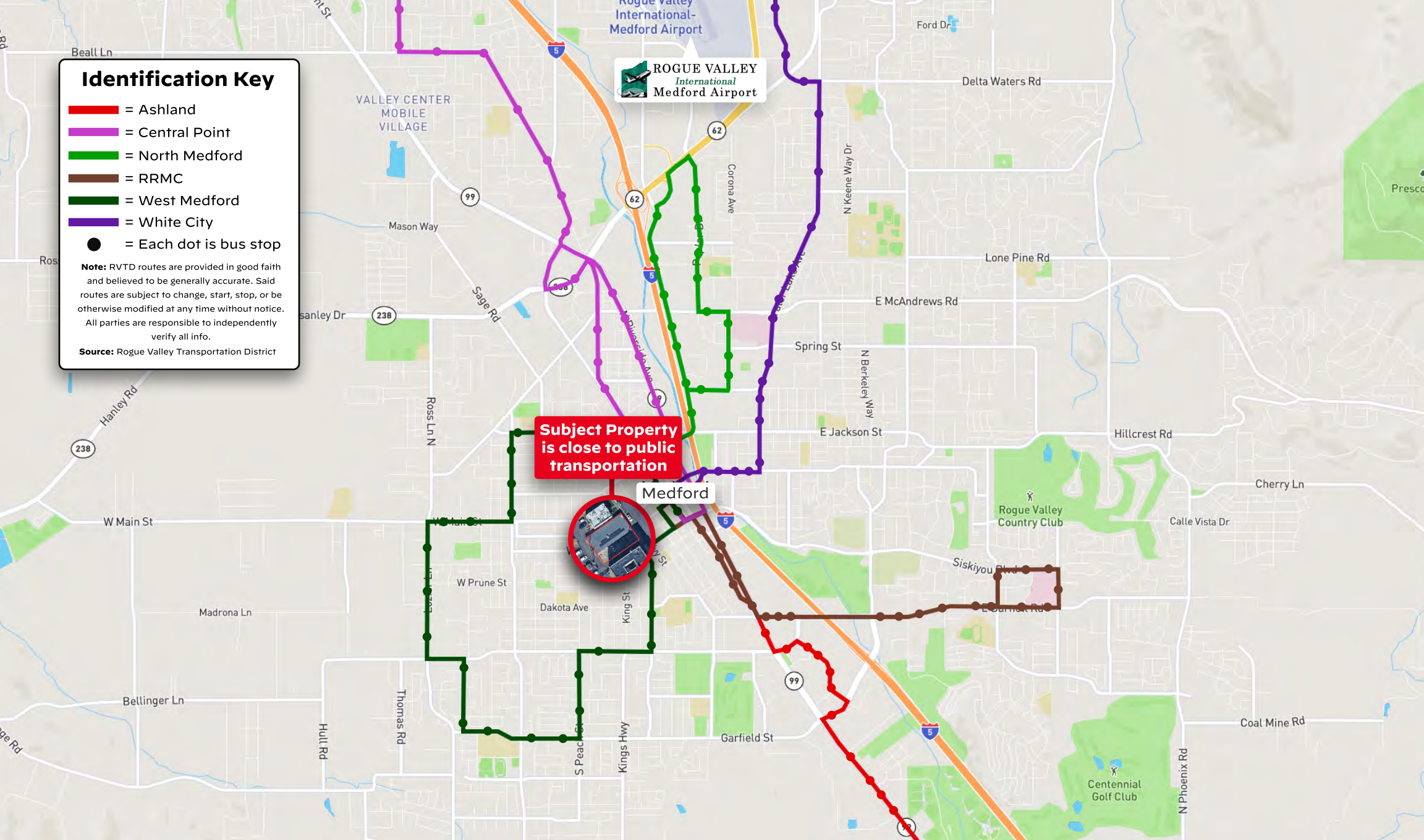


Identification Key

- = Ashland
- = Central Point
- = North Medford
- = RRMC
- = West Medford
- = White City
- = Each dot is bus stop

Note: RVRTD routes are provided in good faith and believed to be generally accurate. Said routes are subject to change, start, stop, or be otherwise modified at any time without notice. All parties are responsible to independently verify all info.

