

OFFERING MEMORANDUM

FOR SALE



FLEX CREATIVE RETAIL SPACE FOR SALE - CENTRAL POINT, OR

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **211 N Front Street**, the Lillie Belle Farms Artisan Chocolates building, located in beautiful Central Point, Oregon.

211 N Front Street is an iconic property with a long history and a variety of uses, most recently being an artisan chocolate production facility and retail storefront for about 15 years.

It has undergone many upgrades and additions throughout the years, and is currently laid out with a manufacturing area with abundant power, large vent hood, and expansive space for all kinds of equipment.

The back of house also includes indoor/outdoor storage, a large double-loaded walk-in cooler, prep areas, and an office space with room for 2-3 desks. The retail storefront is well laid out and could house several product displays, abundant counter space, and enjoys consistent great natural light. The retail area also enjoys large viewing windows into the production room.

Outside, there are 2 large dedicated sign locations; on the face of the building, as well as a permanent

grandfathered double-sided monument sign facing North Front Street.

Additionally, there exists a ~6' basement underneath approximately half of the building, with the remaining foundation being slab and/or perimeter concrete with crawlspace. No value was applied to the basement square footage.

The immediate area surrounding **211 N Front Street**, extending from East Pine Street to Hazel Street, is the **Southern Oregon Artisan Corridor**. This has led to multiple seven-figure investments in the walkability, transportation options, aesthetics, and desirability of the neighborhood, transforming the historic street into a charming creatives paradise.

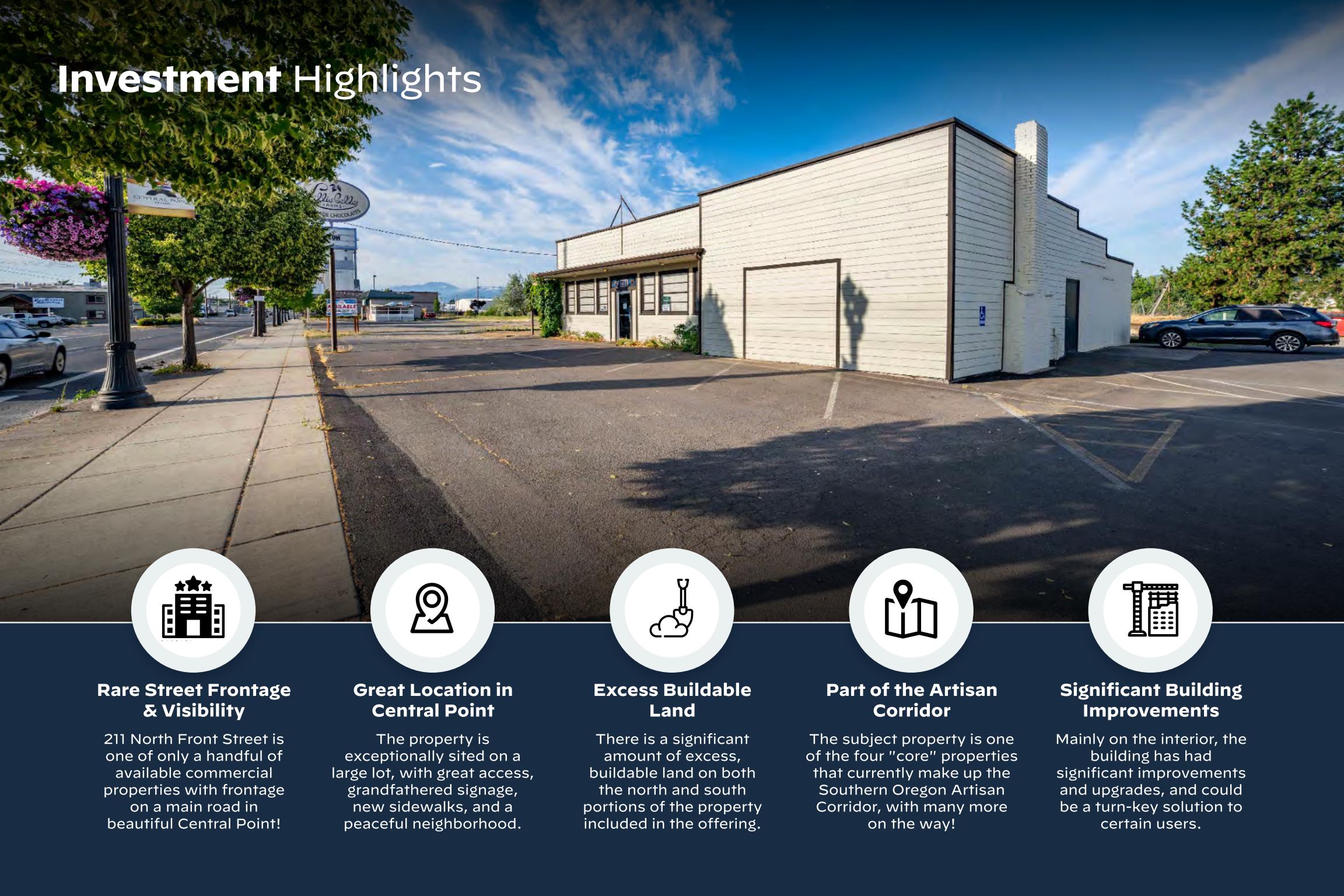
The excess land to the south of the existing structure allows the new owner abundant optionality in their plans for the property, and could be significantly further developed.

