

OFFERING MEMORANDUM

FOR SALE

THIS IS A SHORTENED OM FOR
MLS PURPOSES. CONTACT
BROKERS FOR THE FULL OM.

5-PARCEL PACKAGE SALE ON MAIN STREET IN PHOENIX, OR

143-157 S Main St, Phoenix, OR 97540

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Guaranteed human-originated content
Minimal AI content in OM ✓

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Parcel boundaries are approximate and are for illustration purposes only.

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **143-157 S Main Street**, a package sale offering of a high-visibility commercial site located in Phoenix, Oregon (the "Site").

The Property encompasses five contiguous parcels totaling ±1.07 acres. The campus-style Site features four professional office/service buildings with a total square footage of ±8,118 SF. The buildings themselves are highly flexible with prior operational use being a professional office complex for a non-profit counseling and rehabilitation center.

Each building features various private offices, restrooms, open workspaces, room for storage and much more. Buyers could potentially reconfigure the buildings to be used for a broad range of commercial and professional uses due to the flexible C-C (City Center) zoning district, and some of the buildings are believed to have been converted from single-family residences (de-conversion feasibility unknown; buyer to verify).

Prospective buyers should note that the Site is being presented under three separate purchase options:

The entire Site, 143-157 S Main Street, which includes all 5 contiguous parcels and their respective buildings; the two southernmost parcels: 153-157 S Main

Street, and the northernmost parcel (143 S Main Street) on its own.

Key highlights of the Site include its central and highly visible location with a combined 500'+ of frontage on the main thoroughfares in Phoenix. Each building is highly functional, with many modern updates, and could work well as a standalone property or as part of a cohesive office campus.

The various access points and main frontage off of S Main Street, a high-traffic arterial in Phoenix, allows for easy accessibility to all four buildings. 157 S Main Street is also strategically located on a hard-corner lot with two points of access off of both S Main Street and Bear Creek Drive.

There is abundant room for access and parking, with room for an estimated 30 vehicles across the Site.

The opportunity at 143-147 S Main Street is clear for prospective buyers, and is ideal for continued use by a professional non-profit looking to step into ownership of a multi-faceted campus.

Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	Combined (5 parcels): \$1,200,000 153-157 S Main St: \$690,000 143 S Main St: \$295,000
Occupancy:	Current tenant vacating by 7/1/26; all buildings planned to be delivered vacant
Address:	143-157 S Main St, Phoenix, OR 97540 Jackson County
Legal:	Multiple parcels included. See pg. 5 for more information
Annual Taxes:	\$9.87 (2025) - 4 parcels currently exempt
Zoning:	C-C (City Center)
Land Area:	1.07 acres - combined (46,609 SF)
Years Built:	143 S Main St: ±1945 (per County) 149 S Main St: ±1922 & ±2016 (per County) 153 S Main St: ±1947 (per County) 157 S Main St: ±2011 (per County)
Square Feet:	±8,118 SF total 143 S Main St: ±1,080 149 S Main St: ±2,322 153 S Main St: ±1,440 157 S Main St: ±1,034
Access:	4 left-in/out driveways to S Main Street 1 left-in/out driveway to Hwy 99
Utilities:	All utilities are public and are serviced by Avista, Pacific Power, and RVSS
Parking:	Many marked and unmarked parking stalls throughout (room for ±30 vehicles)
FF&E:	All tenant personal property is excluded

Investment Highlights

Highly-Visible Location

The Property is located on a high-traffic arterial, S Main Street and is a short 1-minute or 1.0 mile drive to Interstate 5 access. Access is convenient with 4 driveways off of S Main Street and 1 driveway off of Hwy 99. Phoenix, Oregon, is a fast growing and demographically desirable region within the Rogue Valley.



Functional Layouts

143-157 S Main Street features four buildings with functional layouts and some modern updates. Prospective buyers could reconfigure each building to their specific operational needs.

The existing improvements of the buildings may also accommodate a variety of commercial, institutional, medical or possible residential-related uses.



Flexible Package Deal

As a rare public offering, the Property consists of 5 contiguous parcels totaling 1.07 acres in a campus-style configuration. While it is ownership's preference to sell the entire package in one transaction, partial sales may be considered (see page 7 for details).



Parcel boundaries are approximate and are for illustration purposes only.

