

OFFERING MEMORANDUM

FOR SALE

TROPHY FRONTAGE DEVELOPMENT SITE IN JACKSONVILLE, OREGON

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CONTENTS

3 EXECUTIVE SUMMARY & HIGHLIGHTS

5 OFFERING DETAILS & PHOTOS

13 MARKET OVERVIEW

19 TRANSACTION GUIDELINES

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for sale **205 E. California Street**, a truly iconic property in beautiful Jacksonville, Oregon (the "Site").

An extraordinarily visible property in downtown Jacksonville, **205 E. California Street** presents the opportunity to control the very last developable site with frontage in Jacksonville.

The Site's 'main and main' location at the hard corner of E. California Street and N. 4th Street is stunningly ideal, and commands prominent frontage at the very entrance of downtown Jacksonville.

Originally built in 1950, the Site is a historical landmark in the region, and is very 'well-known' by locals and tourists alike. Formerly a long-standing gas station and auto repair shop, every square foot of the Site is rich in history; prospective developers should note the property is not on an historic registry.

A strong highlight of the Site is easy access - a dedicated driveway off of E. California Street (the main thoroughfare of Jacksonville), serves the Site, and allows for left/right ingress and egress. Street parking is

abundant on both E. California Street as well as on N. 4th Street. Parking requirements for sites in the historic core is flexible, and may allow for minimal or no off-street parking (buyer to confirm).

While the site lends itself to a ground-up mixed-use development, developers are by no means limited to that use; adaptive re-use of the existing structure or other proposals could be considered.

Jacksonville, Oregon, has seemingly a permanent spot on many 'best of' lists, including HGTV's "50 of the Most Charming Small Towns in America" and Family Destinations Guide's "Best Small Towns in America for Families". The historical gold mining town has carved out a 165+ year history of charm, slow and steady growth, and consistently growing tourism.

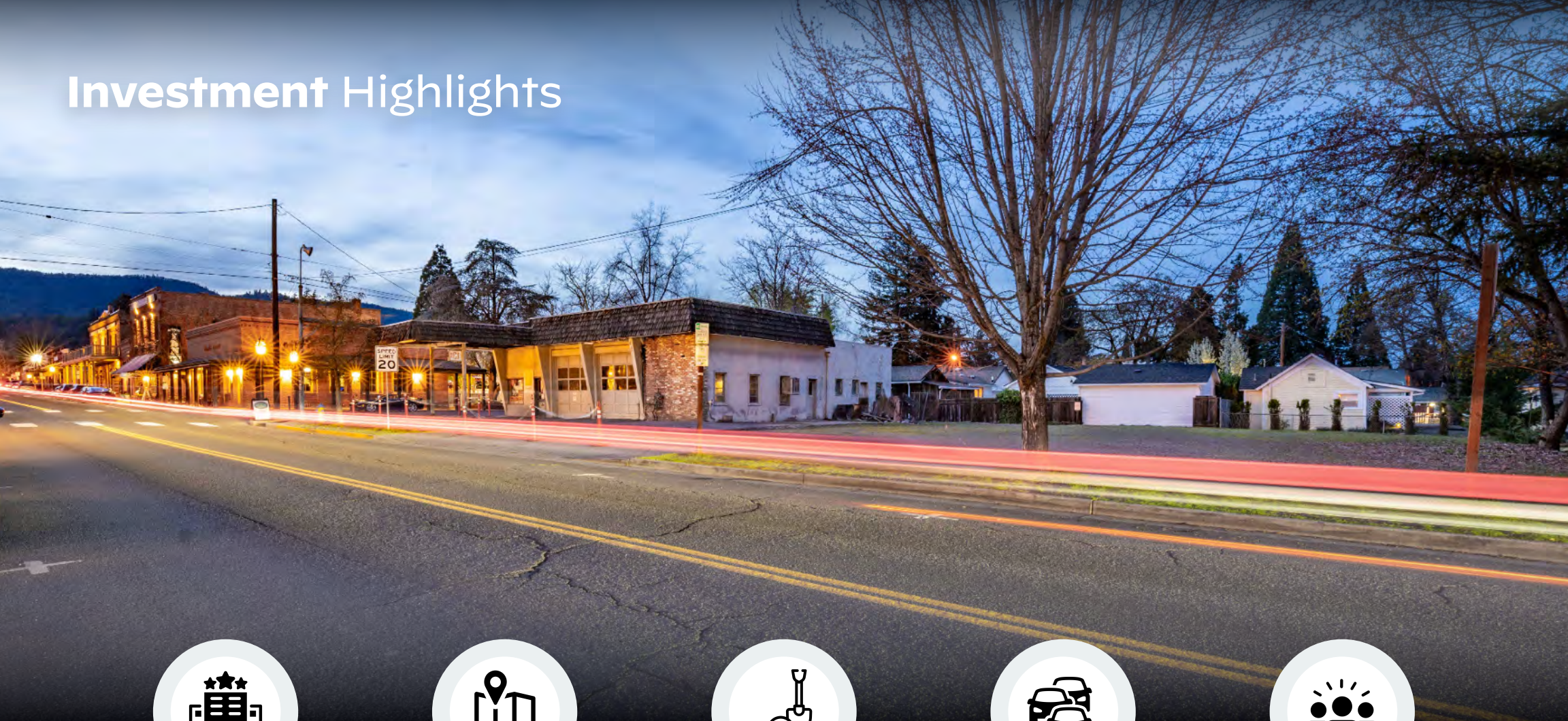
Known environmental conditions (2 USTs) were removed in the early 1990s; the Site is believed to be 'clean', but it is the responsibility of the buyer to confirm environmental status.