Buyer is responsible for any and all due diligence, including environmental, licensing, use, legality, and all other items. Contact the listing brokers today for additional information!

Offering Summary

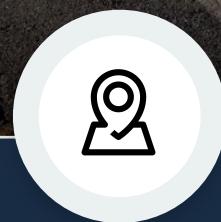
Offering Price:	\$1,350,000
Occupancy:	Seller intends to deliver property vacant
Address:	211 North Front Street, Central Point Oregon 97520 - Jackson County
Legal:	37-2W-03DC TL 2500 APN 10140092 37-2W-03DC TL 2400 APN 10140084
Annual Taxes:	\$7,427.25 (combined - 2023)
Zoning:	TOD G-C (Transit-Oriented District - GC)
Year Built:	1935 (approximate, per Seller)
Gross Building SF:	Approx. 3,973 SF (not incl. basement)
Gross Acreage:	1.17 acres (50,965 SF)
Construction:	Wood-frame, partially over basement, crawlspace, and small portion on slab
Utilities:	All public
Floodplain:	Not within floodplain/zone
Parking:	10 existing spaces (1 handicap)
Access:	2 curb cuts with left/right ingress & egress Note: an access easement for the neighboring property to the north will be recorded prior to closing

Investment Highlights



Rare Street Frontage & Visibility

211 North Front Street is one of only a handful of available commercial properties with frontage on a main road in beautiful Central Point!



Great Location in Central Point

The property is exceptionally sited on a large lot, with great access, grandfathered signage, new sidewalks, and a peaceful neighborhood.



Excess Buildable Land

There is a significant amount of excess, buildable land on both the north and south portions of the property included in the offering.



Part of the Artisan Corridor

The subject property is one of the four "core" properties that currently make up the Southern Oregon Artisan Corridor, with many more on the way!

