

OFFERING MEMORANDUM

— FOR SALE —

FLEX OFFICE BUILDING IN MEDFORD, OREGON

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Parcel boundaries are approximate and are for illustration purposes only.

CONTENTS

- 3 EXECUTIVE SUMMARY & HIGHLIGHTS
- 4 OFFERING DETAILS & PHOTOS
- 14 MARKET OVERVIEW
- 16 TRANSACTION GUIDELINES

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for sale **319 S Ivy Street**, a clean, flexible commercial building near downtown Medford, Oregon (the "Property").

The Property is sited in a pleasant, clean neighborhood in central Medford, with a mix of light-use offices and single-family / multifamily residential, with a majority of the properties well-maintained or recently remodeled.

While the structure was originally built in 1905 (per County), the Property was effectively rebuilt from scratch in 2001, and underwent a 'to-the-studs' remodel, which is still evident today through timely maintenance.

Ideal for an owner-user, **319 S Ivy Street** presents a flexible, open floorplan space, currently being leased to a daycare operator.

Accessed via the shared alleyway to the rear of the Property, users will enjoy 6+ private parking spaces, leading the stairs or newer ADA ramp to the rear entry of the Property.

Inside, users can enter through the rear directly to the full kitchen / break-room area, or through to the front customer entry leading to the main open-space, perfect for a reception area and open bullpen-style office layout or similar. Two well-sized private rooms offer private offices, exam rooms, or other flexible enclosed spaces.

The large half-bath and laundry room is to the rear, as well as additional storage area.

A strong highlight of the Property is its abundant yard-space on three sides, which includes green space, raised garden beds and metal/wooden fenced/gated areas.

Centrally located, **319 S Ivy Street** seems to be a 'perfect fit' for a professional service or knowledge-based companies, and is just a few minutes to numerous County justice and admin offices.

319 S Ivy Street is a clean, easily attainable opportunity for an owner-user or investor to control a flexible commercial building in beautiful Medford, Oregon.

Offering Summary

Offering Price:	\$329,400
Occupancy:	Leased through Oct. 2025
Address:	319 S Ivy St, Medford, OR 97501 - Jackson County
Legal:	37-1W-30CB TL 7800 APN 10372794
Annual Taxes:	\$3,052.48 (2024)
Zoning:	C-S/P
Gross Acreage:	0.11 ac (4,792 SF)
Year Built:	2001 (effectively rebuilt 1905 SFR)
Gross SF:	± 1,044 SF
Construction:	Wood-frame on concrete perimeter
HVAC:	Electric; ducted, forced air
Utilities:	All public
Access:	Shared alleyway access to rear
Parking:	±6 parking spaces in rear