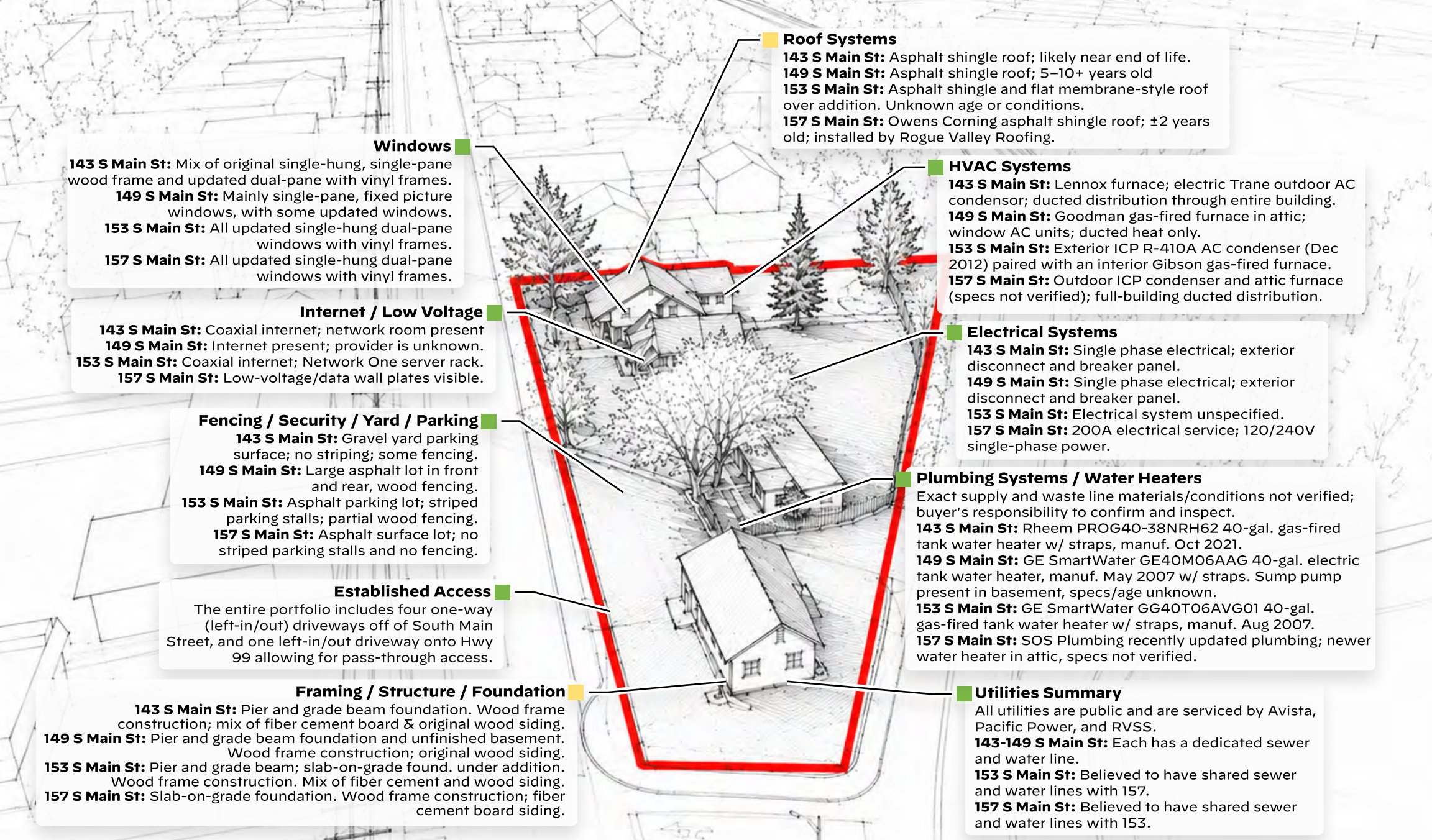
Parcel Information

Map and Taxlot	APN	Size	Zone
(01) 38-1W-15BB TL 1100	10012071	0.33-ac	C-C
(02) 38-1W-15BB TL 1200	10012080	0.02-ac	C-C
(03) 38-1W-15BB TL 1300	10012098	0.34-ac	C-C
(04) 38-1W-15BB TL 1400	10012103	0.12-ac	C-C
(05) 38-1W-15BB TL 1500	10012111	0.26-ac	C-C



Parcel boundaries are approximate and are for illustration purposes only.

Address and ID Summary



Roof Systems

143 S Main St: Asphalt shingle roof; likely near end of life.
149 S Main St: Asphalt shingle roof; 5–10+ years old
153 S Main St: Asphalt shingle and flat membrane-style roof over addition. Unknown age or conditions.
157 S Main St: Owens Corning asphalt shingle roof; ±2 years old; installed by Rogue Valley Roofing.

HVAC Systems

143 S Main St: Lennox furnace; electric Trane outdoor AC condenser; ducted distribution through entire building.
149 S Main St: Goodman gas-fired furnace in attic; window AC units; ducted heat only.
153 S Main St: Exterior ICP R-410A AC condenser (Dec 2012) paired with an interior Gibson gas-fired furnace.
157 S Main St: Outdoor ICP condenser and attic furnace (specs not verified); full-building ducted distribution.

Electrical Systems

143 S Main St: Single phase electrical; exterior disconnect and breaker panel.
149 S Main St: Single phase electrical; exterior disconnect and breaker panel.
153 S Main St: Electrical system unspecified.
157 S Main St: 200A electrical service; 120/240V single-phase power.

Plumbing Systems / Water Heaters

Exact supply and waste line materials/conditions not verified; buyer's responsibility to confirm and inspect.
143 S Main St: Rheem PROG40-38NRH62 40-gal. gas-fired tank water heater w/ straps, manuf. Oct 2021.
149 S Main St: GE SmartWater GE40M06AAG 40-gal. electric tank water heater, manuf. May 2007 w/ straps. Sump pump present in basement, specs/age unknown.
153 S Main St: GE SmartWater GG40T06AVG01 40-gal. gas-fired tank water heater w/ straps, manuf. Aug 2007.
157 S Main St: SOS Plumbing recently updated plumbing; newer water heater in attic, specs not verified.

Utilities Summary

All utilities are public and are serviced by Avista, Pacific Power, and RVSS.
143-149 S Main St: Each has a dedicated sewer and water line.
153 S Main St: Believed to have shared sewer and water lines with 157.
157 S Main St: Believed to have shared sewer and water lines with 153.

Windows

143 S Main St: Mix of original single-hung, single-pane wood frame and updated dual-pane with vinyl frames.
149 S Main St: Mainly single-pane, fixed picture windows, with some updated windows.
153 S Main St: All updated single-hung dual-pane windows with vinyl frames.
157 S Main St: All updated single-hung dual-pane windows with vinyl frames.

Internet / Low Voltage

143 S Main St: Coaxial internet; network room present
149 S Main St: Internet present; provider is unknown.
153 S Main St: Coaxial internet; Network One server rack.
157 S Main St: Low-voltage/data wall plates visible.

Fencing / Security / Yard / Parking

143 S Main St: Gravel yard parking surface; no striping; some fencing.
149 S Main St: Large asphalt lot in front and rear, wood fencing.
153 S Main St: Asphalt parking lot; striped parking stalls; partial wood fencing.
157 S Main St: Asphalt surface lot; no striped parking stalls and no fencing.

Established Access

The entire portfolio includes four one-way (left-in/out) driveways off of South Main Street, and one left-in/out driveway onto Hwy 99 allowing for pass-through access.





Framing / Structure / Foundation

143 S Main St: Pier and grade beam foundation. Wood frame construction; mix of fiber cement board & original wood siding.
149 S Main St: Pier and grade beam foundation and unfinished basement. Wood frame construction; original wood siding.
153 S Main St: Pier and grade beam; slab-on-grade found. under addition. Wood frame construction. Mix of fiber cement and wood siding.
157 S Main St: Slab-on-grade foundation. Wood frame construction; fiber cement board siding.

Offering Price Overview

Building Address	Price
 = 143-157 S Main Street portfolio (includes all 5 contiguous parcels)	\$1,200,000
 = 153-157 S Main Street	\$690,000
 = 143 S Main Street	\$295,000

Building Information

Building Address	GBSF
 = 143 S Main St	±1,080 SF
 = 149 S Main St	±2,322 SF
 = 153 S Main St	±1,440 SF
 = 157 S Main St	±1,034 SF

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#1. 143 S Main Street

- Offering Price:** \$295,000 (if purchased independently)
- Address:** 143 S Main Street, Phoenix, OR 97540
- Legal:** 38-1W-15BB TL 1100 | 10012071
- Annual Taxes:** \$0.00 (per County - currently exempt)
- Zoning:** C-C (City Center)
- Gross Acreage:** ±0.33 ac
- Building Size:** ±1,080 SF (per County)
- Year Built:** ±1945 (per Seller)
- Notes:** This parcel may be purchased on its own, but it is the preference of ownership to sell the entire portfolio. All terms are subject to negotiations





143 S Main St Exterior



Entry and Open Workspace



Kitchen



Restroom

Subject Photos - 143 S Main St



Floor plan is not to scale and may not be accurate. Room numbers are not based on floor plans and are for ease of reference only.

