OFFERING MEMORANDUM

FOR SALE



HISTORIC ADAPTIVE-REUSE OPPORTUNITY - MEDFORD, OR

316 S Front Street, Medford, OR 97501

www.Merit-Commercial.com / (541) 608-6704 / team@merit-commercial.com

Guaranteed human-originated content
Minimal AI content in OM ✓

Scott King
Principal Broker

MERIT COMMERCIAL REAL ESTATE

Caspian Hoehne
Licensed Broker



Parcel boundaries are approximate and are for illustration purposes only.

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

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present ***316 S Front Street***, an infill adaptive-reuse development opportunity located in central Medford, Oregon (the "Property").

The building itself features ±10,200 SF across three floors and is currently in a shell condition following significant cleanout and seismic retrofitting.

Ownership originally planned for an interior-stair walk-up multifamily project with concepts ranging from 8 to 16 units on either 2 or 3 floors. While that concept may be a viable option, developers are by no means limited to it, and should see the asset as a highly flexible asset with great history and character.

The central location of the Property is noteworthy with close proximity to the downtown core of Medford. The surrounding area features a broad range of various buildings that include owner-occupied residences, new multifamily projects, retail and restaurants, as well as some industrial operations.

Amenities are conveniently accessible from the Property, with a major local bus and Greyhound depot across the street, and Rogue Community College, the Craterian Theater, Jackson County Circuit Courts, the Medford Police Department and much more nearby.

Access to the Property is convenient via South Front Street. Additionally, utilities are all public and are at-street, with existing water, sewer, and power services within the subject building.

Prospective buyers should also note that the Property is located within a federal Opportunity Zone, offering potentially significant tax advantages.

The Property is within C-H (Heavy Commercial) zoning which allows for heavier commercial and service commercial uses and typically may produce a greater degree of noise, vibration, air pollution, and glare than residential or other commercial zones. Multifamily development is a by-right allowed use in commercial zoning within the city of Medford, allowing for development optionality.

Buyer is to confirm permitted uses and assess the feasibility and potential of any development on the Property. There is also an active railroad located on the western side of the Property currently serviced by CORP (Central Oregon and Pacific Railroad).

The opportunity at 316 S Front Street is clear for prospective buyers. Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information and to arrange a private tour.

Date of this OM: September 2026, v.1.3

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Offering Summary

Offering Price:	$390,000
Occupancy:	Delivered vacant
Address:	316 South Front St, Medford, OR 97501
Legal:	37-1W-30CA TL 3301 | APN 11015902
Annual Taxes:	$1,758.92 (2025)
Zoning:	C-H (Heavy Commercial)
Land Area:	0.08 ac (3,485 SF)
Year Built:	Not verified; approx. early 1900s
Square Feet:	±10,200 SF (per County)
Access:	One curb-cut off of E 10th Street
Utilities:	All utilities are public and are serviced via Medford Water Commission, Avista and Pacific Power.
Parking:	Ample on-street parking
Construction:	Mix of concrete and brick exterior walls on former concrete slab foundation. The building is currently in shell condition, and has undergone recent improvements including new stairwells, seismic, drywall, framing, and significant cleanout.
Federal OZ:	The Property is located within a federal Opportunity Zone, offering potentially significant tax advantages.

Investment Highlights

Flexible Development Options

The Property is located within the C-H (Heavy Commercial) zoning, which allows for very flexible commercial uses. Multifamily is a by-right allowed use in commercial zones within Medford, increasing the development options at the subject property.

Strategic Central Location

316 S Front Street is strategically located within the downtown core of Medford with various amenities nearby. Additionally, the Property is ±2 miles / 7 minute drive to Interstate-5 access and is within a growing and demographically desirable region within the Rogue Valley.

Development Opportunity

The conveniently accessible parcel could make for an easy development process for buyers. Utilities are all public and are either stubbed to the Site or at street. Water main and an 8" sewer main are located at street. There is also a 42" stormwater line in close proximity located off of E 10th Street.



Parcel boundaries are approximate and are for illustration purposes only.

Conceptual Floorplan

There are multiple layout options for the possible future development. Ownership originally envisioned a multi-story, interior walk-up multifamily product at the subject property, although developers are by no means limited to it.

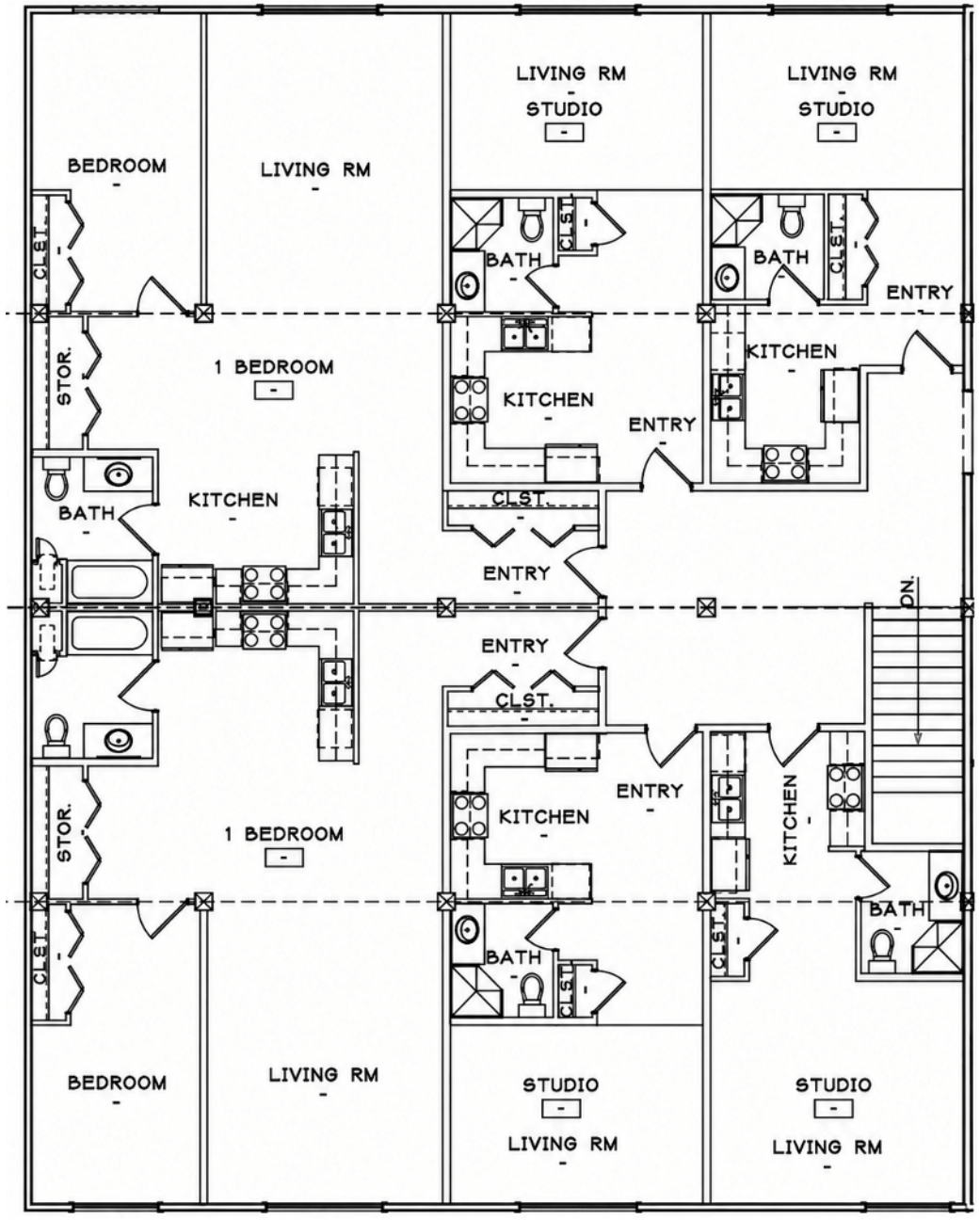
The conceptual floorplan to the right displays one concept that could roughly fit the second and third floors.

