

OFFERING MEMORANDUM

— FOR SALE —

**THIS IS A SHORTENED OM
FOR MLS PURPOSES.
CONTACT BROKERS OR VISIT
MERIT-COMMERCIAL.COM
FOR THE FULL OM.**

FLEX RETAIL STOREFRONT IN MEDFORD, OREGON
www.Merit-Commercial.com / (541) 608-6704

Scott King
Principal Broker



Caspian Hoehne
Licensed Broker



**THIS IS A SHORTENED OM
FOR MLS PURPOSES.
CONTACT BROKERS OR VISIT
MERIT-COMMERCIAL.COM
FOR THE FULL OM.**

CONTENTS

- 3** EXECUTIVE SUMMARY & HIGHLIGHTS
- 4** OFFERING DETAILS & PHOTOS
- 11** MARKET OVERVIEW
- 19** TRANSACTION GUIDELINES

EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE
VIEW MORE AT: MERIT-COMMERCIAL.COM

SCOTT KING
Principal Broker / Owner
D: (541) 890-6708
scottking@gmail.com

CASPIAN HOEHNE
Licensed Broker
D: (541) 944-9967
caspiant@merit-commercial.com

This offering memorandum is intended for only the party receiving it from Merit Commercial Real Estate ("MCRE"), and should not be made available to any other reviewing entity without the prior written consent of MCRE. All information included in this offering memorandum has been obtained from sources deemed reliable, however, Owner, MCRE, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this offering memorandum is not a substitute for a thorough due diligence investigation.

Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for sale **114 West Main Street**, a centrally located downtown core retail building in Medford, Oregon (the "Property").

As likely the largest commercial building available at the lowest price per square foot in all of central Medford, the Property's value and opportunity is one-of-a-kind.

This established and well-maintained retail-oriented Property offers prospective buyers a rare opportunity to secure a prominent location with street frontage along West Main Street.

Originally constructed in 1909, the building retains its historic character while presenting a clean, functional space ideal for a variety of uses.

Recent and extensive to-the-studs renovations are complete and allow the Property to be the perfect home for a wide variety of users.

The building itself is estimated to be approximately 21,149 SF across three distinct floors with multiple stairwells and central freight elevator for easy accessibility.

The highly visible front entrance off of West Main Street features expansive walls of glass for product display area, and opens up to an airy first floor. The second floor is partially open to below and includes space for inventory or additional storage space for prospective buyers. The third floor is a highlight of the Property, with abundant natural light, tall ceilings, and architectural detailing.

Currently home to a long-standing, furniture store, the Property may be vacated at or before Closing. The winning combination of timeless charm, downtown visibility, and sheer size of the building at a far below-market price per SF allows for any user to step into a unique Property.

Prospective buyers are encouraged to present any reasonable proposal for the Seller's consideration. Contact the listing brokers today for additional information.

Buyer is responsible for any and all due diligence, including but not limited to environmental use, legality, site planning, zoning, demolition, and all other items.