143 S Main St - Floor Plan



Open Working Area



Open Working Area



Office 1



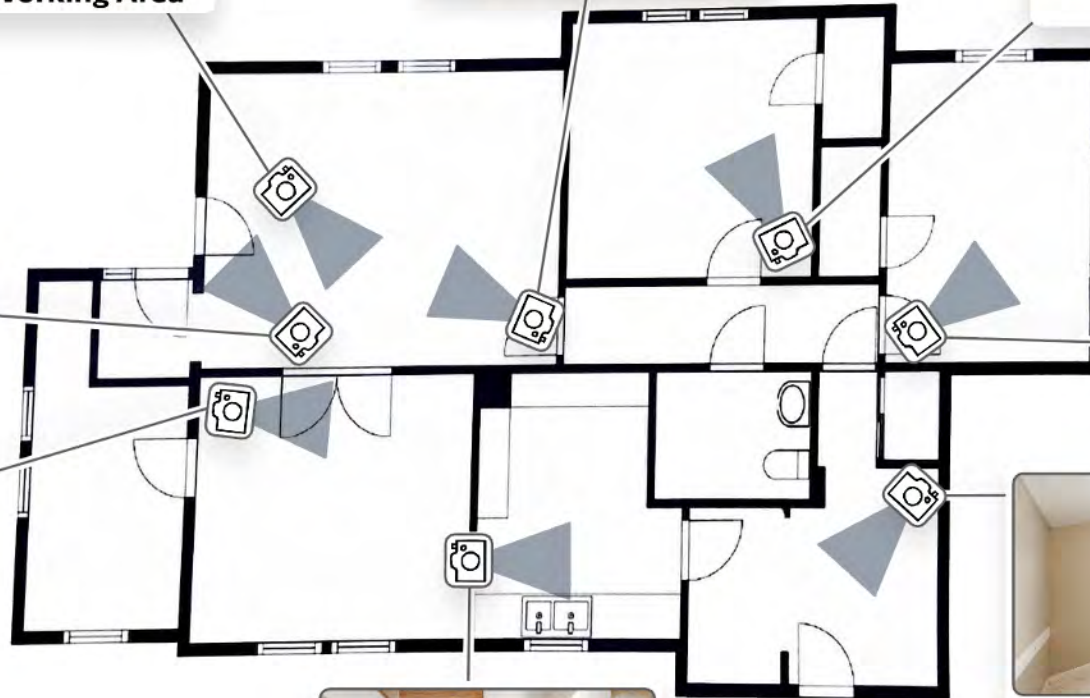
Entrance and Lobby



Office 2



Open Working Area



Rear Entryway



Kitchen

143 S Main Street

Floor Plan with Photo Locations



#2. 0 S Main Street

Offering Price: TBD - included with purchase of adjacent property/properties subject to negotiation

Address: 0 S Main Street, Phoenix, OR 97540

Legal: 38-1W-15BB TL 1200 | 10012080

Annual Taxes: \$9.87 (per County)

Zoning: C-C (City Center)

Gross Acreage: ±0.01 ac

Parcel boundaries are approximate and are for illustration purposes only.



#3. 149 S Main Street

- Address:** 149 S Main Street, Phoenix, OR 97540
- Legal:** 38-1W-15BB TL 1300 | 10012098
- Annual Taxes:** \$0.00 (per County - currently exempt)
- Zoning:** C-C (City Center)
- Gross Acreage:** ±0.34 ac
- Building Size:** ±2,322 SF total (per County)
±1,926 SF (main building)
±360 SF (outbuilding)
- Year Built:** ±1922 (per County - main building)
±2016 (per County - outbuilding)
- Notes:** This parcel is not available on its own and must be purchased with the entire portfolio