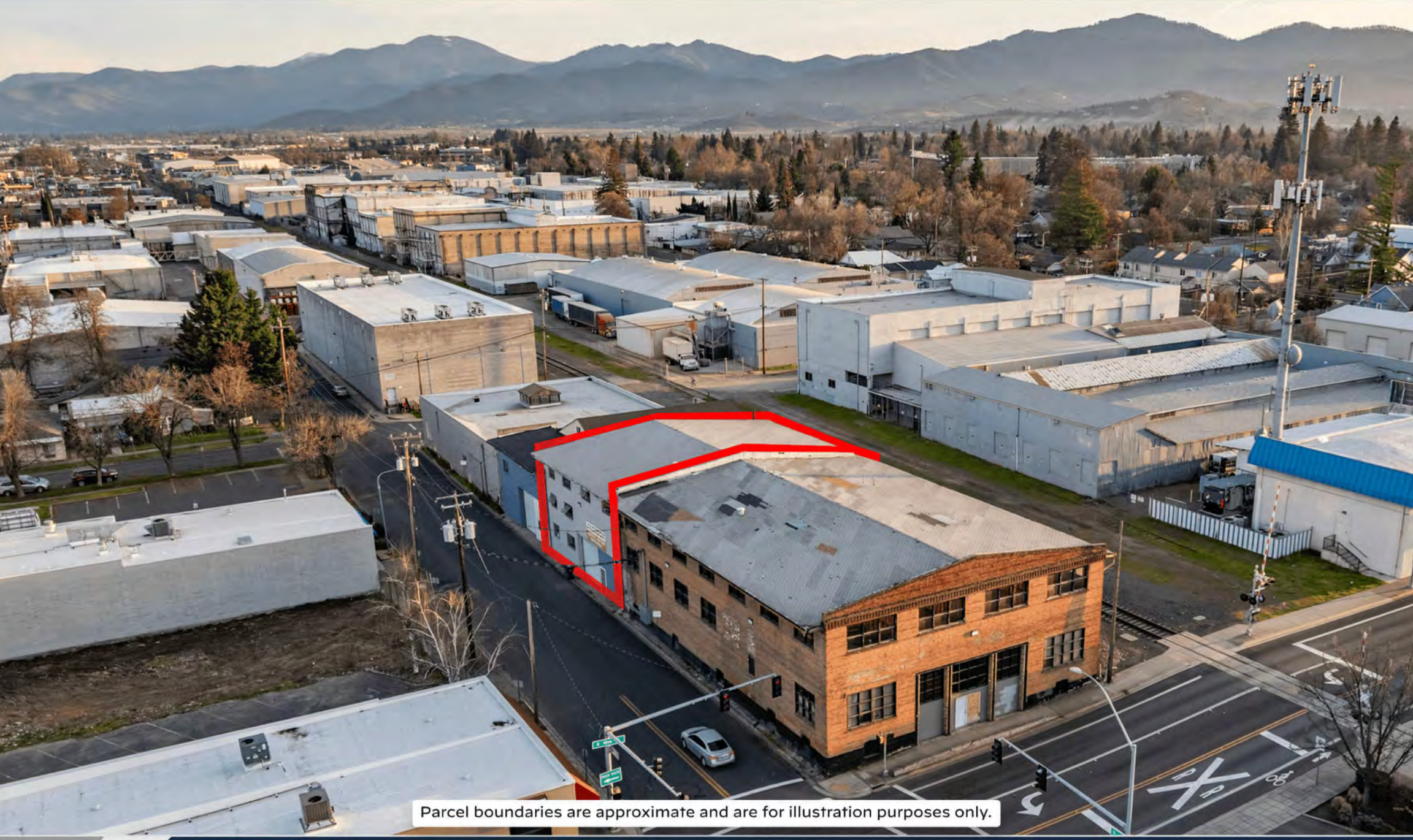
The interior stair leads to a common landing space with entries to each unit. Each unit would highlight the historic mass timber framing and enjoy highly efficient layouts with multiples windows planned to be added.

Depending on a developer's preference, alternative concepts have been explored, such as four larger 2-bedroom units, more studios, or some slightly tweaked plans.

The ground floor sits as a flexible area following the completed seismic work, with ownership picturing either fully enclosed private parking areas for roughly 8-12 vehicles, or as additional living units if deemed possible.

Buyer is responsible for all due diligence, including confirming allowed uses, code requirements, zoning requirements, parking, and all other items pertaining to use or future development of the subject Property.





Subject Photo - Exterior

First Floor Layout

The Property presents a potential residential opportunity as a three-story residential project.

The existing lower level is currently in a shell condition, and was significantly cleared out following seismic retrofitting work and preparation for this level to have development optionality.

This first floor has significant redevelopment potential and could be built out as an at-grade, fully enclosed parking area (buyer to confirm feasibility of development and building code requirements) which could potentially increase overall value and marketability of the Property. The existing overhead door may additionally help with future improvements within the building.

Otherwise, this first level could additionally be used for 2-4 additional living units for a limited-parking/transit-oriented project, or alternative uses such as storage for future residents, common area amenities, mechanical areas, or possible limited small-scale commercial space.

Overall, the flexiblity of the floor layouts could enhance the Property's redevelopment potential and supports a wide range of development scenarios.