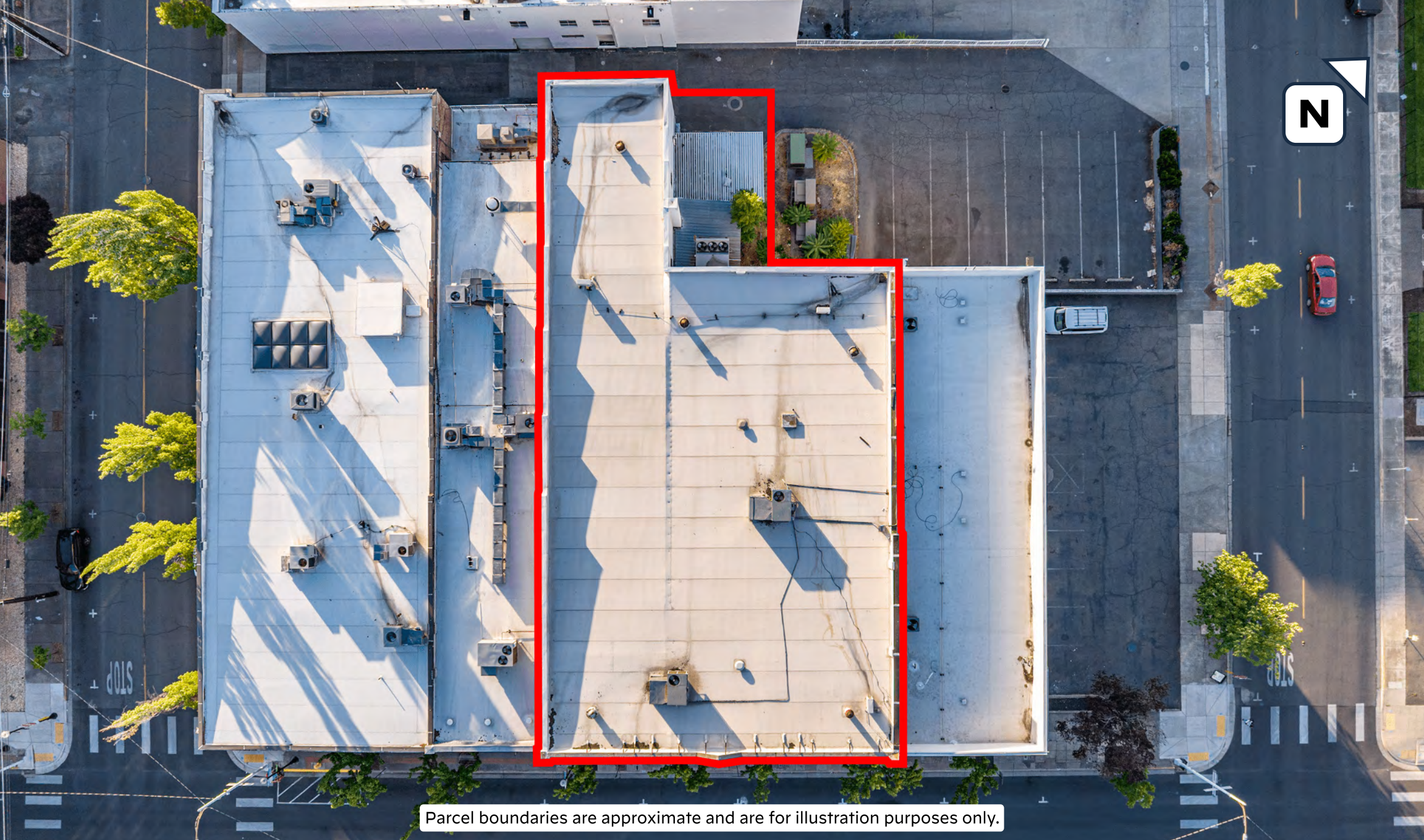
Offering Summary

Offering Price:	\$899,000
Occupancy:	To be vacated at or before closing
Address:	114 W Main St, Medford, OR 97501 Jackson County
Legal:	37-1W-30-BC TL 3100 APN 10369668
Annual Taxes:	\$9,161.91 (2024)
Zoning:	C-C (Community Commercial)
Gross Acreage:	0.20 ac (8,712 SF)
Year Built:	± 1909 (Buyer to confirm)
Gross SF:	± 21,149 SF
Construction:	Masonry exterior walls on slab
Utilities:	All public
Parking:	Abundant street parking, multiple parking lots available nearby
Systems:	Extensive central HVAC (1st/2nd floors) Central freight elevator (all floors) Recently replaced flat roof Rear loading dock/ramps
FF&E:	All tenant personal property is excluded from sale



Parcel boundaries are approximate and are for illustration purposes only.