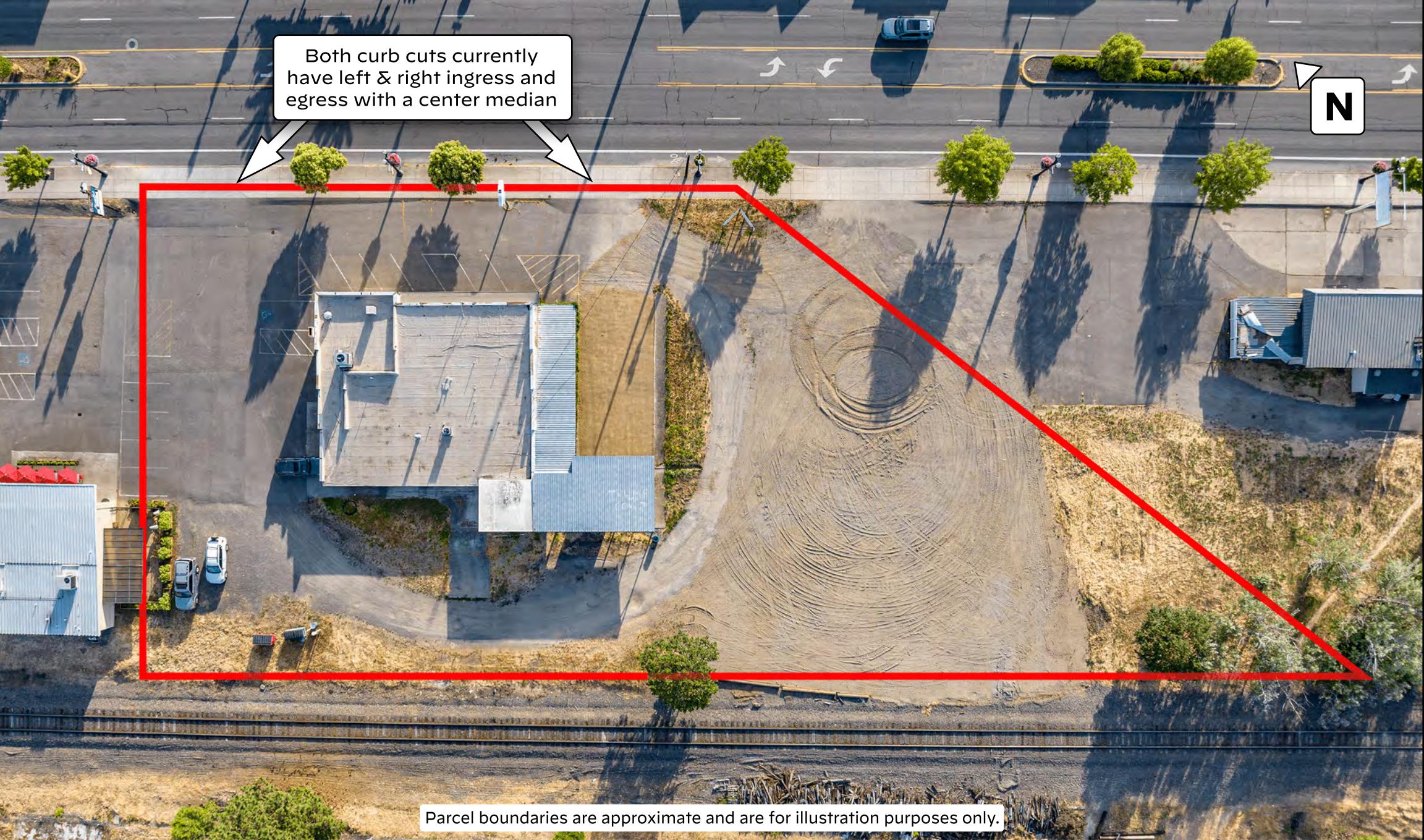


Significant Building Improvements

Mainly on the interior, the building has had significant improvements and upgrades, and could be a turn-key solution to certain users.



The opportunities at 211 North Front Street are abundant; the layout of the property allows certain users to immediately step into an well-located, iconic property - or could allow an entrepreneurial developer the chance to leave their mark on one of the best neighborhoods in Southern Oregon.