205 E. California Street is truly a generational opportunity to control one of a very small handful of prominent frontage sites in Jacksonville.

Offering Summary

Offering Price:	\$1,500,000
Occupancy:	Main shop to be delivered vacant; rear space leased MTM at \$500/mo
Address:	205 E California Street, Jacksonville, OR 97530 - Jackson County
Legal:	37-2W32-BA TL 7400 APN 10005146 37-2W32-BA TL 7800 APN 10005187
Annual Taxes:	\$4,659.25 (2024 - combined)
Zoning:	HC (Historic Core)
Gross Acreage:	0.31 ac (13,504)
Year Built:	± 1950 (per Seller)
Gross SF:	± 2,600 SF
Construction:	Wood-frame on slab foundation
Utilities:	All public (city water/sewer stubbed to vacant lot)
Access:	(1) dedicated left/right in/out driveway
Inclusions:	All personal property in shop, excepting vehicles and tenant personal property

Investment Highlights



Last Development Site with Frontage

205 E. California Street appears to be the very last substantially developable site with frontage on the main street in Downtown Jacksonville.



Iconic Location in Downtown Jacksonville

Remaining largely as its current state since 1950, the Site is a local icon, and immediately recognizable by locals and tourists alike - a 'famous' property in the area!



First Time Ever Brought to Market

Having remained within a single family for 75+ years, this is the first opportunity the Site has been made publicly available in nearly a century.



Ease of Access and Strong Visibility

Enjoying a dedicated right/left driveway off of E. California Street, the Site has ideal access. Visibility is exceptional; the Site controls one of the most prominent corners in downtown Jacksonville.