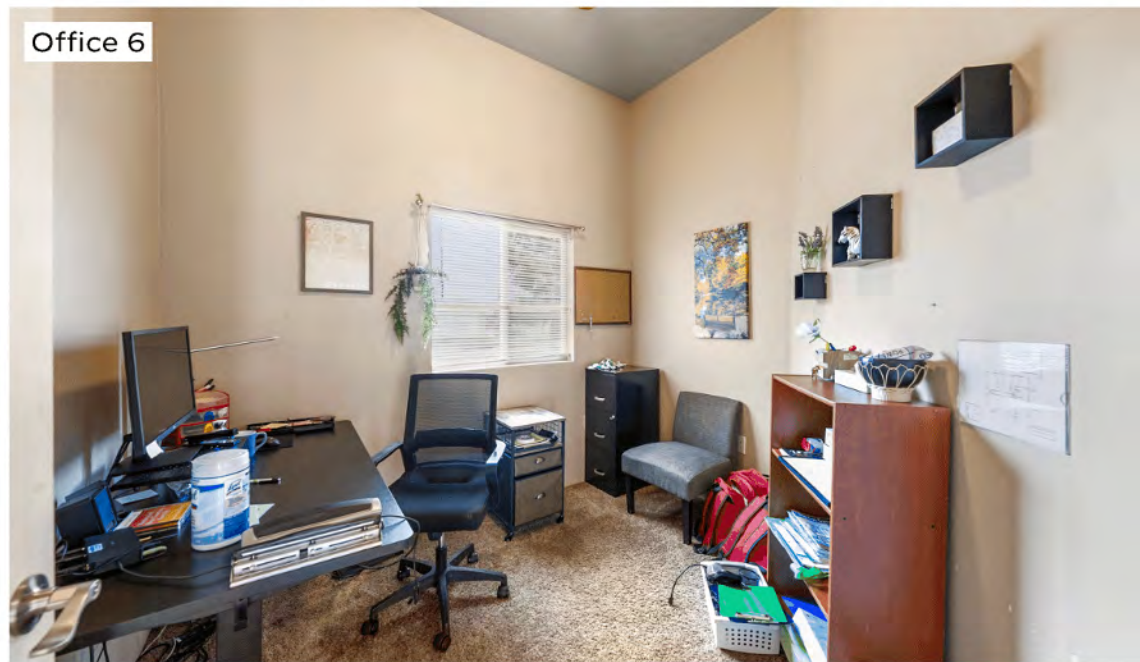
149 S Main St Exterior



Entrance



Office 5

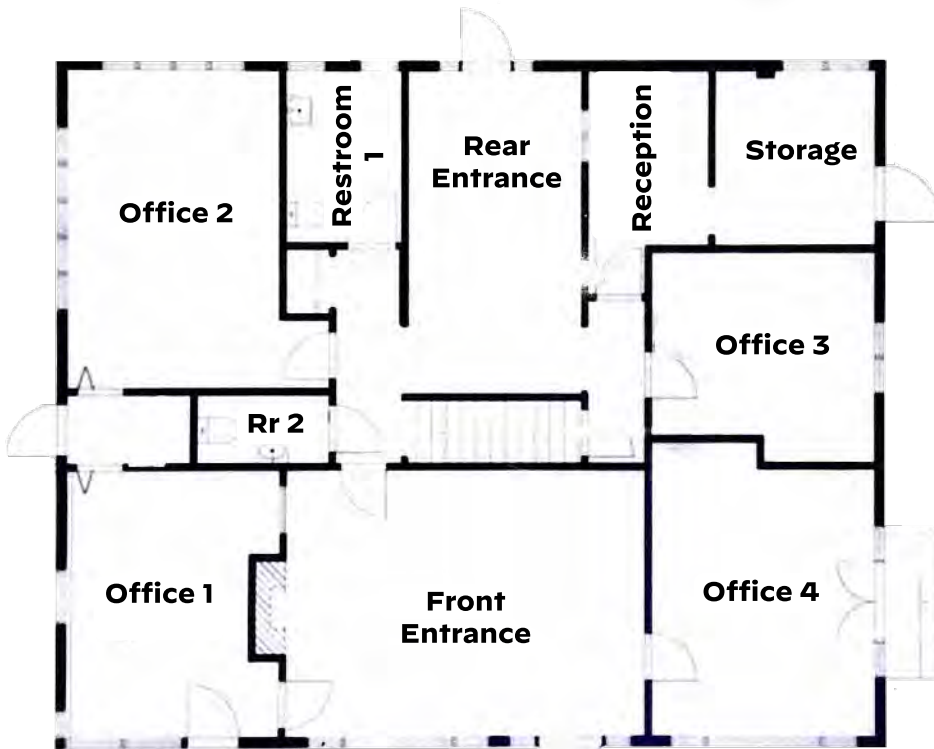
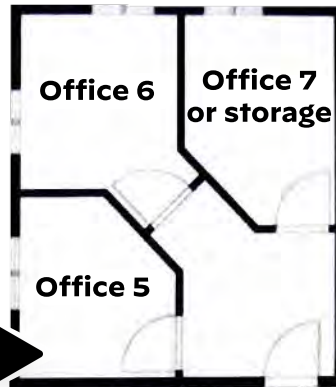


Office 6

Subject Photos - 149 S Main St

First Story

Adjacent Outbuilding
(converted garage)



Second Story



Floor plan is not to scale and may not be accurate. Basement layout not shown.
Office/restroom numbers are not based on floor plans and are for ease of reference only.

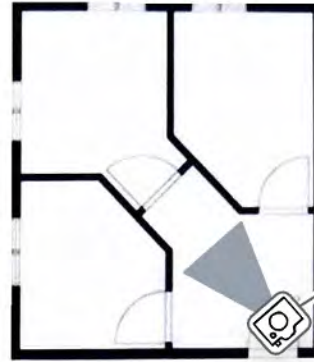
First Story



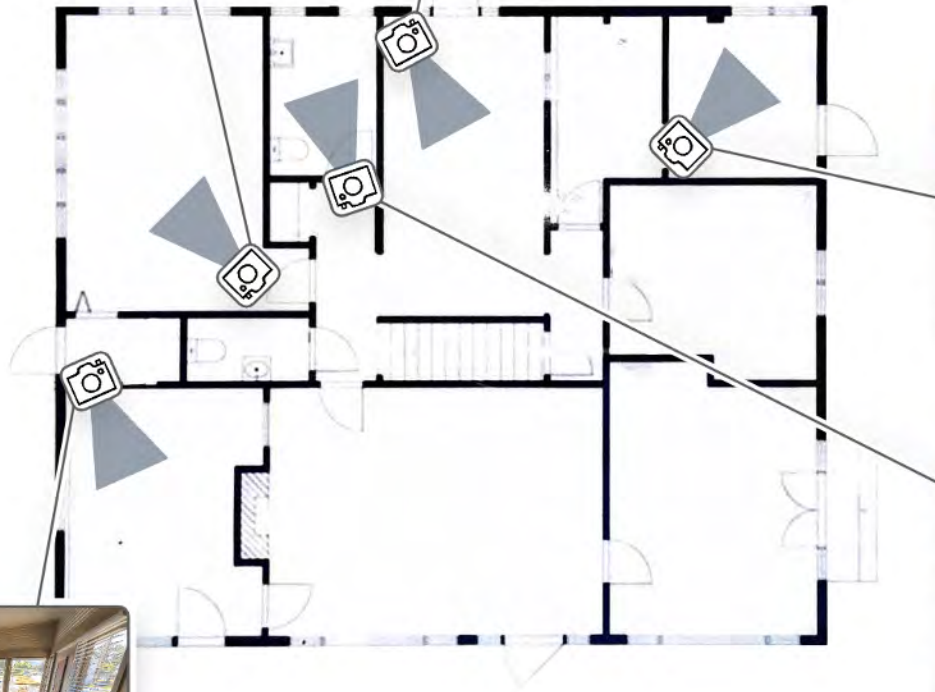
Office 2



Entrance 1



Offices 5-7



Office 1

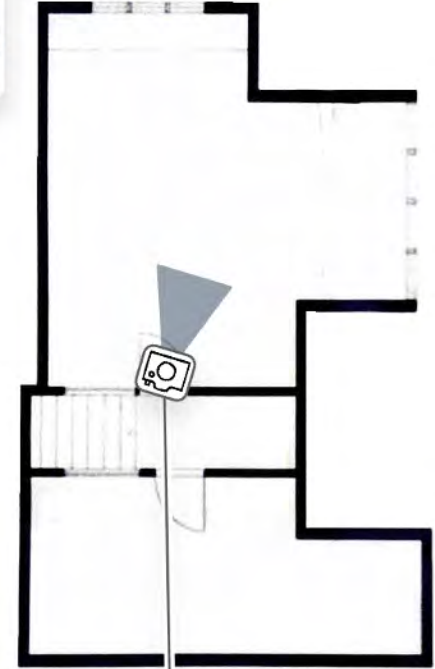


Storage



Restroom 1

Second Story



Office 1

149 S Main Street

Floor Plan with Photo Locations



#4. 153 S Main Street

Address: 153 S Main Street, Phoenix, OR 97540

Legal: 38-1W-15BB TL 1400 | 10012103

Annual Taxes: \$0.00 (per County - currently exempt)

Zoning: C-C (City Center)

Gross Acreage: ±0.12 ac

Building Size: ±1,440 SF (per County)

Year Built: ±1947 (per Seller)

Parcel boundaries are approximate and are for illustration purposes only.