Source: Rogue Valley Transportation District





The Rogue Valley



Downtown Medford



Asante Hospital Expansion



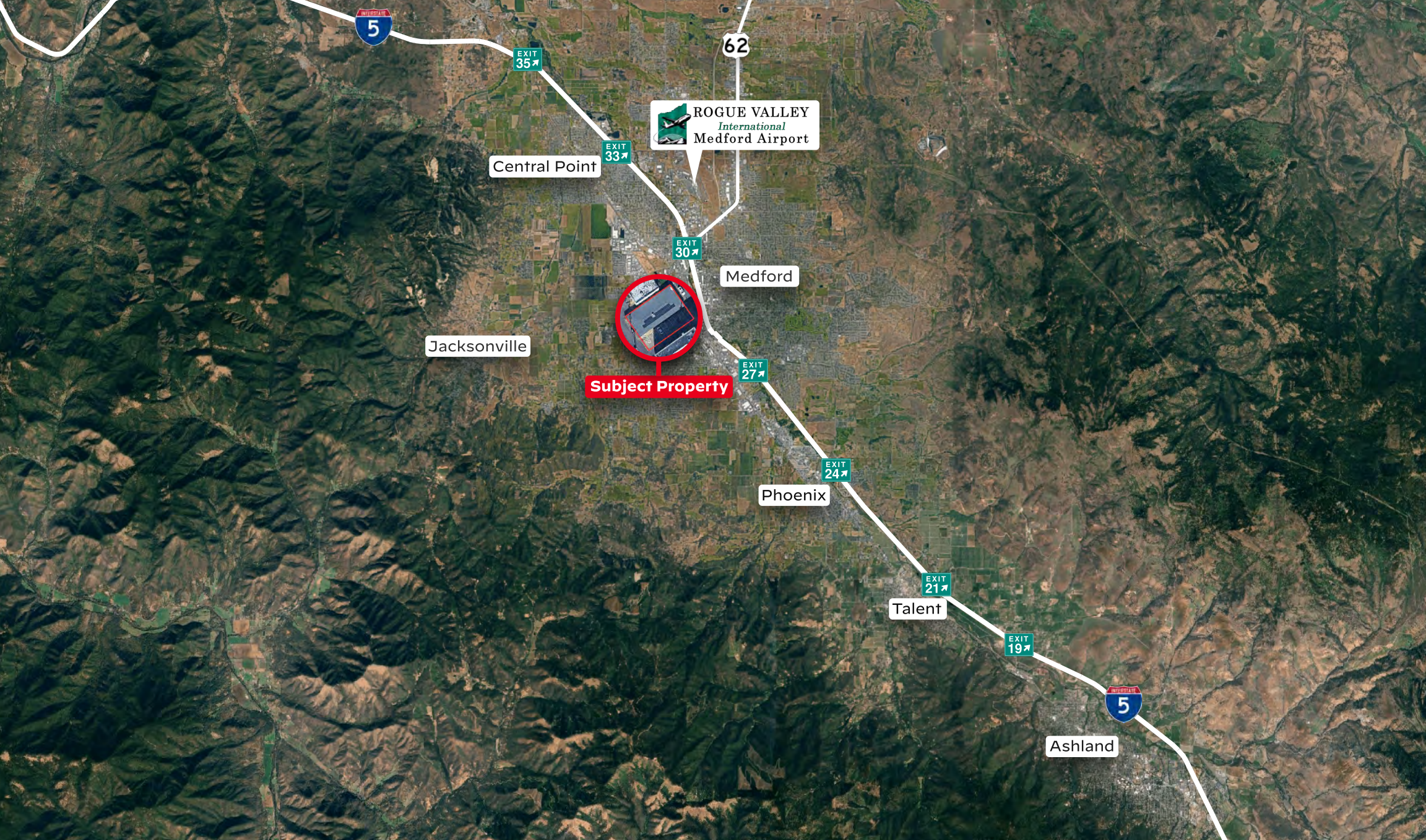
Medford, OR History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. Within a 15 minute drive, 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 easy drive.

Overall, Medford is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.