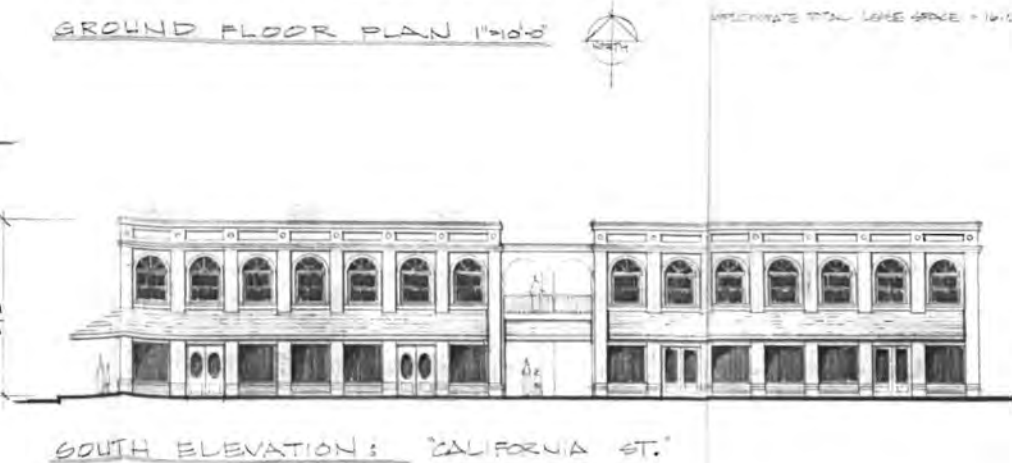
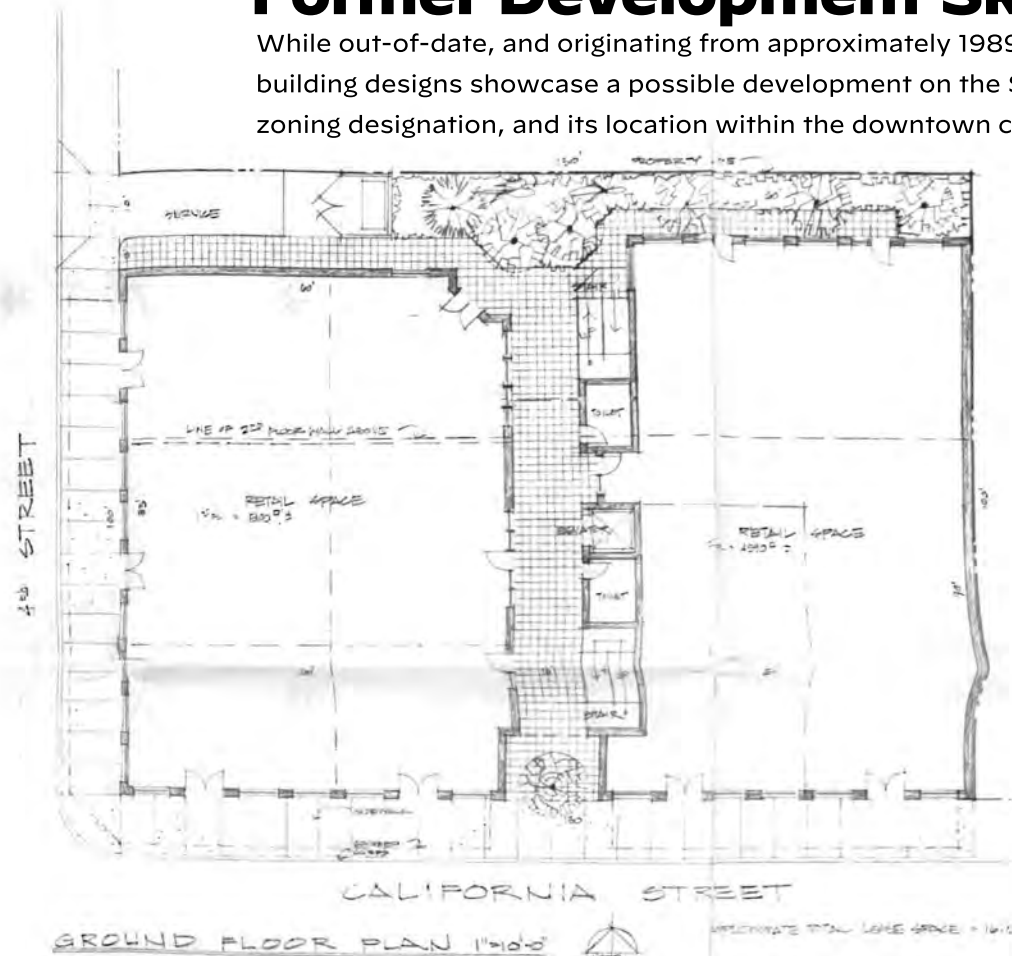