Overhead Door





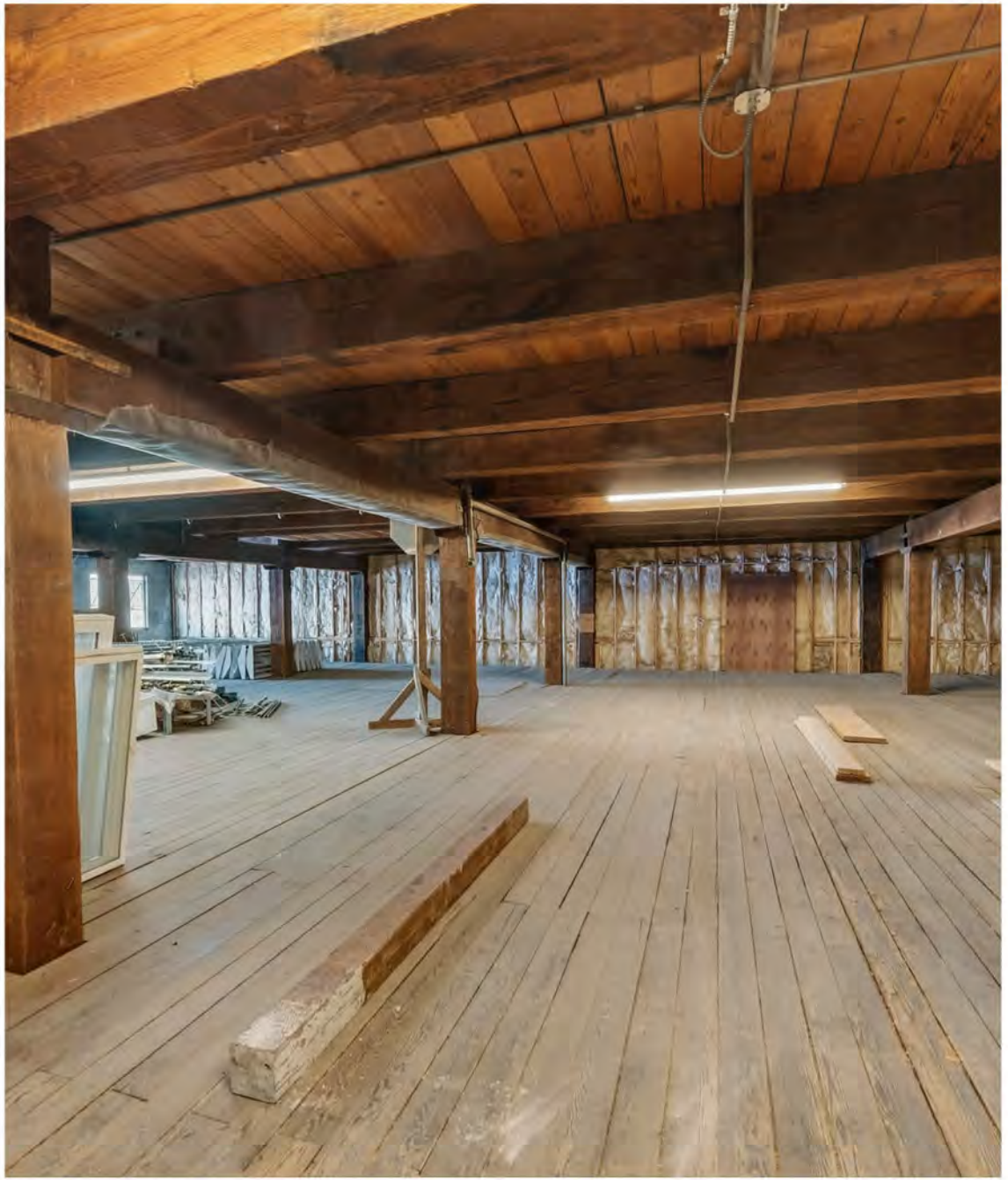
First Floor Entrance


Overhead Door


SE View


NE View

Subject Photos - First Floor



2nd Floor Layout

The second floor is primarily in shell condition and features stunning mass timber structural elements throughout, a mix of brick and concrete interior walls, some updated electrical components, and some interior improvements such as insulation and new staircase.

Under the original plan for the Subject asset, the second floor could feature multiple residential units. The conceptual floor plan suggests that the layout opens to a common area with a diverse unit mix consisting of studios and 2-bed/1-bath configurations. Each unit would include its own amenities including a kitchen, and is planned to have multiple windows added for significantly more natural light.

Prospective buyers should note that the building itself shares two common walls with the adjacent buildings on the northern and southern side of the Property. The floor is ready for additional development improvements that centers around multifamily residential use, but could be ideal for alternative uses.









Subject Photos - Second Floor

3rd Floor Layout

The third floor is a stunning, open space with incredible mass timber framing, vaulted wood ceilings, partially finished temporary office space, and great existing brick work and natural light.

As the same envelope as the middle floor, a similar conceptual layout for a residential project could fit on this floor.

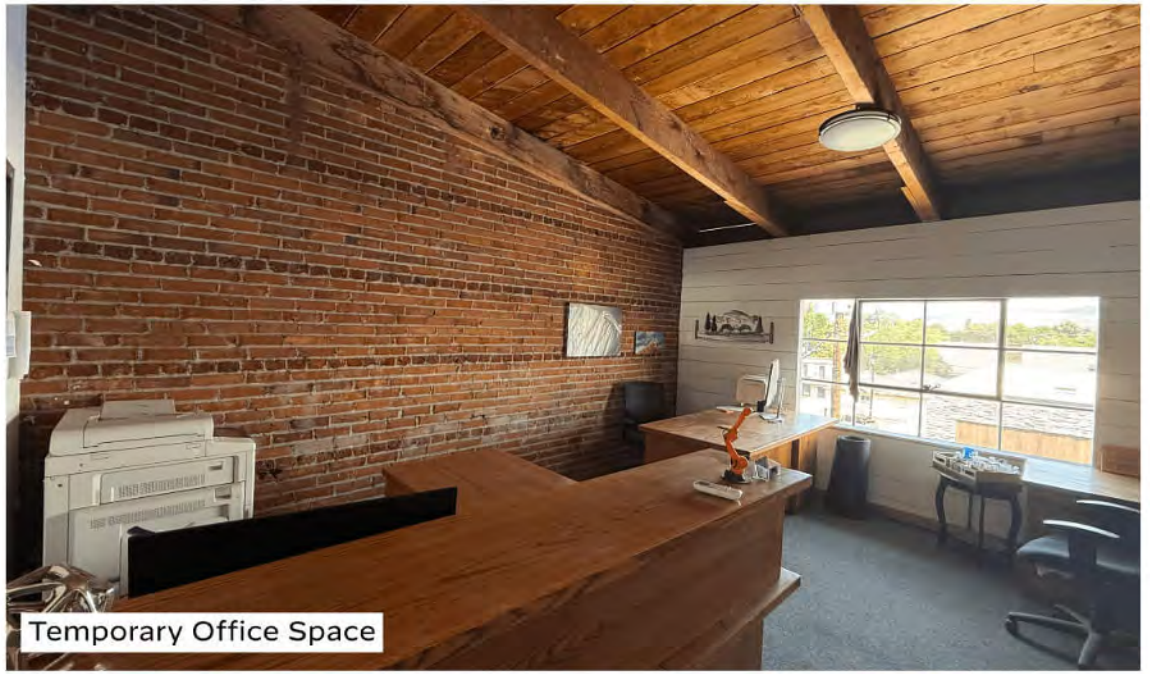
A new staircase provides easy walk-up access to this floor, which is prime for a historic more premium-positioned product.

The third floor is similarly flexible in development and could feature a diverse unit mix consisting of studios and 2-bed/1-bath configurations. Some improvements have been made to the floor such as installed interior lighting and significant clean-up, as well as continued seismic retrofitting.