Subject Photo - Exterior

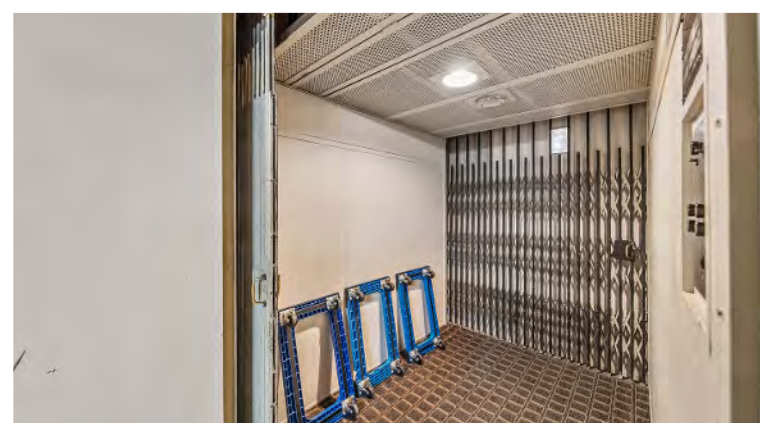


Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



Subject Photos - Interior



Subject Photos - First Floor



Subject Photos - Second Floor



Subject Photos - Third Floor

Nearby Landmarks - 114 W. Main Street

THE URBAN CORK
MEDFORD, OREGON

the old spaghetti factory

OUTSIDE COFFEE

The Copper Plank

COMMON BLOCK BREWING COMPANY

LITHIA

The Concord Apartments

Oregon Department of Revenue

EL PARAISO MEXICAN CUISINE

The Rose Salon

SOESD
Southern Oregon Education Service District

Collier Creative Center

Subject Property

Artistic Piano Gallery

4 Daughters IRISH PUB

OREGON ARCHITECTURE INC.

SCRUB HUB

Parcel boundaries are approximate and are for illustration purposes only.



