

OFFERING MEMORANDUM

— SALE OR LEASE —

FLAGSHIP AUTO/RV DEALERSHIP SITE - MEDFORD, OR

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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 for sale or lease **1600 Coker Butte Road**, a highly-visible flex industrial asset located in beautiful Medford, Oregon (the "Subject Property").

A trophy automotive-focused property, the Subject Property is a highly flexible corner site and has served well for a variety of users, including car rentals, car sales and service, and RV sales and service.

The front showroom and office building is an expansive clear-span steel-frame building originally built in 2001. The shed roof allows for abundant natural light into the clear-span showroom floor, while the high-quality finishes and stucco exterior create a modern and retail-focused aesthetic. Inside, the open-concept central core leads to several private offices, kitchens, breakroom, storage, and more. The interior layout is well-designed and flexible for nearly any user.

Outside, the Subject's 3.66 acres lot is 100% fully paved and lighted, an extremely rare characteristic in Southern Oregon and the perfect inventory display space. The expansive paved yard appears to be well-maintained, with recent striping and pleasant landscaping. While not currently fully fenced, vehicle access is controlled via only two dedicated driveways which could be gated.

The rear shop building is a similar clear-span steel-frame building with matching exterior styling. Enjoying a dedicated public entrance with a service counter, private offices, kitchen and restroom, the shop includes (6) 10'x10' overhead doors, 4 hydraulic lifts, multiple gas heaters, in-slab drains, and 16' max clear height.

While originally designed to best fit an automotive sales/service user, the Subject Property is a strong fit for a wide variety of users seeking the winning combination of strong visibility, great retail space, best-in-class paved and lighted yard, and an on-site service shop, all within the growing north Medford neighborhood.

Prospective users are encouraged to submit all proposals; all parties are to note that Landlord reserves the right to approve prospective tenant's use of the spaces. Contact brokers to arrange a tour and get more information.

Offering Summary

Sale Price:	\$2,450,000
Lease Rate:	\$1.30/SF/Month NNN (\$15.60/Yr) i.e. \$16,900/Mo NNN
Occupancy:	To be delivered vacant
Address:	1600 Coker Butte Rd, Medford, OR 97504 - Jackson County
Legal:	37-1W-08-BB TL 400 APN 10722349
Annual Taxes:	\$25,442.40 (2025)
Zoning:	I-L (Light Industrial)
Gross Acreage:	3.66 acres (159,430 SF)
Year Built:	2001 (per County)
Gross SF:	Front building: ± 8,320 SF Rear shop: ± 4,680 SF
Construction:	Steel-frame on slab (both buildings)
Clear Height:	Front: 23' max sloping rearwards Shop: 16' max, 9' min
HVAC:	Front: Full central HVAC for all spaces Shop: AC/Heat in lobby, gas heat in shop
Access:	(2) left/right driveways (6) 10x10 overhead doors (shop)
Exclusions:	Any personal property currently onsite

UNRECORDED DESCRIPTION
GRASS DISK
CORNER SEC. 8,
RT1W

(BASIS OF BEARINGS)
N 89°59'50" E

SECTION LINE
NORTH LINE OF SECTION 8, T37S-R1W

731.04'

VARIABLE WIDTH PUBLIC R.O.W.
COKE BUTTE ROAD

UTILITY EASEMENT
(CITY OF MEDFORD)
34.3 06'

FND. 5

P.O.B.
AS-SURV
DESCRIPTION

VARIABLE WIDTH PUBLIC R.O.W.
CRATER LAKE AVENUE

"HERTZ" CAR SALES
MARQUEE SIGN
SIGN HT.: 20.0'±

Site Plan

A strong highlight of the Property is its abundant and easy access from all forms of transportation. Vehicles may access the Property via one of two left/right driveways off of Crater Lake Avenue or Coker Butte Road. Featuring 80 marked spaces and 2 designated ADA handicap spaces, the parking lot enjoys easy flow of traffic and beautiful landscaping. Borders are approximate.



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Subject Property Capacity



Subject Photo - Exterior



Subject Photos



Interior Photos - Showroom



Interior Photos - Showroom



Interior Photos - Rear Shop



All overhead doors are 10'x10'

Shop Building - Access Doors



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Corporate Neighbors





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.

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 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 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 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

1600 Coker Butte Road (the "Space") is being offered for sale or lease on the open market. Prospective users should rely on their own assumptions and base their offer/LOI 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.

Property Tours: Tours are available by appointment only and with the company of a listing broker or other representative.

LOIs: There is not currently a definitive date for LOIs to be submitted. When a prospective user prepares an offer for any of the Space, such LOIs 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

Or, for a lease offer:

- Lease rate (asking is \$1.30/SF/Mo, NNN - i.e. \$16,000/Mo)
- TI package, if any (reasonable packages considered)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's desired use

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