SE View


NE View









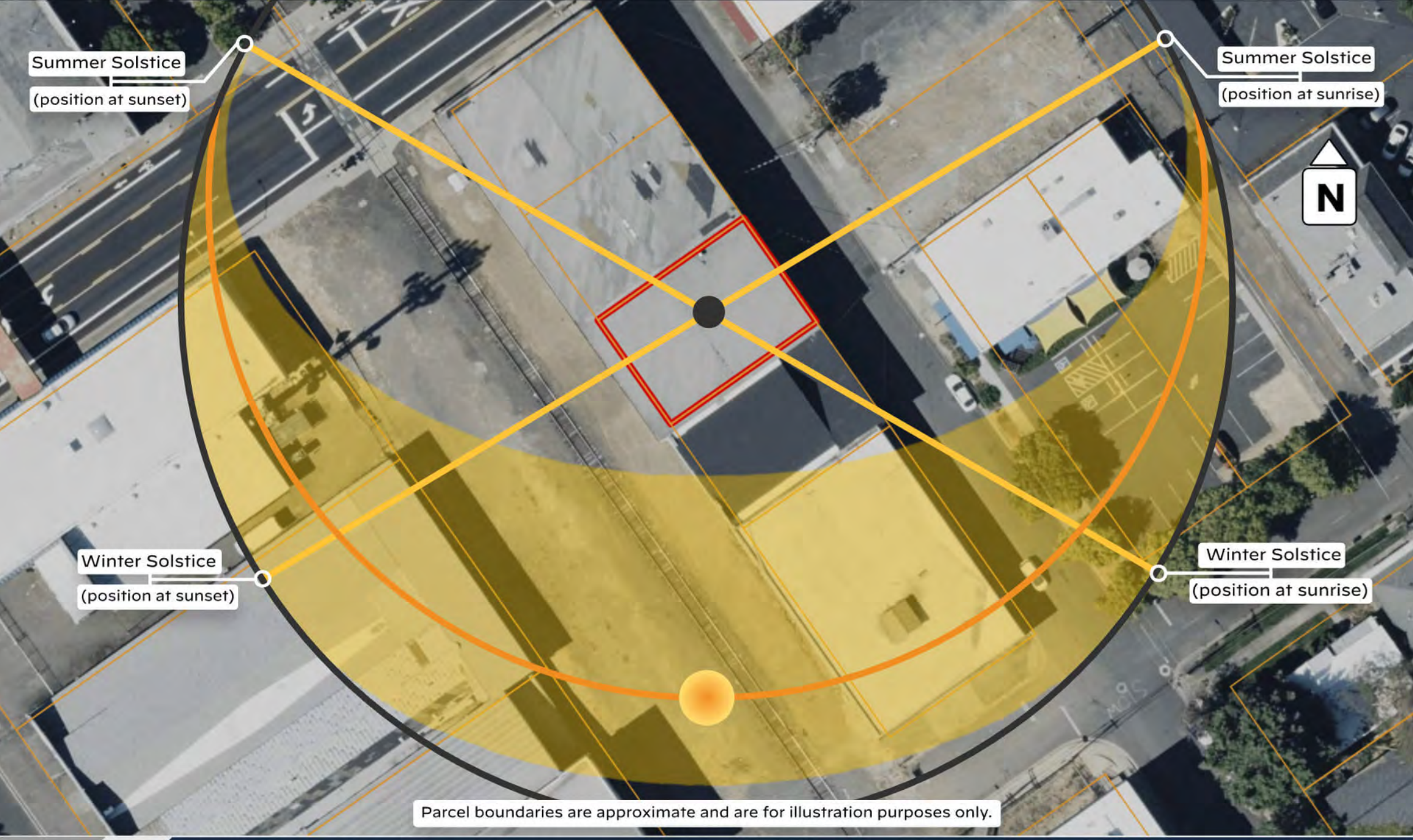
Subject Photos - Third Floor

Overlay Report



Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

Zoning:	C-H (Commercial - Heavy) External link to Medford Zoning Code
City Limits:	Inside city limits of Medford
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	No
Soils:	34B - Coleman loam
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	City of Medford
School District:	549C (Medford)
Airport:	N/A
Air Quality Mgmt:	Yes
Wildfire Hazard:	No
Vernal Pools:	N/A
Natural Area:	N/A



Sun Path Overlay (approximate)



Existing Utility Map (approx.)



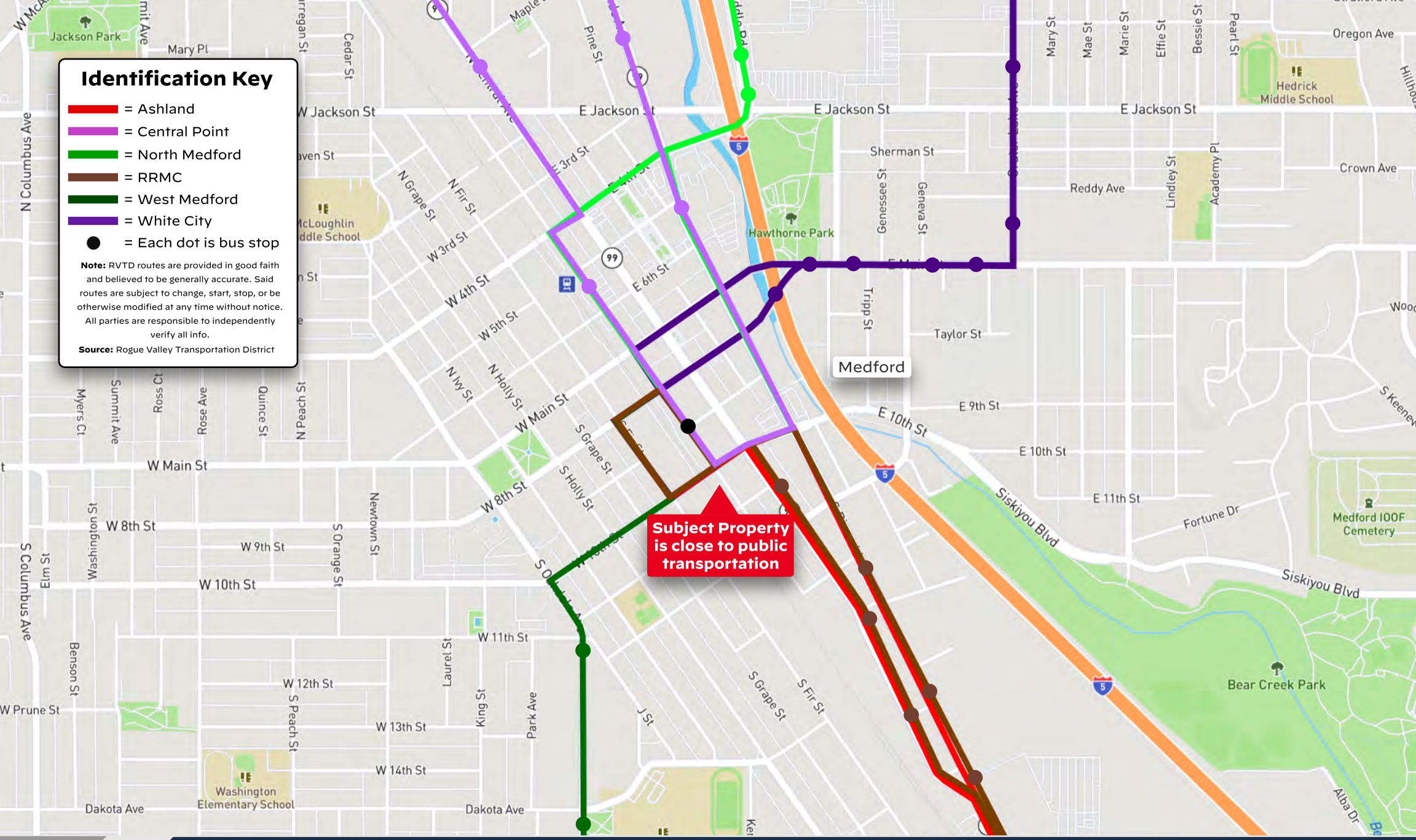
Corporate Neighbors

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.