153 S Main St Exterior



Sample Office

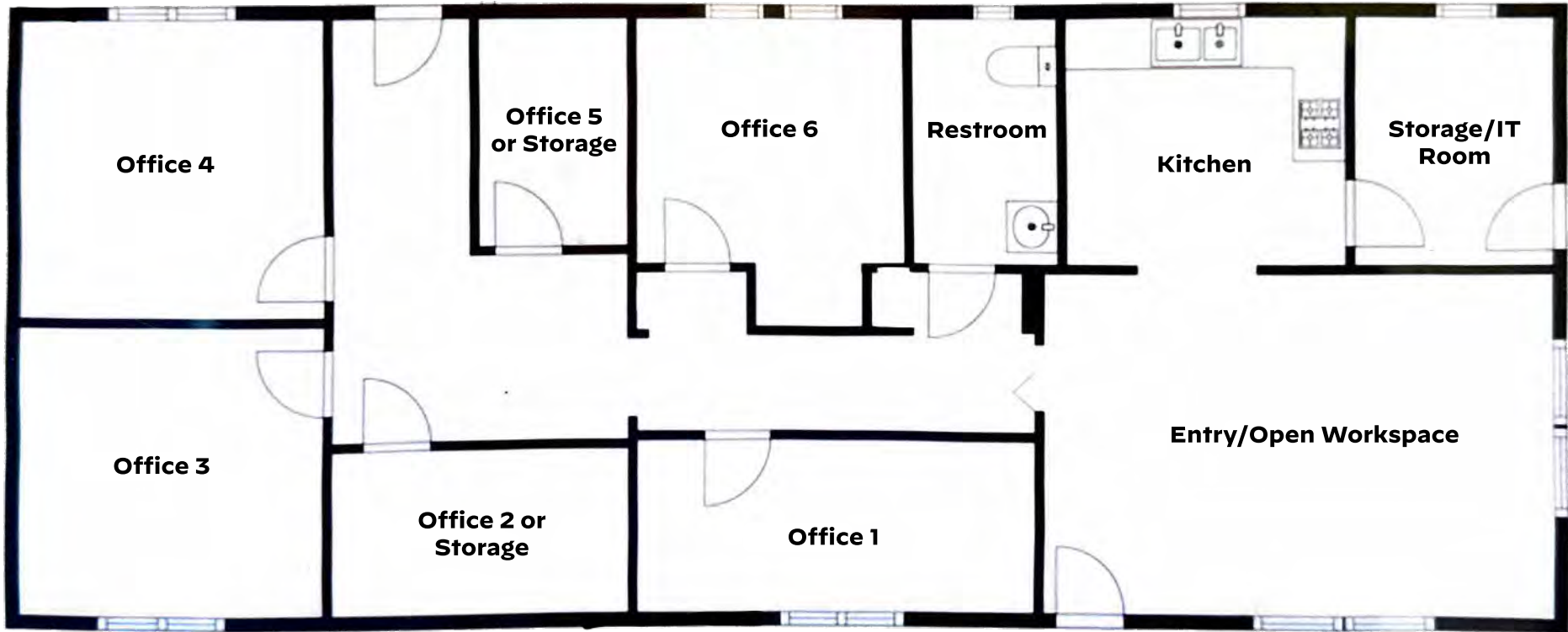


Kitchen



Restroom

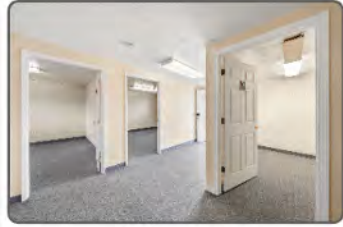
Subject Photos - 153 S Main St



153 S Main Street

Floor plan is not to scale and may not be accurate. Office/restroom numbers are not based on floor plans and are for ease of reference only.

153 S Main St - Floor Plan



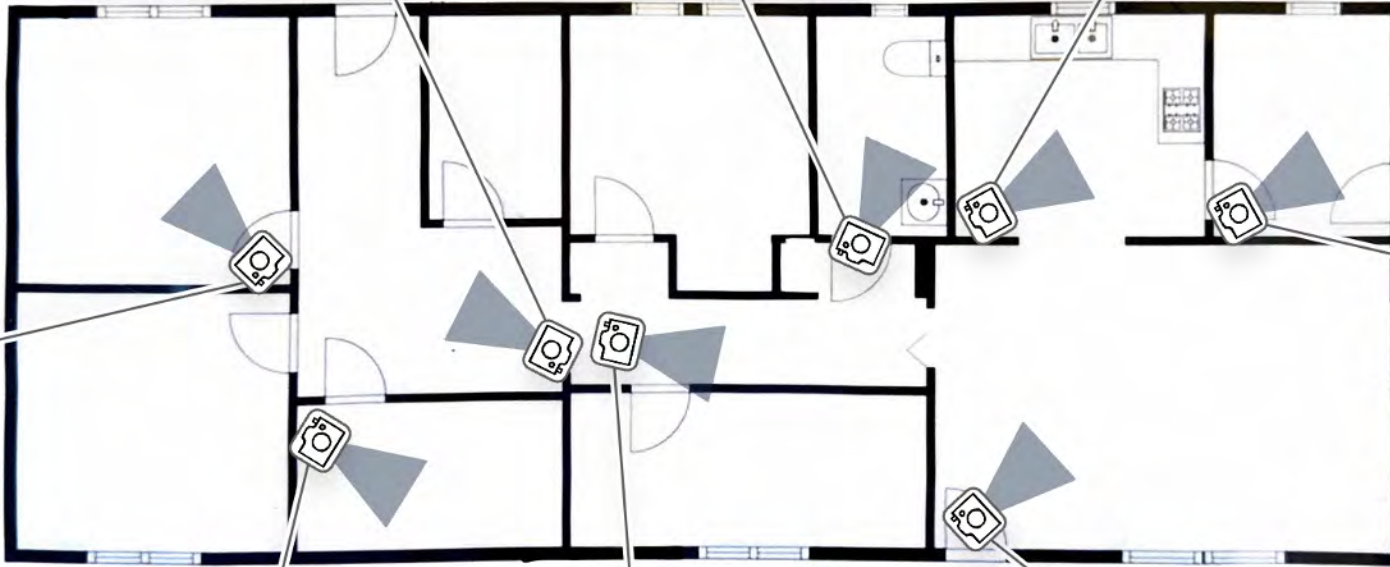
Offices 3-5



Restroom



Kitchen



Office 4



Storage/IT Room



Office 2/Storage



Office 1/Hallway



Entry/Workspace

153 S Main Street

Floor Plan with Photo Locations



Parcel boundaries are approximate and are for illustration purposes only.