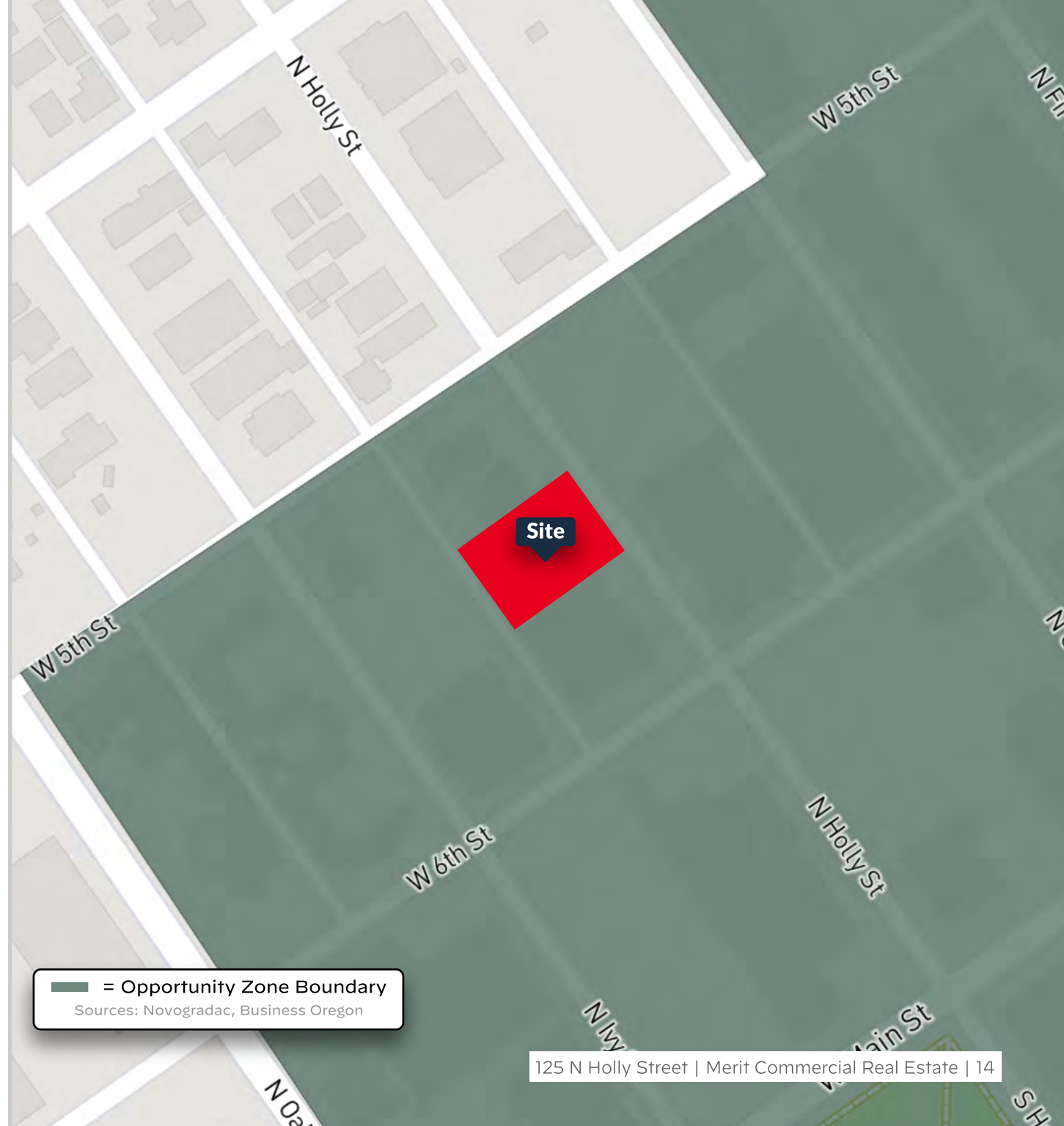
Region Map - Rogue Valley

Opportunity Zones

125 N Holly Street is located within a federal Opportunity Zone, offering potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount of the original deferred gain, regardless of improvements.
3. After a 10-year hold, all appreciation on the OZ investment is excluded from federal capital gains taxes, but for real property like 125 N Holly Street, this would require substantial improvement, defined as doubling the adjusted basis of the property (excluding land value) within 30 months through renovations or construction.

Without substantial improvement, investors can still defer gains and claim the 5-year 10% reduction, but the 10-year tax-free appreciation benefit is unavailable for real property. All parties must consult qualified tax professionals or OZ experts to ensure compliance with IRS regulations. The listing brokers are not qualified to guarantee tax benefits.



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.





Southern Oregon Market

Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. The region's main airport, Rogue Valley International-Medford Airport (MFR) 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.

Medford 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 drier, 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

125 N Holly Street is being offered on the open market. 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: 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. Seller requires at least 24 hour advance notice for any tours.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of 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 and Caspian for additional information.

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