Public Transportation Map

Opportunity Zones

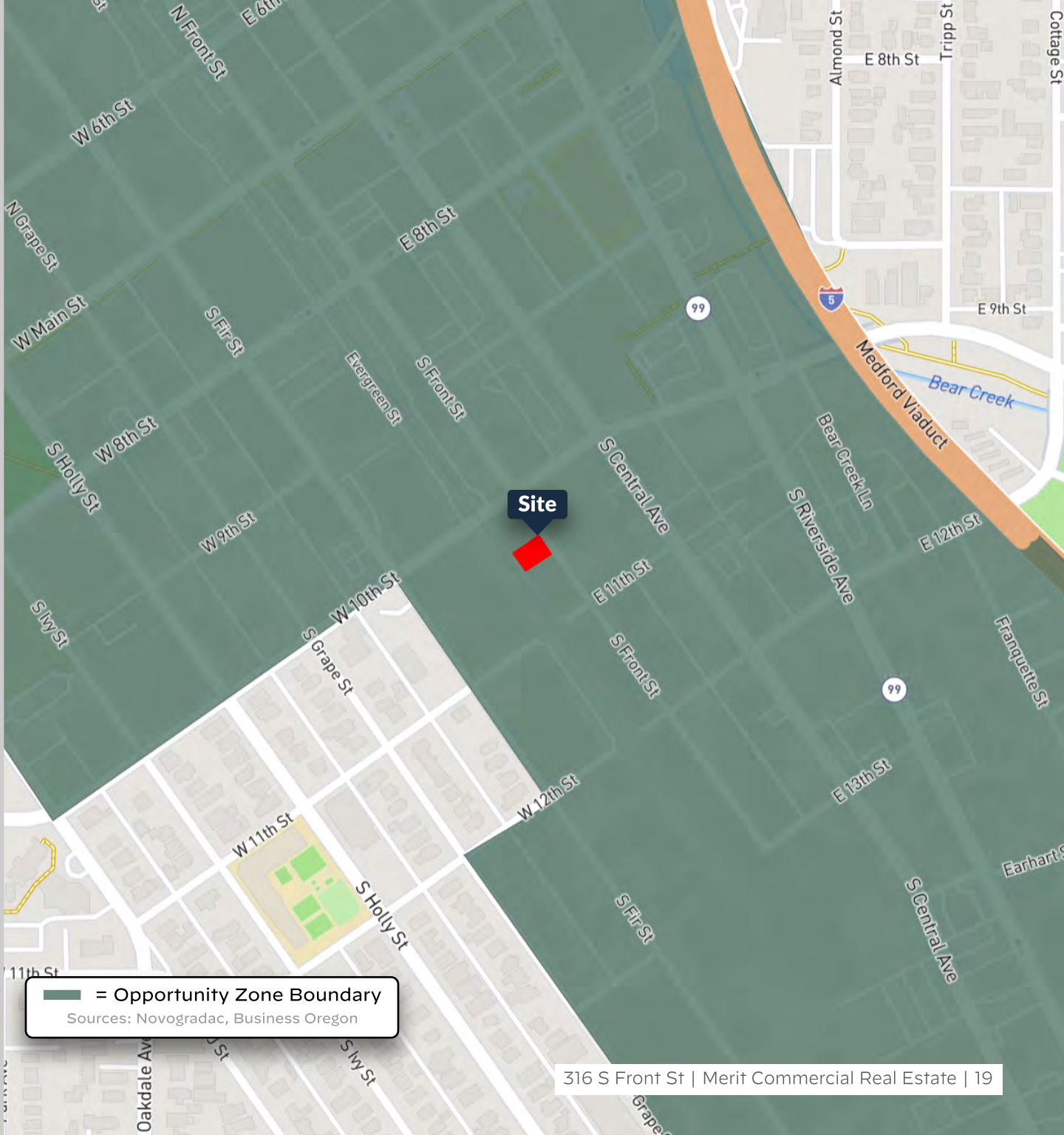
316 S Front Street is located within a federal Opportunity Zone, offering potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

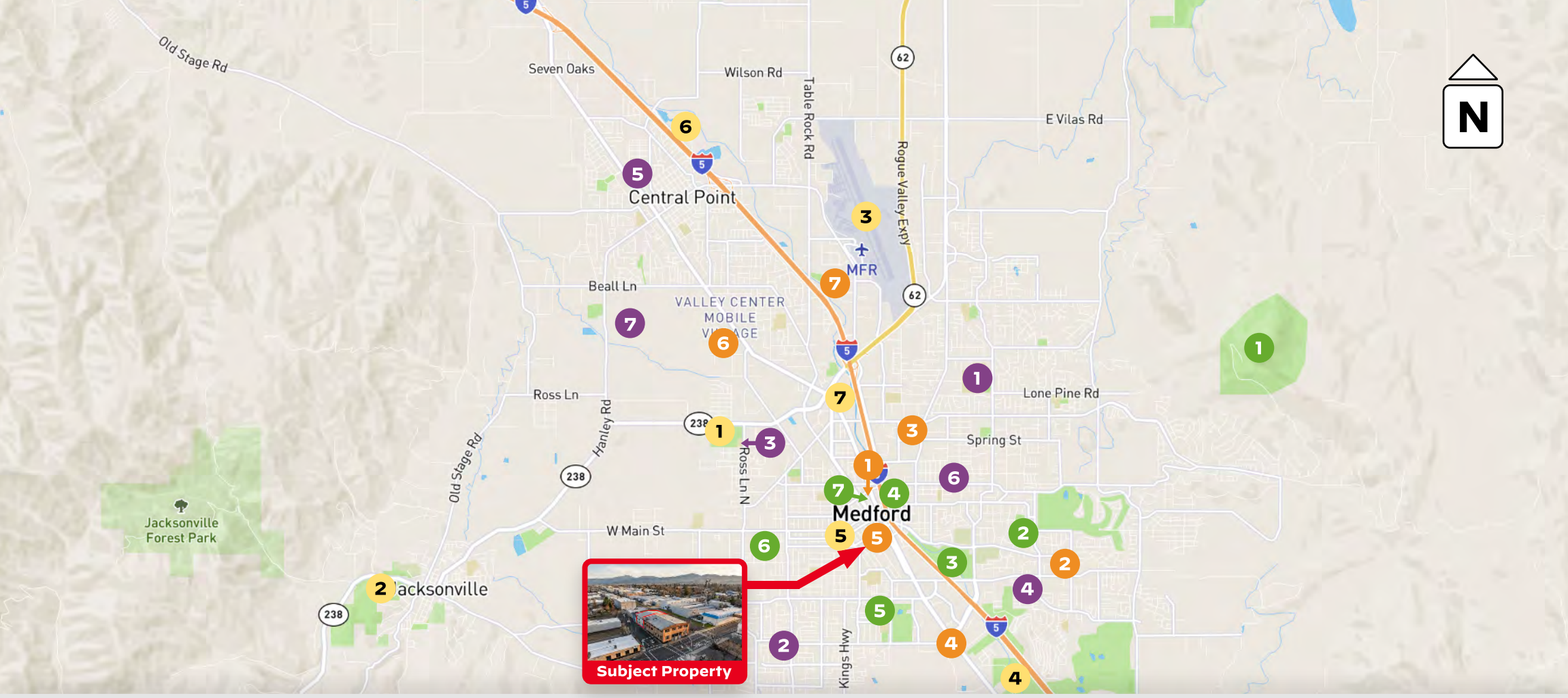
1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.

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 316 S Front 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 would not apply. 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.