#5. 157 S Main Street

Address: 157 S Main Street, Phoenix, OR 97540

Legal: 38-1W-15BB TL 1500 | 10012111

Annual Taxes: \$0.00 (per County - currently exempt)

Zoning: C-C (City Center)

Gross Acreage: ±0.26 ac

Building Size: ±1,034 SF (per County)

Year Built: ±2011 (per County)





157 S Main St Exterior



Open Workspace

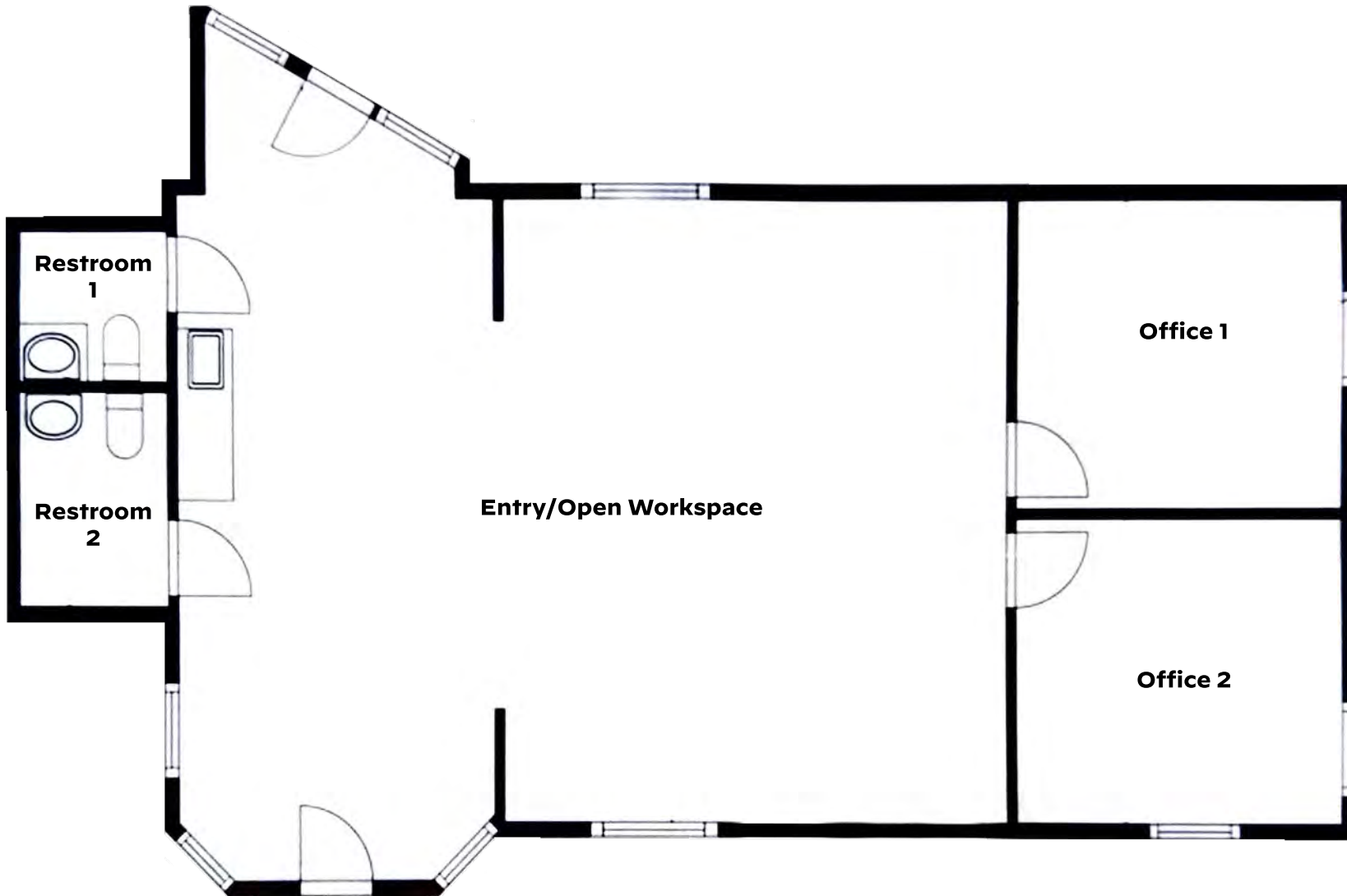


Office 1



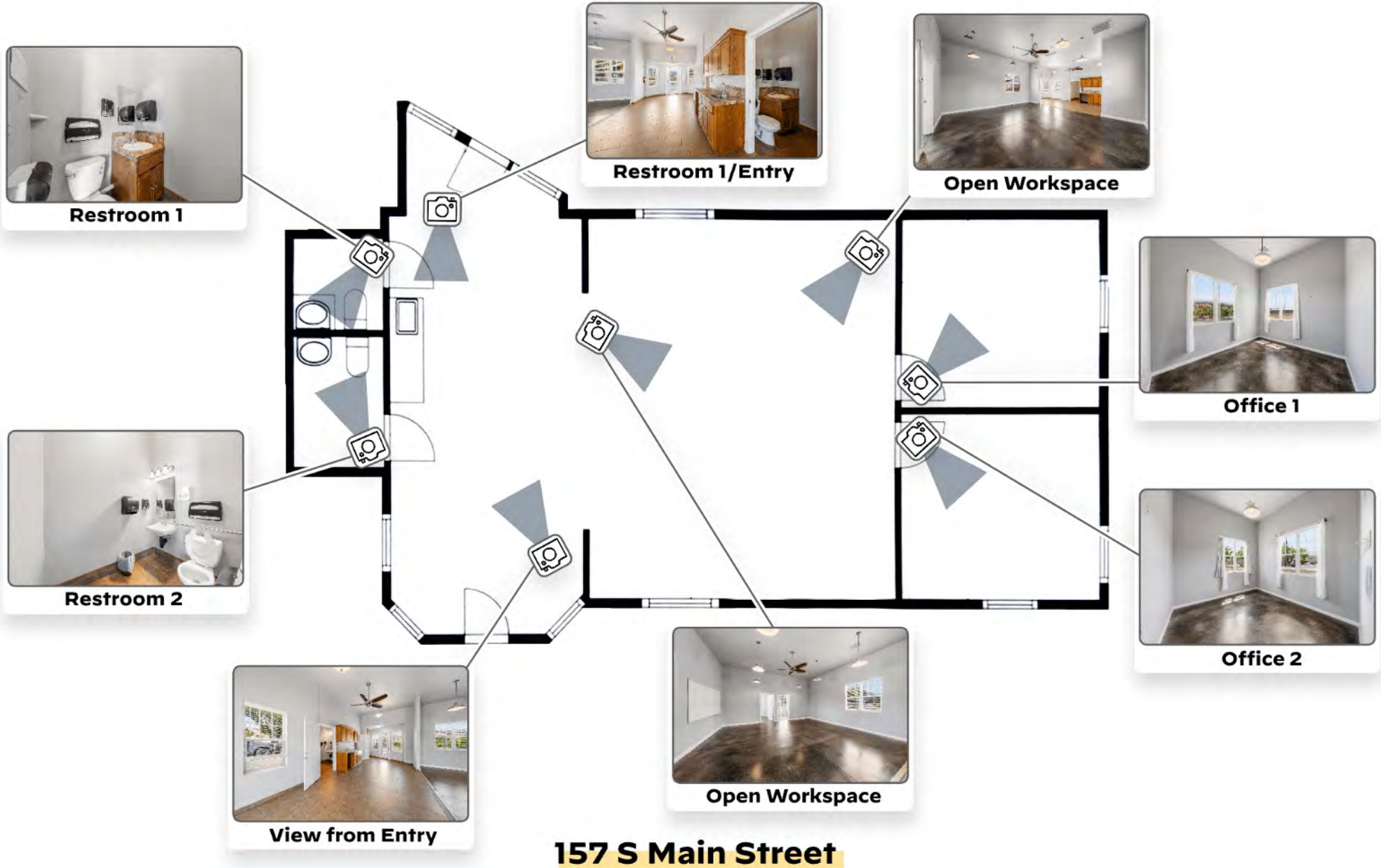