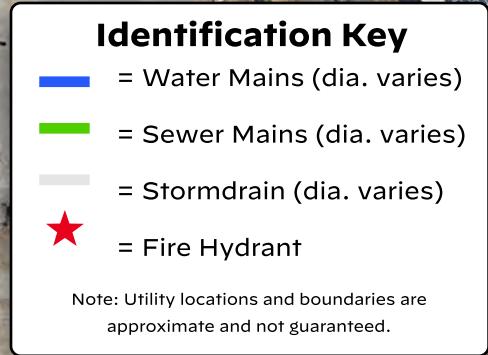


Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



Subject Property Aerial

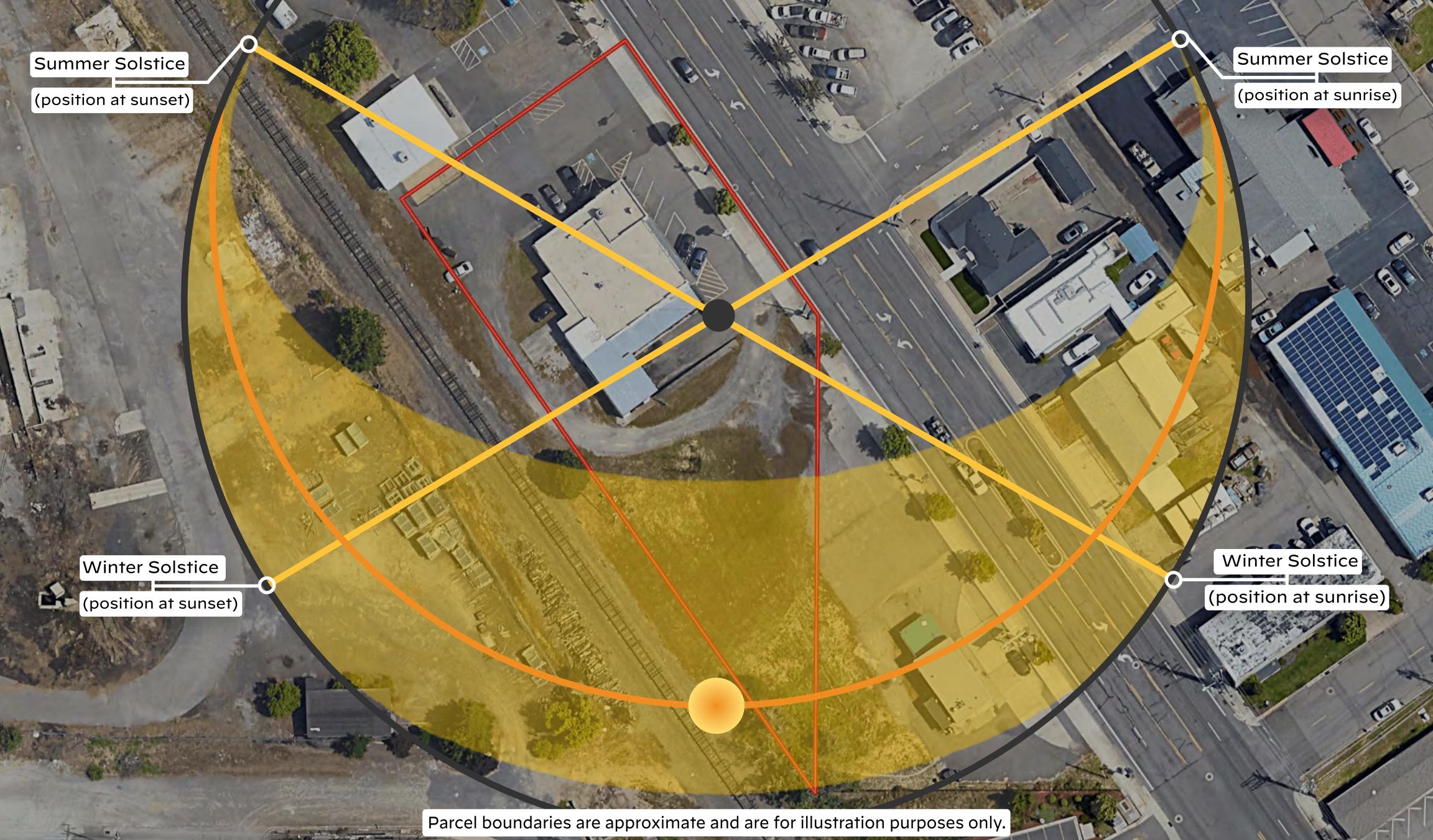


Parcel boundaries are approximate and are for illustration purposes only.

Utility Service Map (approx.)