Greenspace / Parks

1. Prescott Park/ Roxy Ann Peak
2. Holmes Park
3. Bear Creek Park
4. Hawthorne Park
5. Fichtner-Mainwaring Park
6. Lewis Park
7. Pear Blossom Park

Schools

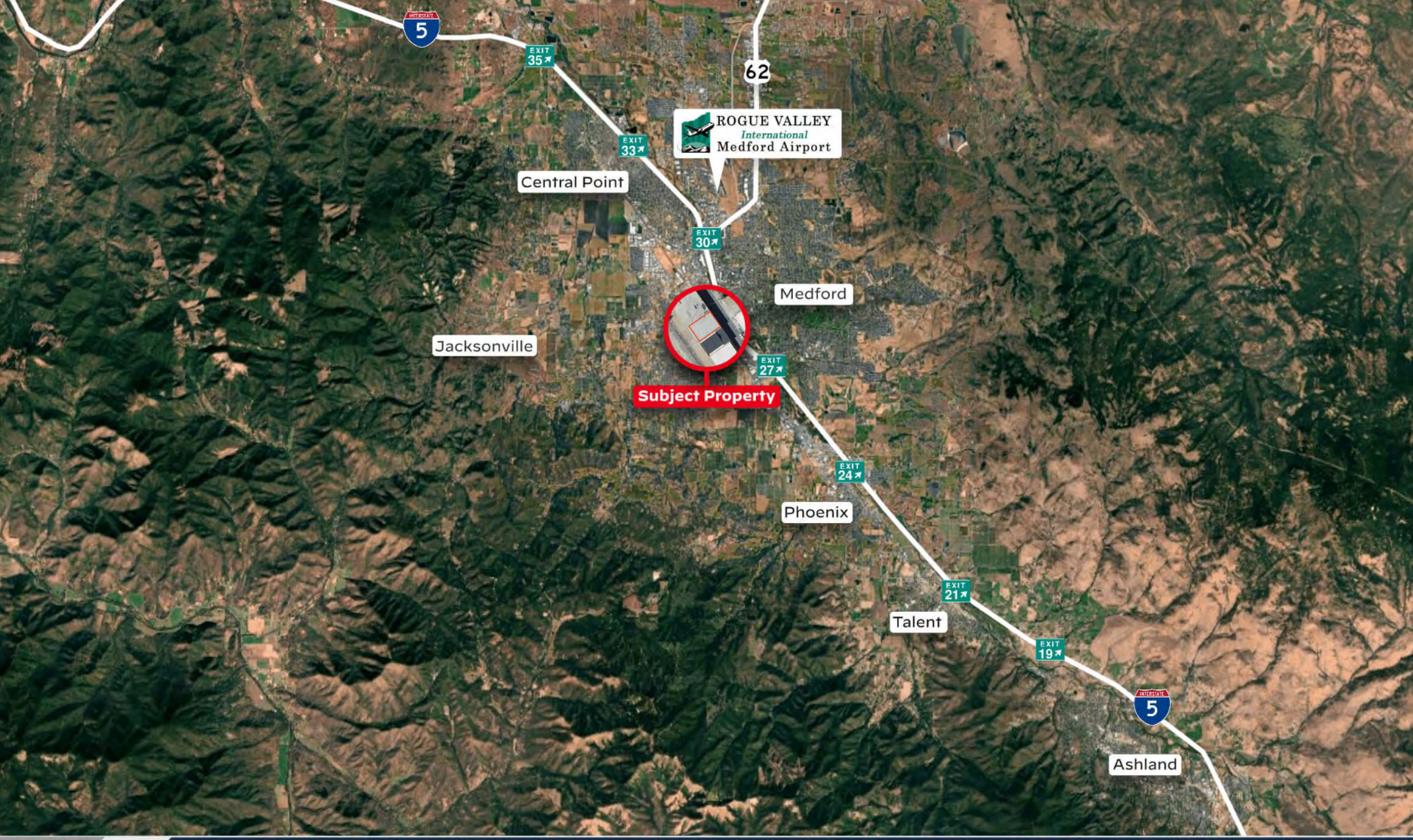
1. North Medford High School
2. South Medford High School
3. Logos Public Charter School
4. St. Mary's School
5. Crater High School
6. Hedrick Middle School
7. McLoughlin Middle School

Major Employers

1. Lithia
2. Asante
3. Providence
4. Harry and David
5. Pacific Retirement Services
6. Roseburg Forest Products
7. C&K Market

Landmarks

1. Rogue X
2. Britt Gardens
3. Rogue Valley International Airport
4. U.S. Cellular Fields
5. Jackson County Courthouse
6. The Jackson County Expo
7. Rogue Valley Mall



Regional Map - Rogue Valley



The Rogue Valley



Downtown Medford



Asante Hospital Expansion

JACKSON COUNTY

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.



Southern Oregon Market

Strategic, Central Location

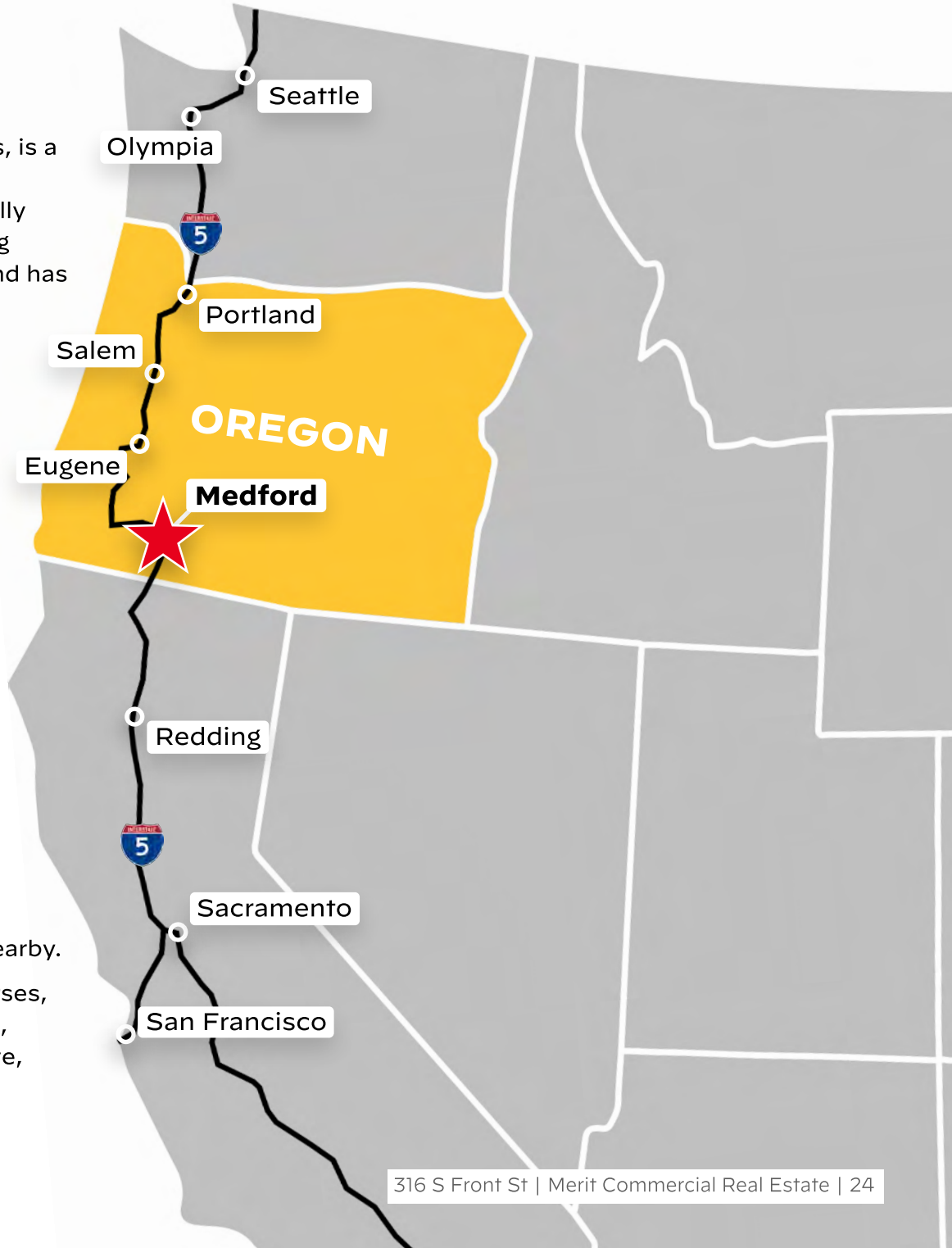
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal 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 and all of California. Additionally, 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, with well over 1M annual travelers. MFR 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.