Restroom 2

Subject Photos - 157 S Main St



Floor plan is not to scale and may not be accurate. Office/restroom numbers are not based on floor plans and are for ease of reference only.

157 S Main St - Floor Plan



Floor Plan with Photo Locations



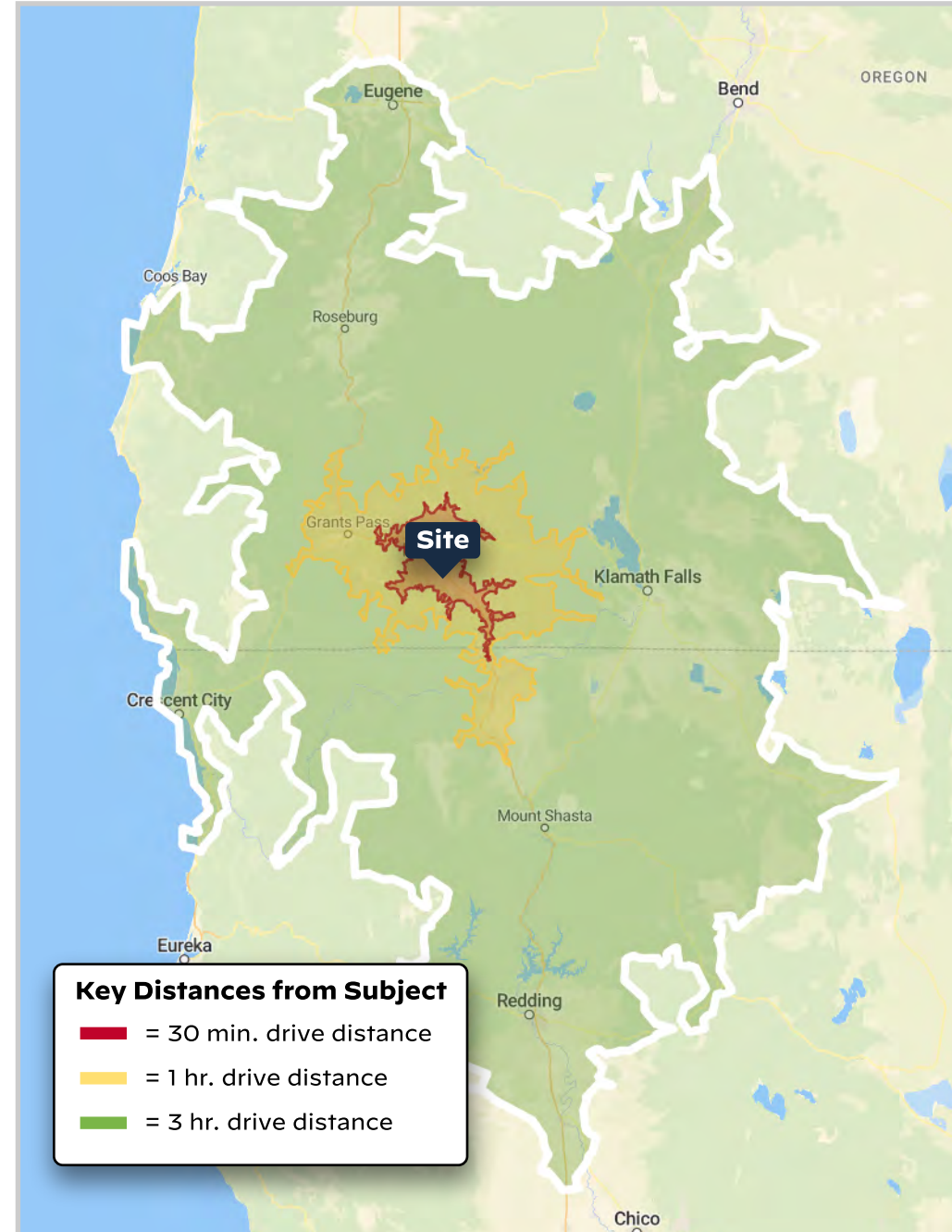
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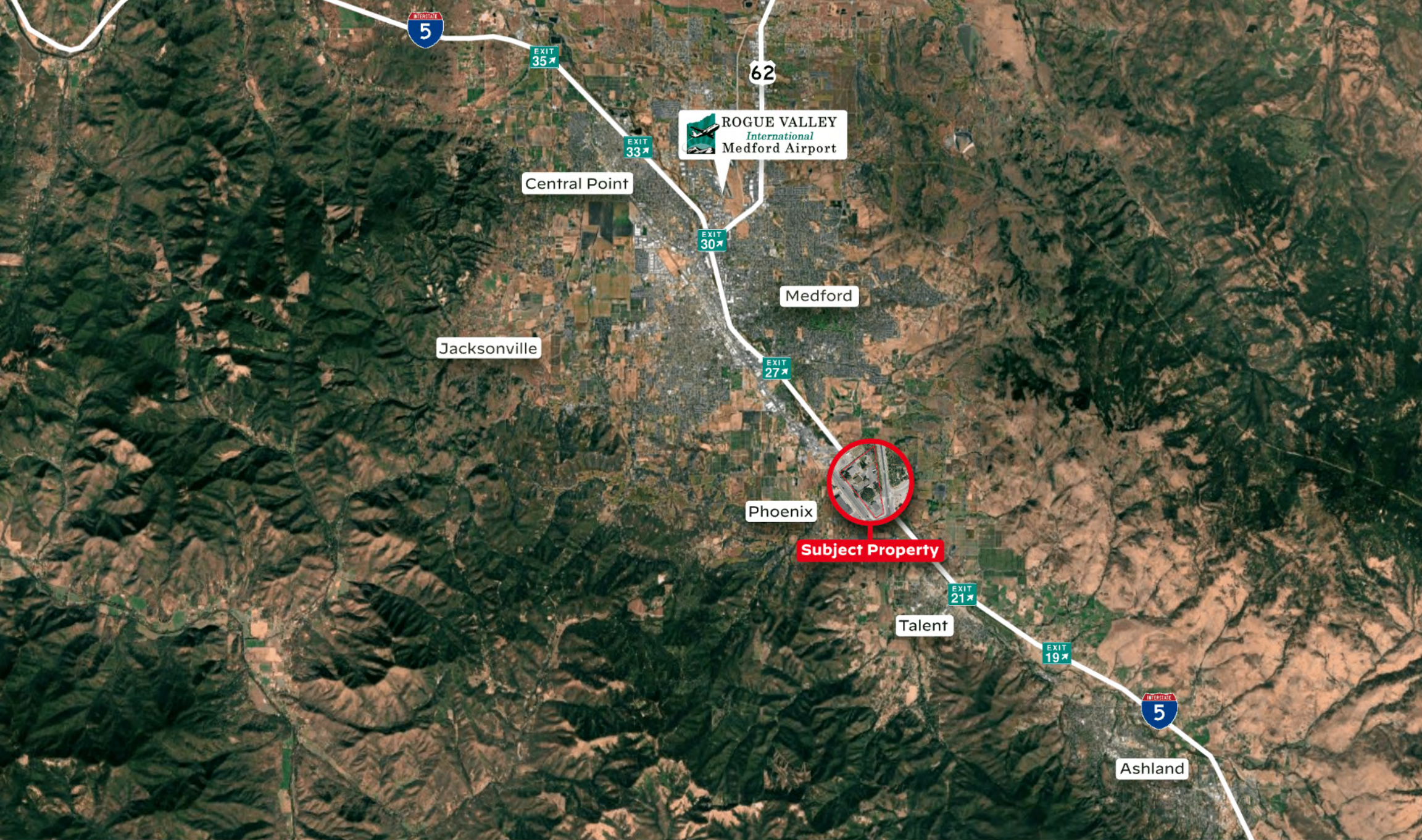
Subject Photos (Combined)