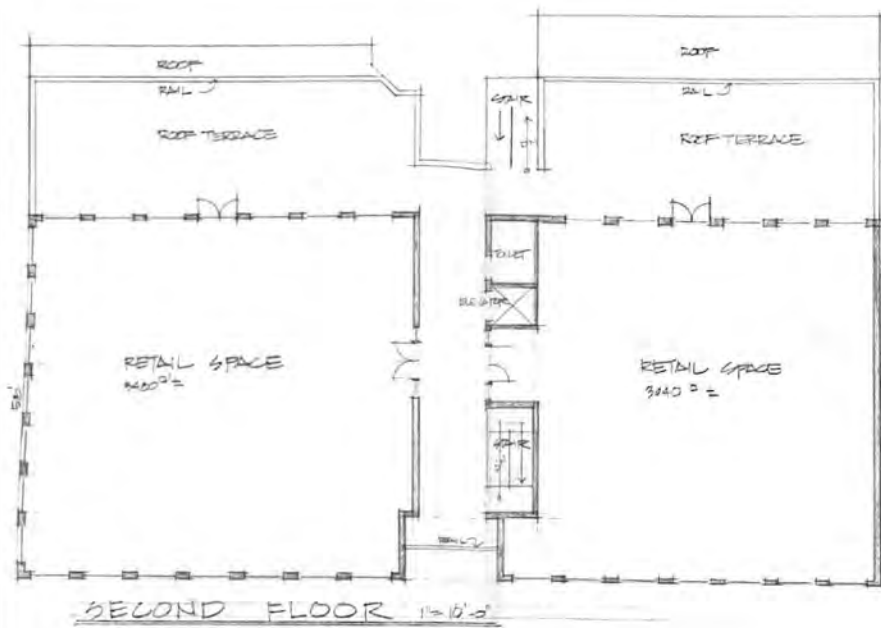
Strong Local Demographics