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.



Transaction Guidelines

316 S 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 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 24 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
- 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.

Scott King
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d: (541) 890-6708
scottnking@gmail.com

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



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Additional Resources

Local Vendor Directory

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

1031 Accomodator

★ **IPX Exchange,** ipx1031.com..... **(503) 223 3911**
the1031investor, the1031investor.com..... **(850) 889 1031**
First American Exchange, firstexchange.com..... **(503) 748 1031**

Architect

arkitek, arkitek.us..... **(541) 591 9988**
CDArchitects, cdarchitectsllp.com..... **(541) 779 4363**
KSW Architects, kswarchitects.com..... **(541) 488 8200**
★ **Oregon Architecture,** oregonarchitecture.biz..... **(541) 772 4372**
ORW Architecture, orwarchitecture.com..... **(541) 779 5237**

Cleaning

General / Power Washing / Graffiti

Dustin Curbs (Lot Cleaning) dustincurbs.com..... **(541) 613 4189**
Roof Remedy, roofremedy.com..... **(541) 500 0890**
★ **Rogue Pro Softwash,** rogueprosoftwash.com..... **(541) 326 8294**
Renew Power Washing, renewpwash.com..... **(541) 601 7646**

Junk Removal

★ **AHC Maintenance** (junk removal & cleaning)..... **(541) 690 6312**
Rogue Disposal, roguedisposal.com..... **(541) 779 4161**

Interior Cleaning / Unit Turns

Clean Freaks, cleanfreaks.net..... **(541) 787 5218**
GraceWorks Cleaning, graceworkscleaning.com..... **(541) 292 3895**
★ **J&J Cleaning,** jandjhousecleaning.com..... **(541) 621 3297**

Commercial Construction / Ground-Up

Adroit Construction, adroitbuilt.com..... **(541) 482 4098**
Buntin Construction, buntinconstruction.com..... **(541) 776 0032**
JB Steel, jbsteelconstruction.com..... **(541) 773 8325**
Outlier Construction, outlierbuilt.com ..... **(541) 622 2040**
S+B James, sbjames.com..... **(541) 826 5668**
Vitus Construction, vitusconstruction.net..... **(541) 855 7177**

Contractors / Handyman

General Contractors

★ **Abound Excavation,** abound-excavation.com..... **(541) 646 4071**
Better Built Const., bbconstructionmedford.com..... **(541) 690 1100**
BLD Construction..... **(541) 450 1141**
Christian Massey Construction, cmc-built.com..... **(541) 326 6169**
★ **DMC Construction,** dmcconstructionoregon.com..... **(541) 254 4245**
Lucas Main Construction, lmcoregon.com..... **(541) 660 4053**
Parker Built, parkerbuiltconstruction.com.com..... **(541) 778 4771**
Southridge Builders, southridgebuilders.com..... **(541) 890 0437**
Summit Construction, summitbroscp.com..... **(541) 761 6020**
Taylored Elements, tayloredelements.com..... **(541) 690 1617**
★ **Vitus Construction,** vitusconstruction.net..... **(541) 855 7177**

Handyman

★ **AHC Maintenance,**..... **(541) 690 6312**
Elite Maintenance, gotelitemaintenance.com..... **(541) 500 1624**
Handyman Const., handymansouthernoregon.com... **(541) 233 2917**
PropertyPros, propertyprosoregon.com..... **(541) 816 5920**

Specialty Contractors

AVS Elevator, avselevator.com..... **(503) 876 3696**
Bill's Glass, billsglass.com..... **(541) 773 5881**
Cut N' Break, Concrete, cutnbreak.com..... **(541) 779 1482**
Diamond D Welding, diamonddwelding.com..... **(541) 301 7696**
Mountain View Paving, mountainviewpaving.com.... **(541) 535 3840**
Otis Elevator, otisworldwide.com..... **(503) 639 7045**
Ram Jack, Foundations, ramjackwest.com..... **(541) 275 9097**
Sandeen Masonry, sandeenmasonry.com..... **(541) 479 8844**
S. Oregon Glass, soglassandmirror.com..... **(541) 500 1995**
Terra Firma, Foundations, goterrafirma.com..... **(541) 667 0700**

Consultants

Land Use

★ **CSA Planning,** csaplanning.com..... **(541) 779 0569**
LaNier Land Consulting, lanierconsultingor.com..... **(541) 879 3477**
Green Top Planning, greentoppdr.com..... **(517) 582 7300**
Richard Stevens & Assoc., rsaoregon.com..... **(541) 773 2646**

Specialities

Advanced Diag. (air quality), indoordiagnostics.com.. **(541) 301 2231**
Neilson Research, (water quality) nrclabs.com..... **(541) 770 5678**
Parsons Water Rights, parsonswater.com..... **(541) 499 0257**
TRC Co., (EnergyTrust), trccompanies.com..... **(860) 295 4161**
Water Right Services, oregonwater.us..... **(541) 389 2837**

Doors (Garage, Overhead, Dock Doors)

American Industrial Door, americandoorllc.com..... **(541) 644 5555**
Bear Creek Overhead, bearcreekoverhead.com..... **(541) 821 1736**
Overhead Door Co. of Rogue Valley, odcrv.com..... **(541) 702 0820**
Pacific Door & Sash, pacificdoorandsash.com..... **(541) 826 3944**

Electrical

JT Electric,..... **(541) 734 5714**
Murphy Electric, murphymadeinc.com..... **(541) 582 4186**
Precision Electric, precisionelectric.co..... **(541) 773 6279**
Siskiyou Electric,..... **(541) 951 1092**
Welburn Electric, welburnelectric.com..... **(541) 535 3727**
Winters Electric, winterselectric.com..... **(719) 477 0535**

Engineering

Gerlitz Engineering, gerlitzengineering.com..... **(541) 244 2617**
KAS & Associates, kasinc.com..... **(541) 772 5807**
Marquess Inc., marquess.com..... **(541) 772 7115**
Mockridge Eng., mockridgeengineering.com..... **(541) 892 3289**
Powell Eng., powellengineeringconsulting.com..... **(541) 613 0723**

Environmental

★ **Alpine Environmental,** ..... **(541) 944 4685**
Green Environmental, green-em.com..... **(855) 277 5307**
Western States Enviro., wsenvironmental.com..... **(541) 770 2482**

Equipment Rental

FMI Equipment, fmiequipment.com..... **(800) 287 2048**
Sunbelt Rentals, sunbeltrentals.com..... **(541) 779 2855**
Steward's Porta Potties, stewardsportapotties.com.. **(541) 734 7343**
Wilson Equipment, wilsonequipment.net..... **(541) 830 3966**
United Rentals, unitedrentals.com..... **(541) 773 7323**