Artisan Corridor Overview



Sun Path Overlay (approximate)



Subject Photos



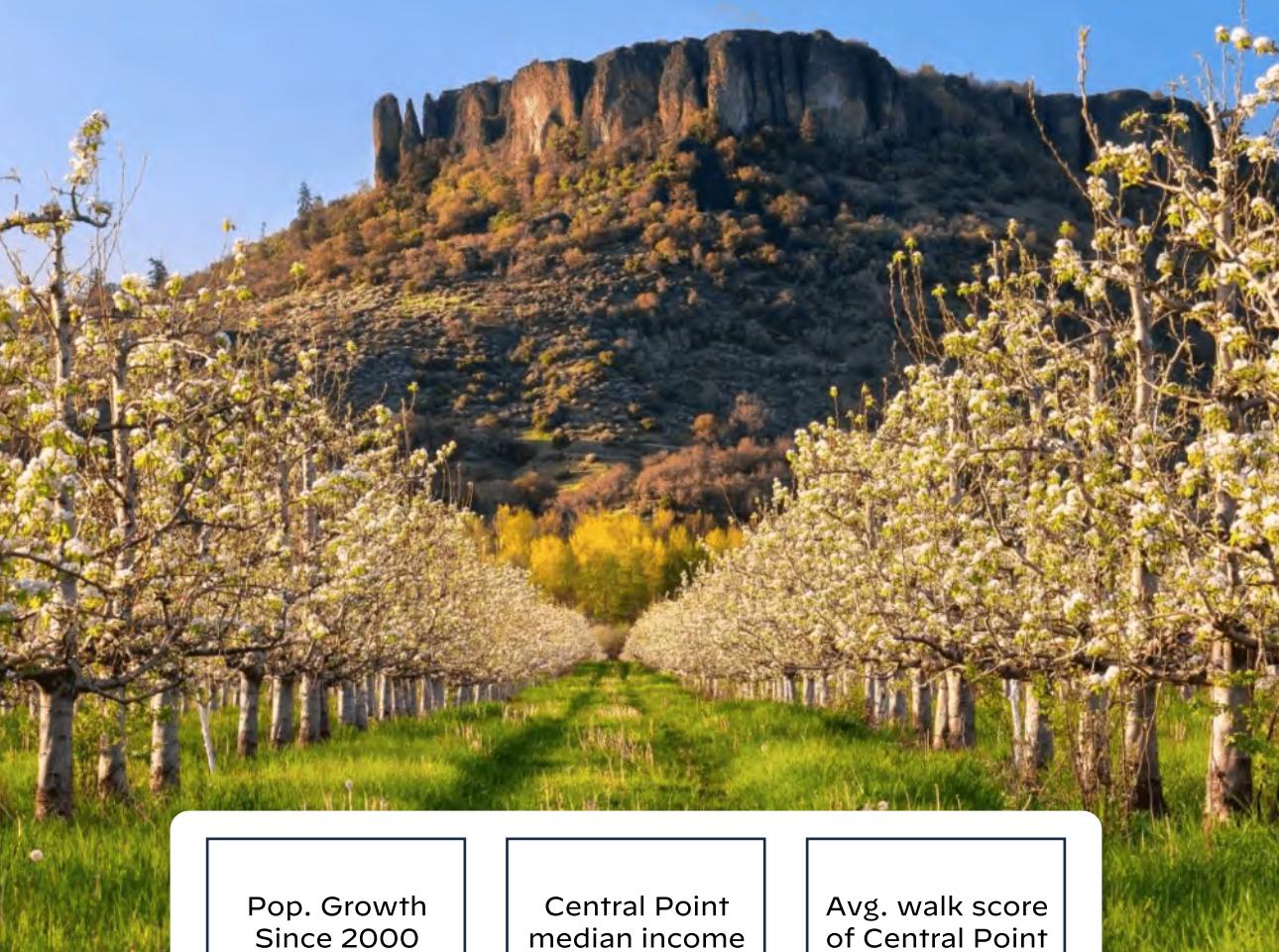
Subject Photos



Subject Photos



Region Overview



Pop. Growth
Since 2000

55%

Central Point
median income

\$73k

Avg. walk score
of Central Point

70+



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 its 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.



Transaction Guidelines

211 N Front 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 ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice. Site tours of the property and market, for qualified prospective purchasers, can be arranged with MCRE upon request. The Listing Brokers and Seller request that all initial meetings requested by prospective purchasers be arranged and coordinated through MCRE. There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any of the Properties, 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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