With a median household income of \$114k+, and median home price above \$650,000, Jacksonville, Oregon demographics are historically exceptionally strong and stable.

Former Development Sketches

While out-of-date, and originating from approximately 1989, these sample building designs showcase a possible development on the Site. The Historic Core zoning designation, and its location within the downtown core of Jacksonville

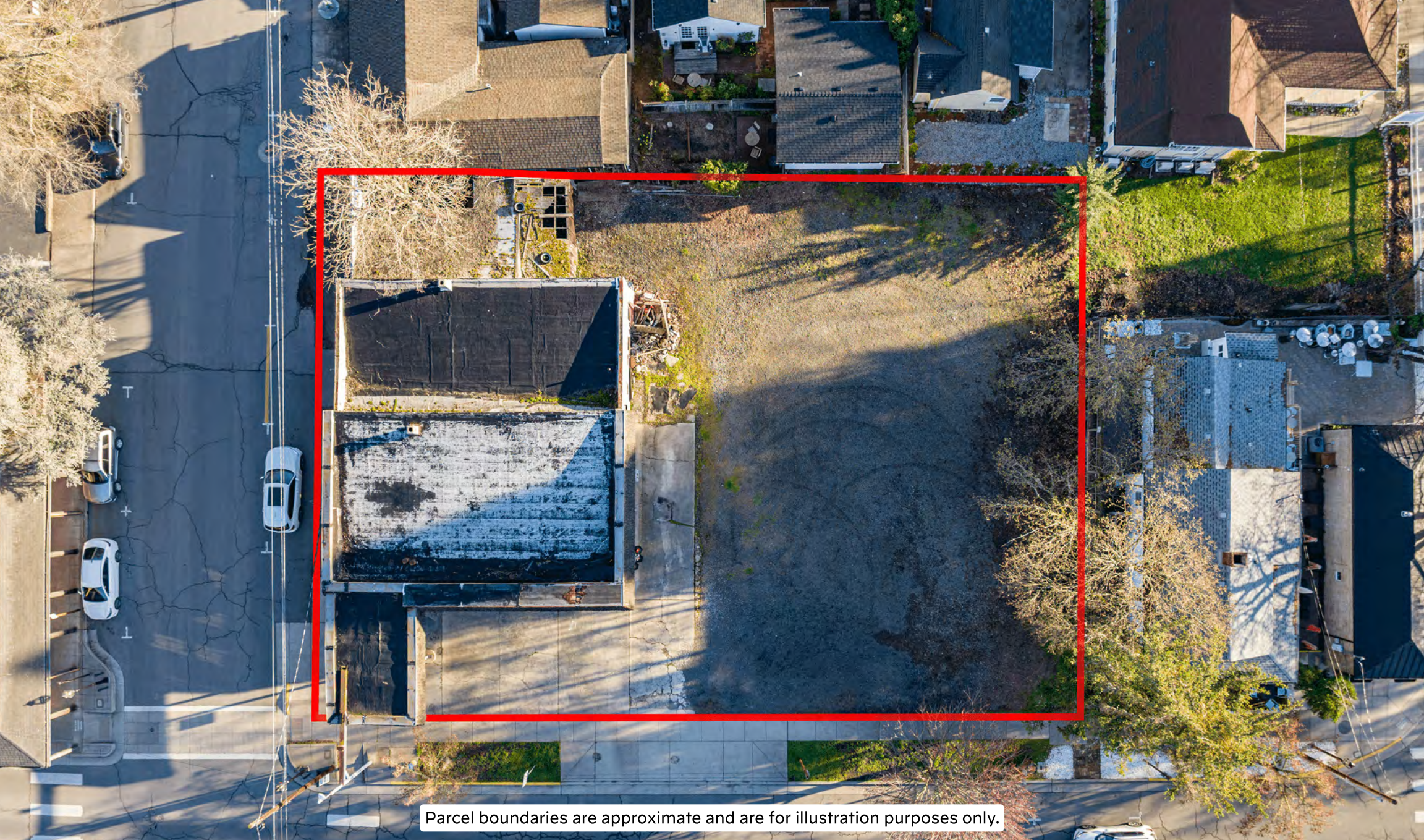
make zero off-street parking a possibility (buyer to confirm), which is visible in these designs. Maximizing the lot cover at the Site could allow for a large 10,000+ SF development, and the ability to possibly expand the 2+ stories would further increase the rentable square footage. Prospective developers are encouraged to present all reasonable proposals, and consult with the City of Jacksonville regarding the possibilities of the Site.





Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



Subject Photos - Shop



Subject Photos - Excess Land



Subject Photos - Interior



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial

Nearby Landmarks - 205 E. California St.



Bella Union

BRITT
music & arts festival

Jacksonville Fire Dept.

GOOD BEAN
COFFEE

JVILLE
TAVERN
JACKSONVILLE, OREGON

Umi Sushi

Jacksonville
Inn

People's BANK

Subject Property

C ST.
BISTRO
JACKSONVILLE

MAGNOLIA
HOTEL

REFORMED
BREWERY

COWHORN
BREWERY

SOUTH STAGE
CELLARS

East. California Street - 'Main Street' to Downtown

MINERS
BREWERY

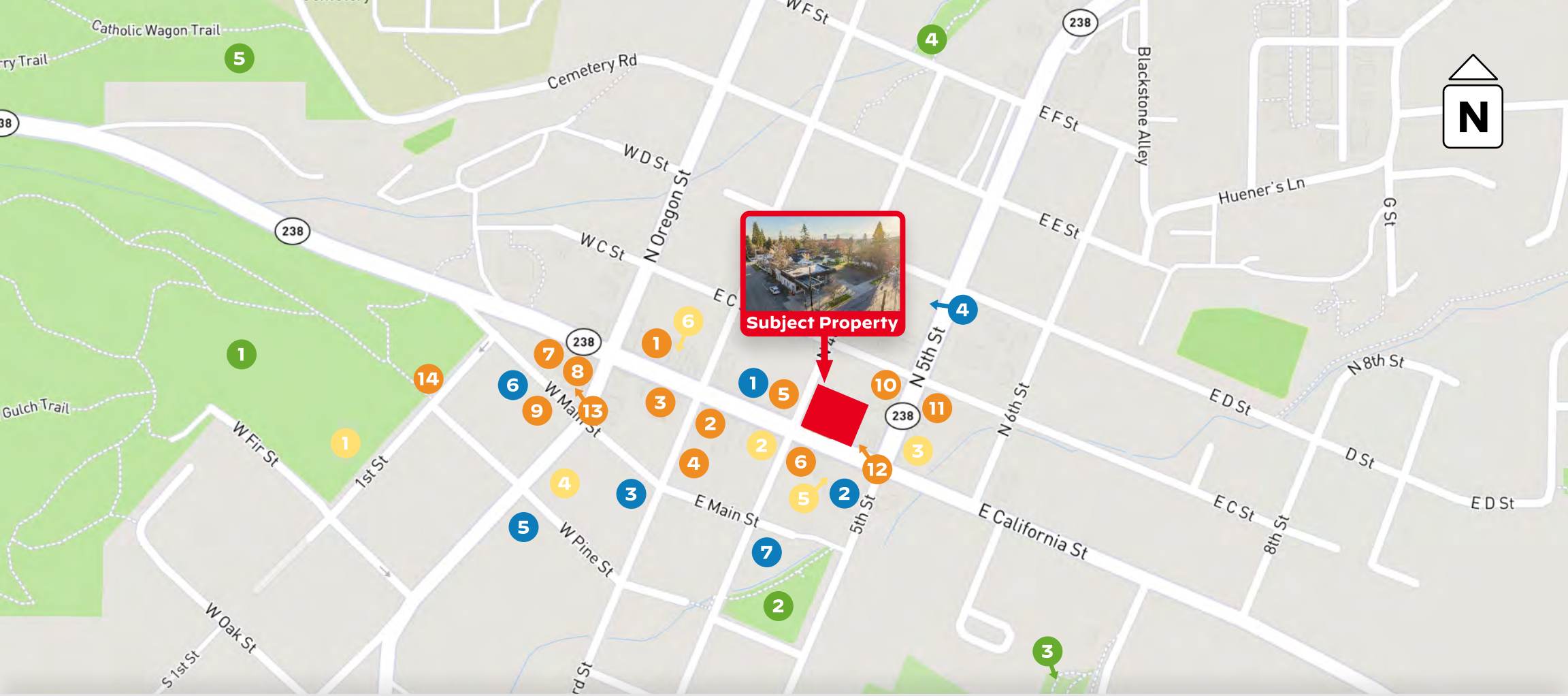
SOMAR
FAMILY VINEYARDS

LAS PALMAS
RESTAURANT

McCully House
INN

Cerberus
Coffee

Parcel boundaries are approximate and are for illustration purposes only.



Sample of Hospitality

- 1 Jacksonville Inn
- 2 McCully House Inn
- 3 The Orth House
- 4 Magnolia Hotel
- 5 Kubli Haus
- 6 Elan Guest Suites
- 7 The Tiger Lily Inn

Sample of Restaurants / Food-Service

- 1 Bella Union
- 2 Umi Sushi
- 3 J'Ville Tavern
- 4 South Stage Cellars
- 5 Jacksonville Inn
- 6 Las Palmas Mexican Cuisine
- 7 Al's Mediterranean Food
- 8 La Fiesta Mexican Restaurant
- 9 Gogi's Restaurant
- 10 C St. Bistro
- 11 Cowhorn Kitchen & Wine
- 12 The Miner's Bazaar
- 13 Violets & Cream

Other Retail / Attractions

- 1 Britt Festival
- 2 Honey Lily Boutique
- 3 Cycle Analysis
- 4 GoodBean Jacksonville
- 5 McCully House Bakery
- 6 Carefree Gallery

Greenspace / Parks

- 1 Britt Gardens
- 2 Doc Griffin Park
- 3 Beekman Woods Trail
- 4 Creekside Park
- 5 Quarry Trails