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Subject Property Aerial



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Subject Property Aerial



Subject Photos - Exteriors



Subject Photos - Interiors



Subject Photos - Interiors

Nearby Landmarks - 319 S. Ivy Street



Jackson County Circuit Courts

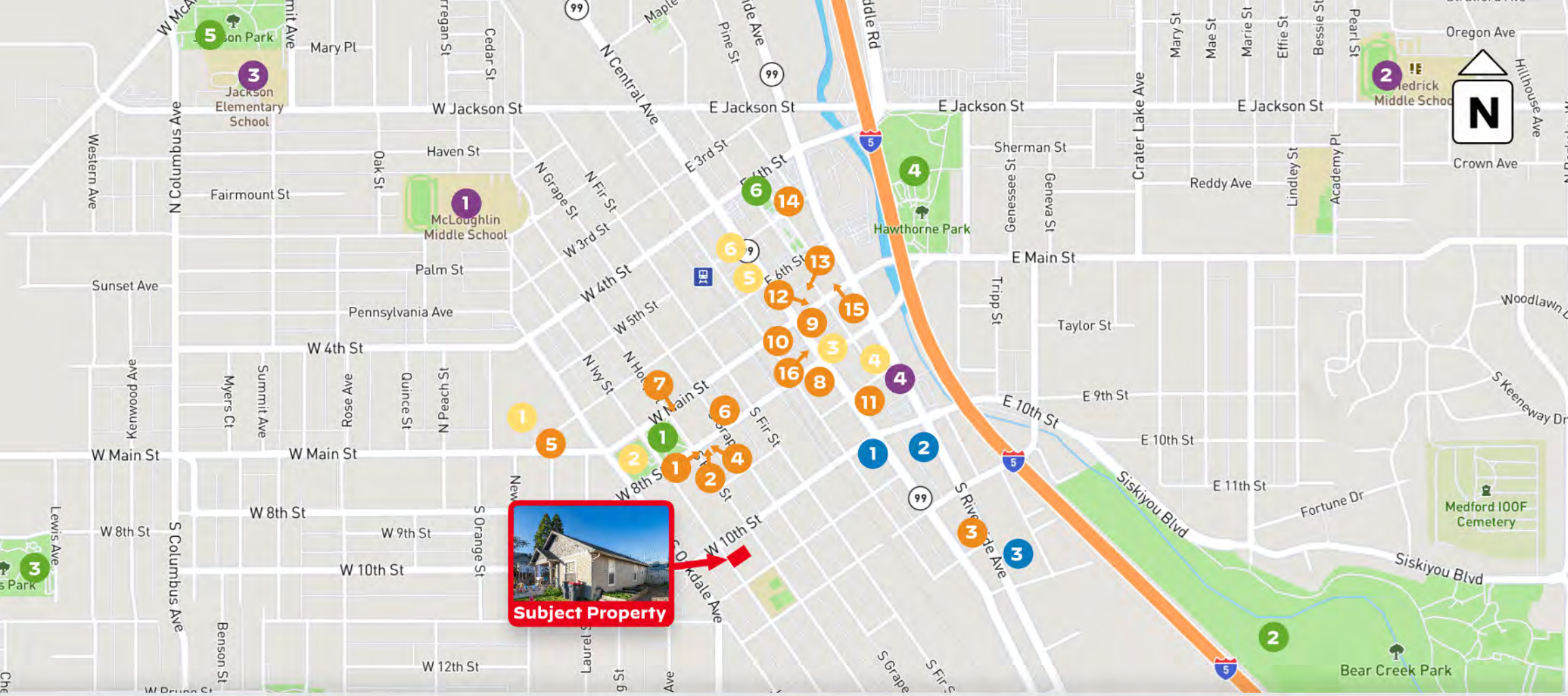
Sacred Heart Catholic Church

Medford Police Dept.

Subject Property

Sacred Heart Catholic School

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Sample of Hospitality

- 1 City Center Motel
- 2 Budget Inn of America
- 3 Red Carpet Inn

Schools/ Higher Education

- 1 McLoughlin Middle School
- 2 Hedrick Middle School
- 3 Jackson Elementary School
- 4 Rogue Community College

Sample of Restaurants / Food-Service

- 1 Sugar and Spice Coffee
- 2 Kin Thai
- 3 China Hut
- 4 Voodoo Martini
- 5 Siam Cafe Thai Cuisine
- 6 Grape Street Bar
- 7 Mellelo's Coffee Roasters
- 8 Oh's Osaka
- 9 Misoya
- 10 Craving Cave
- 11 Ollie's Pizza
- 12 Solid Ground Coffee
- 13 Over Easy
- 14 Common Block
- 15 Burger Spot
- 16 Tartine Brunch Club

Other Retail / Attractions

- 1 YMCA - Southern Oregon
- 2 The Children's Museum of S.O.
- 3 Craterian Theatre
- 4 Rogue Gallery & Art Center
- 5 Central Art
- 6 Al's Cycle and Hobby

Greenspace / Parks

- 1 Alba Park
- 2 Bear Creek Park
- 3 Lewis Park
- 4 Hawthorne Park
- 5 Jackson Park
- 6 Pear Blossom Park