The Rogue Valley



Downtown Medford



Asante Hospital Expansion



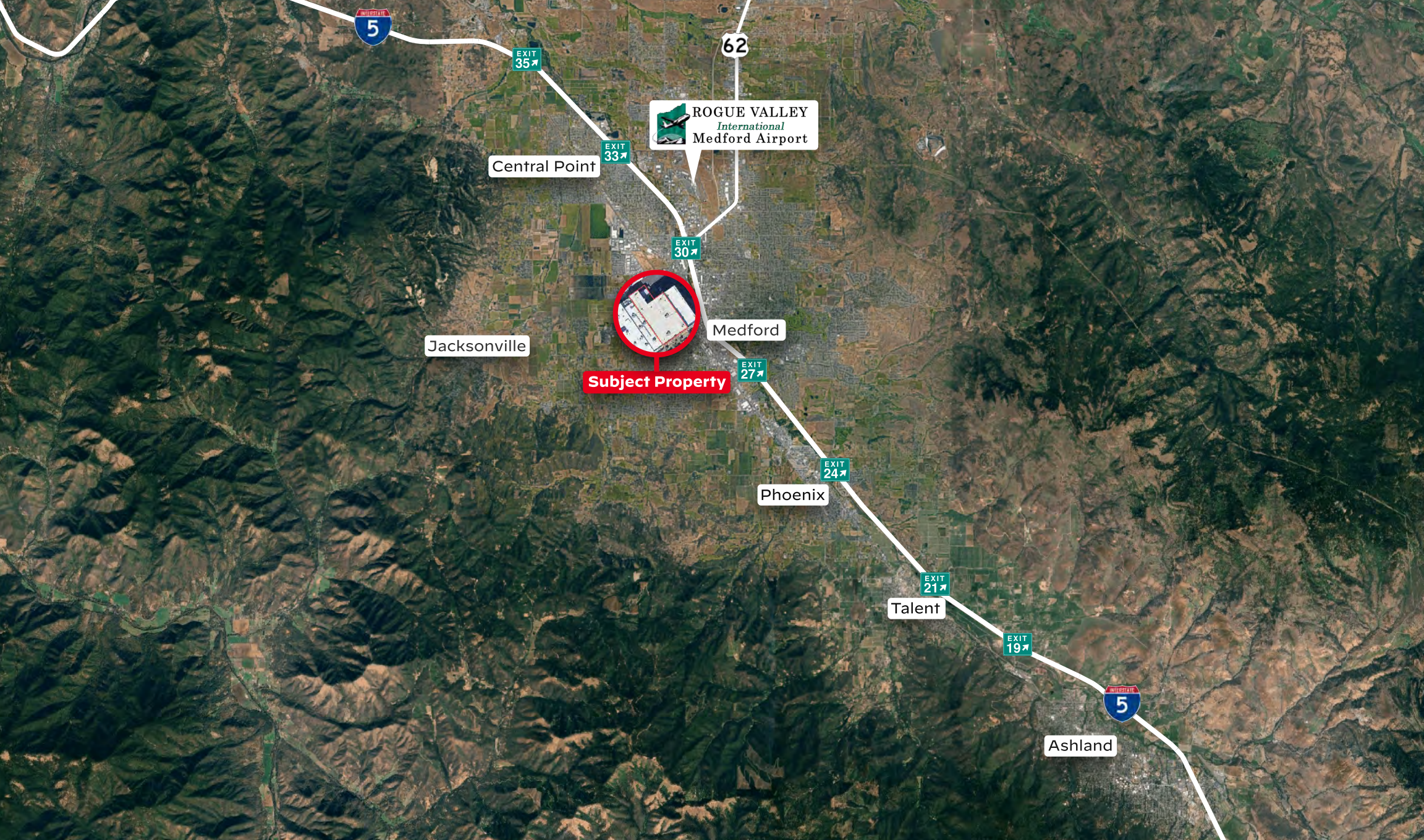
Medford, OR History and Profile

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

Opportunity Zones

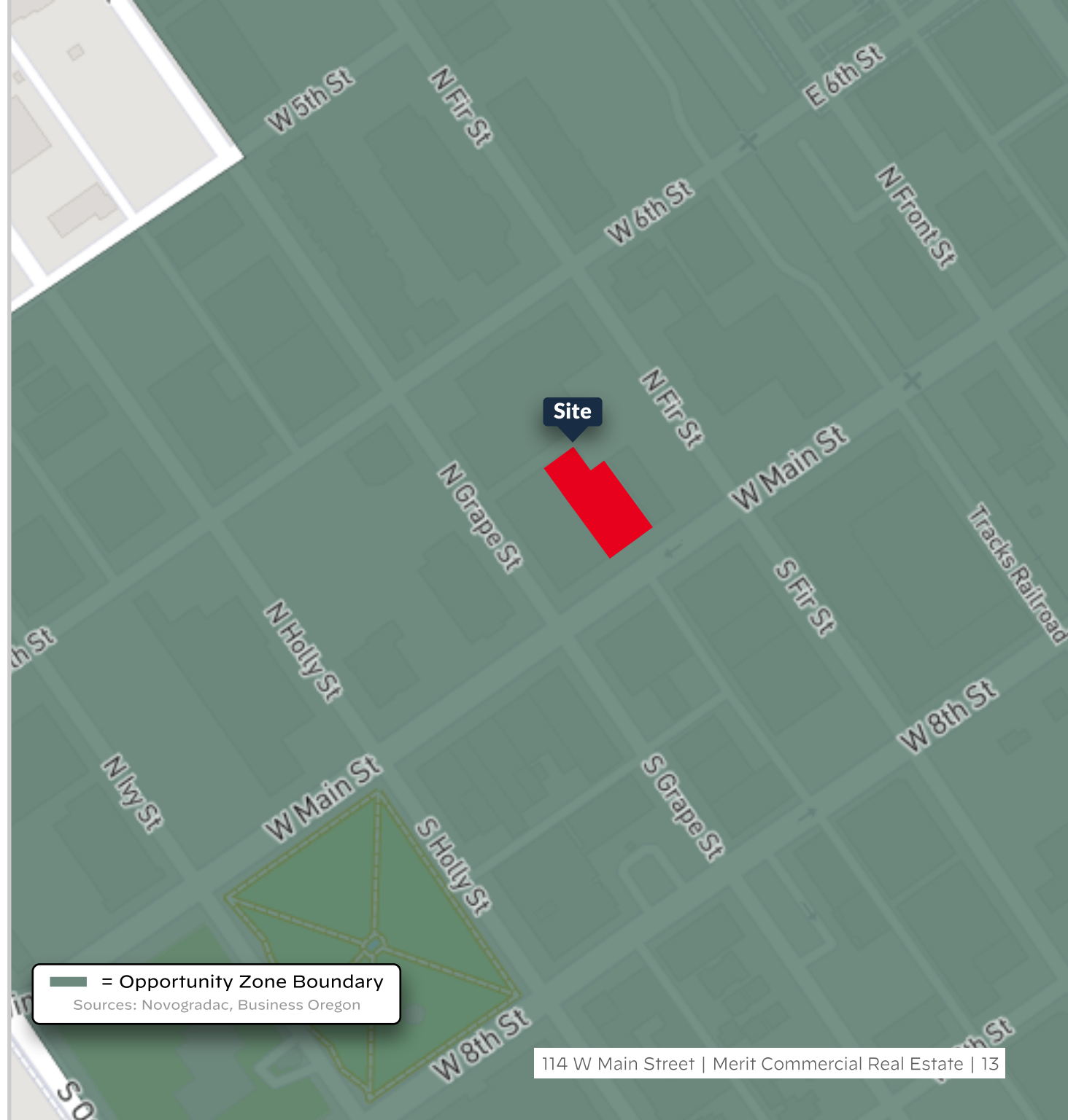
114 W Main Street is located within a

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 114 W Main 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.



— = Opportunity Zone Boundary
Sources: Novogradac, Business Oregon

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.



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 and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.





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 its 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

The **114 W Main 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.

Scott King

Principal Broker / Owner
(541) 890-6708
scotttning@gmail.com

Caspian Hoehne

Licensed Broker
(541) 944-9967
caspian@merit-commercial.com





Notice of Disclosures

This Offering Memorandum (the "Document") is intended for only the party receiving it from Merit Commercial RE, LLC ("MCRE"), and should not be made available to any other reviewing entity without the prior written consent of MCRE. All information included in this Document has been obtained from sources deemed reliable, however, Owner, MCRE, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this Document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this Document is not a substitute for a thorough due diligence investigation.

This Document and all related materials, including but not limited to text, graphics, financial data, projections, designs, and intellectual property contained herein, are the proprietary and confidential property of MCRE. The Document is provided solely for the use of the intended recipient(s) for the purpose of evaluating the specific investment or transaction opportunity described herein.

Any unauthorized use, reproduction, duplication, distribution, or adaptation of the Document or any portion thereof, in any form or by any means, whether electronic, mechanical, or otherwise, is strictly prohibited without the express written consent of MCRE. This includes, but is not limited to, copying, modifying, creating derivative works, or using the Document as a template or basis for other materials. Such actions may constitute a violation of applicable intellectual property laws, including copyright and trade secret laws.

MCRE reserves all rights to pursue any and all legal remedies available to the fullest extent permitted by law against any individual or entity engaging in unauthorized use, reproduction, or distribution of this Document. By accepting receipt of this Document, you acknowledge and agree to abide by these restrictions and to maintain the confidentiality and integrity of the information provided.

Merit Commercial RE, LLC
Oregon license 201001084
310 E. 6th Street, STE 400
Medford, OR 97501

Scott King

Licensed Principal Broker in the
State of Oregon (#200602153)

Caspian Hoehne

Licensed Real Estate Broker in the
State of Oregon (#201234073)