Jacksonville, OR History and Profile

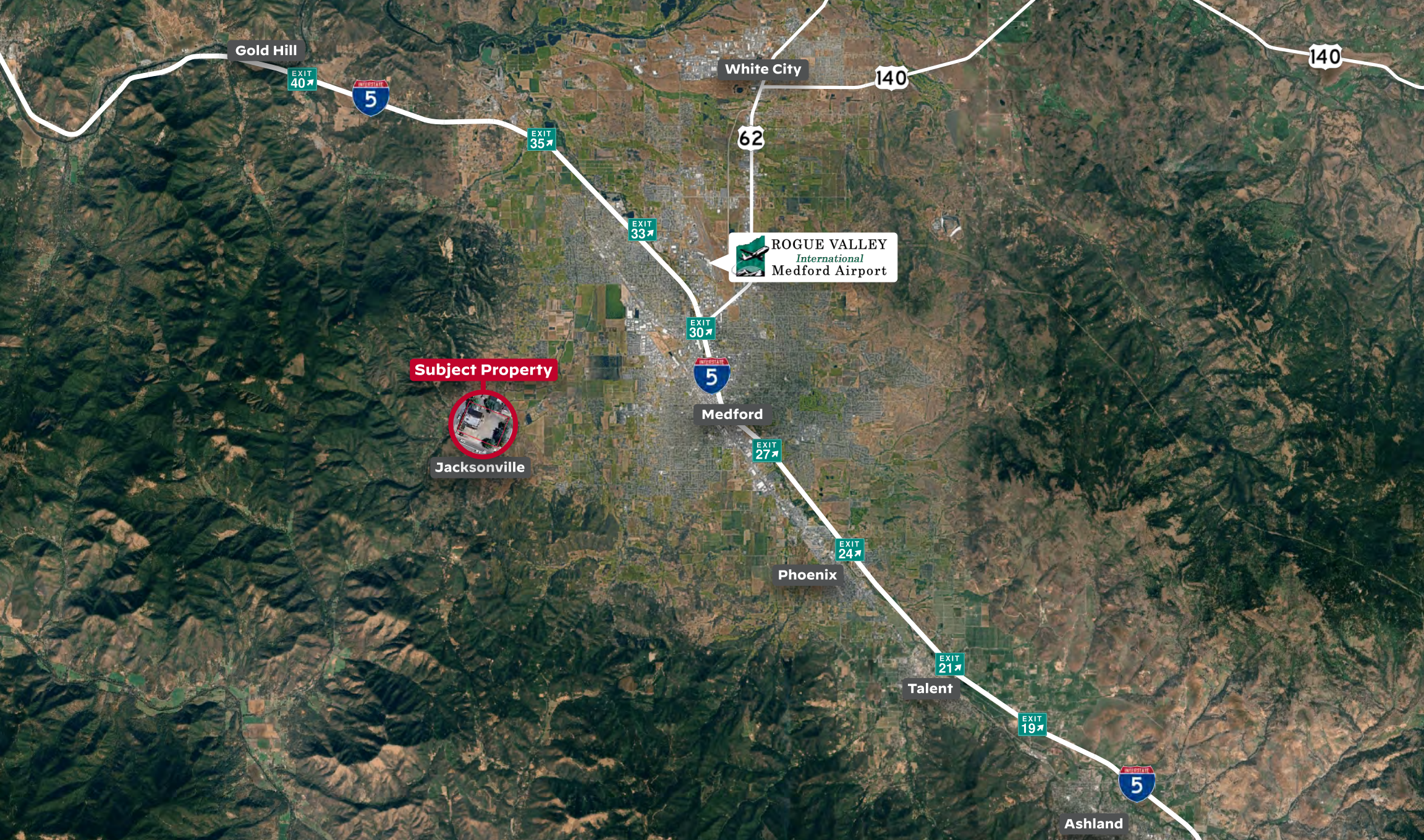
Jacksonville, Oregon - After gold was discovered in the winter of 1851-1852, the town of Jacksonville, Oregon quickly emerged as a key settlement on the new frontier, marking the beginning of a significant era in the region's history. This discovery sparked a rush of miners and settlers to the area, leading to the establishment of Jacksonville as one of the first major towns in Southern Oregon.

Today, Jacksonville continues to hold much of its historical charm, with well-preserved 19th-century buildings and a vibrant cultural scene. The town is known for its old-fashioned, tree-lined streets, its renowned historic district, and its role as a gateway to the region's natural beauty, including the nearby Rogue River and the scenic foothills of the Siskiyou Mountains.

Jacksonville is also home to a number of wineries, local artisan shops, and attractions like the Britt Festival, a world-renowned music and arts festival held annually in the summer. The festival's atmosphere draws visitors globally, solidifying Jacksonville's place as both a cultural and natural hub in Southern Oregon.

The town has successfully balanced its rich historical roots with contemporary growth, making it a destination for those seeking both a glimpse into the past and access to the stunning landscapes of Southern Oregon. Whether exploring its historic sites, hiking nearby trails, or enjoying its notable wines, Jacksonville remains a reflection of Southern Oregon's rich heritage and character.





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"; \pm 7 miles from the subject property) 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 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 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

The **205 E California 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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