The Rogue Valley



Downtown Medford



Asante Hospital Expansion



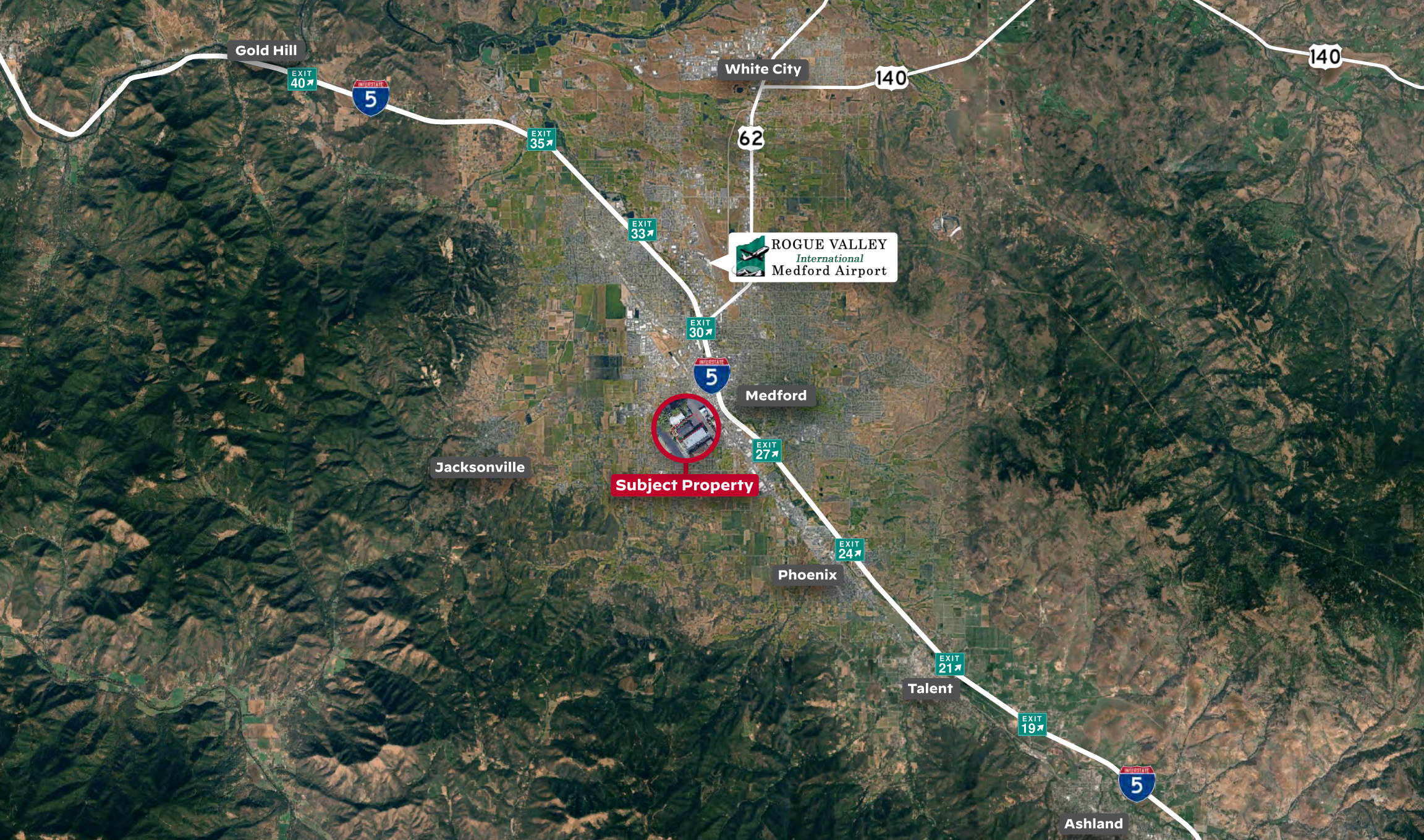
Medford, OR History and Profile

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 Asante 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.



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 San Francisco. 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.

MFR 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

319 S Ivy 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. Reasonable notice is required.

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 Caspian and Scott for additional information.

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