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%

Sources: Census Bureau, CoStar, Redfin, Realtor.com, Zillow. Note: all items listed above are from sources believed to be reliable and are provided in good faith, but are not guaranteed. Buyer and all other parties to complete their own due diligence.





Regional Map - Rogue Valley

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.



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.





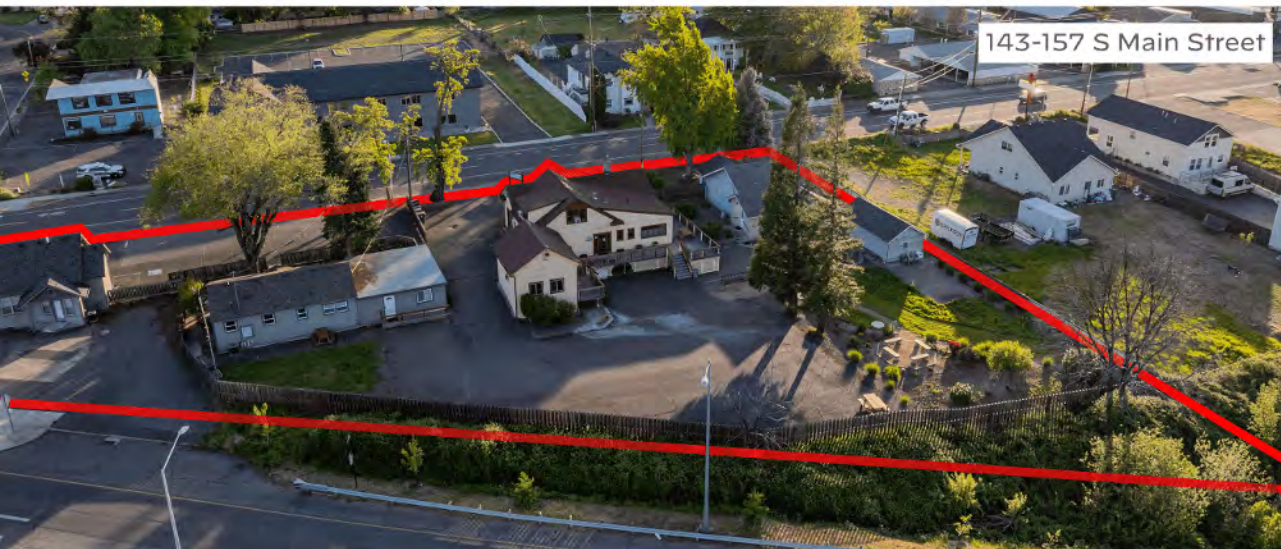
Phoenix, OR History and Profile

Phoenix, Oregon - Phoenix is a city located just south of Medford, and helps make up the fourth largest metropolitan area in Oregon. Phoenix is renowned for its small-town atmosphere and outdoor recreation, including the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities.

Phoenix was first settled in 1851 by brothers Hiram and Sam Colver. The town became an important hub in the Rogue Valley with significant growth during the 1800s being heavily influenced by the gold rush. In the 20th century, Phoenix was primarily a place for agriculture with a focus on peaches, pears and grapes. In 2020, the Alameda Fire destroyed much of Phoenix and the neighboring town Talent. The Phoenix and Talent communities rallied after the fire, and continues to re-build both beautiful towns into thriving creative and artists havens, embracing modern and innovative concepts and buildings.

Economically, Phoenix has a diverse base, with healthcare, retail, and manufacturing being significant contributors. 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; Mt. Ashland, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

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





Southern Oregon Market

Transaction Guidelines

143-157 S 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 assist with questions in their scope.

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 48 hour advance notice for any tours.

Interest to be Transferred: Fee Simple, via Special Warranty deed.

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:
 - Combined (5 contiguous parcels):** \$1,200,000;
 - 153-157 S Main St:** \$690,000;
 - 143 S Main St:** \$295,000
- 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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