Fencing (Rental & Permanent)

Medford Fence, medfordfenceco.com..... **(541) 779 5625**
Mountain View Fence, mountainviewfence.org..... **(541) 879 0126**
Quality Fence, qualityfenceco.com..... **(541) 644 2281**

HVAC

★ **Advanced Air & Metal,** myadvancedair.com..... **(541) 772 6866**
Jahnke Heating & AC, jahnkeheatingandair.com..... **(541) 535 4470**
Long's HVAC, longshvac.com..... **(541) 772 4201**
Metal Masters, metalmasters-inc.com..... **(541) 779 1049**
Rogue Valley H&AC, rvheat.com..... **(541) 215 4760**
S. Oregon Heating & AC, sohac.com..... **(541) 773 8733**
Stone Heating & Air, stoneheatair.com..... **(541) 855 5521**

Local Vendor Directory

Insurance (Commercial Property)

★ **Country Financial,** countryfinancial.com..... (541) 779 8893
Hart Insurance, hartinsurance.com..... (541) 779 4232
Highstreet Insurance, hsip.com..... (541) 779 0177
Midland Empire, midlandempireinsurance.com..... (541) 476 7715

Inspections

GOHI, greateroregonhomeinspections.com..... (541) 282 3141
NPI SW Oregon, npiweb.com..... (541) 210 8055
Partner ESI, partneresi.com..... (800) 419 4923
Peak Inspections, peakbuildinginspections.com..... (541) 951 5484
Rogue Inspection Services, rogueinspection.com..... (541) 507 7674

Landscaping

Maintenance

Bumgardners, bumgardnerslandscape.com..... (541) 826 7713
The Grounds Guys, groundsguys.com..... (541) 982 2150
Nature's, naturelandscapemedfordoregon.com..... (541) 821 5344
US Lawns, uslawns.com..... (541) 500 8650
★ **Villa's,** villaslandscapemaintenance.com..... (541) 973 5140

Landscape Design / Contractors

CV Landscape, cvlandscapemaintenance.com..... (541) 613 8535
Gary Krause, garykrauselandscaping.com..... (541) 899 7643
Terra, terralandscapeandconstruction.com..... (541) 778 9843

Lending

Regionals / National Banks with Local Presence

Banner Bank, Jay Stormberg, bannerbank.com..... (541) 608 5053
Evergreen, Kris Woodburn, evergreenfederal.bank... (541) 479 3351
First Interstate, Todd Fryer, firstinterstatebank.com. (541) 608 8971
People's, Jason Reno, peoplesbank.bank..... (541) 776 5350
Rogue Credit Union, roguecu.org..... (541) 734 0607
WaFd, Bryan Pistole, wafdbank.com..... (541) 858 2989

SBA / Private Lending

Jessica Ayers (SBA, Evergreen Federal) ..... (800) 878 6613
Legacy Lending (Private), Dane Fitch ..... (206) 972 8127
Pacific Capital (Private), pac-capital.com..... (541) 973 2444
Sophia Harding (SBA, Columbia Bank), ... (541) 227 0311

Locksmith

Bear Creek Lock, bearcreeklock.com..... (541) 770 5888
J&L Pacific, jandlpacificlockandkey.com..... (541) 930 8363
★ **The Keyman,** tkmso.com..... (541) 690 1751

Movers

Back Savers, backsaversmovingservice.com..... (541) 944 4820
Hall of Fame, halloffamemovingllc.com..... (541) 778 1845
Skinny Wimp Moving, skinnywimpmoving.com..... (541) 531 3634

Painting

Brotherhood Painting, brotherhood-painting.com..... (541) 301 5862
Corey Robbins, coreyrobbins.com..... (541) 770 5275
★ **Coyotl Painting,** coyotlpainting.com..... (541) 630 1174
Rick Stevens, rickstevenspainting.com..... (541) 973 1729

Property Management

Cornerstone Property Management,..... (541) 200 3954
CPM, cpmrealestateservices.com..... (541) 773 6400
★ **Integrity PM,** integritypropertymanagement.com..... (541) 414 4477

Pest Control

A-1 Exterminators, aone-exterminators.com..... (541) 472 1094
Action Pest, actionpestcontrolmedford.com..... (541) 770 9510
★ **Axiom Pest Control,** axiompest.com..... (503) 772 9466
Bugs Northwest, bugsnw.com..... (541) 472 5003
Pointe Pest Control, pointepest.com..... (541) 526 5692

Plumbing

Accurate Plumbing, accurate-plumbing.com..... (541) 773 3035
Artoff Plumbing, artoffplumbing.com..... (541) 582 0853
HD Plumbing, hdplumbingoregon.com..... (541) 646 0407
Hukill's Plumbing, hukills.com..... (541) 734 9000
Jennings Plumbing, jenningstheplumber.com..... (541) 261 5724
SOS Plumbing, sosplumbing.net..... (541) 535 5063
Tanks Plumbing, tanksplumbing.net..... (541) 879 3777

Remediation / Restoration

★ **Belfor,** belfor.com..... (541) 644 5454
ProKleen, getprokleen.com..... (541) 857 1818
Rogue Restoration, roguerestorationpros.com..... (541) 778 1552
ServiceMaster, servicemasterrestore.com..... (541) 313 5904

Roofing / Solar

Bleser Built, bleserbuiltroofing.com..... (541) 601 7870
Hoag Roofing, hoagroofing.com..... (541) 779 7743
JAM Roofing, jamroofing.com..... (541) 773 7663
Lawless Roofing, lawlessroofing.com..... (541) 479 1839
Pressure Point, pressurepointroofing.com..... (541) 772 1945
Rivas Roofing, rivasconstructionandroofing.com..... (541) 512 1337
Sunshine Solar, sunshinesolarinc.com..... (541) 933 4902
True South Solar, truesouthsolar.net..... (541) 203 0525

Security / Locksmith

Physical Security

Concierge Security, concierge-security.com..... (541) 218 9672
Maksimum Security, maksimuminc.com..... (541) 608 2820
NW Defense Contracting, nwdefcon.com..... (541) 500 4066

Access Controls / Monitoring / Life Safety

C&S Fire Safe Services, csfiresafe.com..... (541) 673 1337
Cook Solutions Group, cooksolutionsgroup.com..... (844) 305 2665
Johnson Controls, johnsoncontrols.com..... (541) 857 5112
Point Monitor, pointmonitor.com..... (541) 210 8738
Pye Barker, pyebarkerfs.com..... (541) 245 9223
SOS Alarm, sosasap.com..... (541) 507 9084
Vyanet Security, vyanetsecurity.com..... (541) 295 3223

Surveyors / Drafting

Hoffbuhr & Assoc., hoffbuhr.com..... (541) 779 4641
L.J. Friar & Assoc., friarandassociates.com..... (541) 772 2782
Metzger Survey, metzgersurveying.com..... (541) 727 2749
Neathamer Survey, neathamer.com..... (541) 732 2869
Pacific Crest Survey, pacificcrestsurveying.com..... (408) 375 5220
Pariani Land Surveying, parianils.com..... (541) 890 1131
TerraSurvey, terrasurveyinc.com..... (541) 482 6474

Signage / Printing

Minuteman Press, minuteman.com..... (541) 776 7966
ProntoPrint, gopronto.com..... (541) 779 1952
ProVisual Design, pvdprints.com..... (541) 772 8045
Ramsay Signs, ramsaysigns.com..... (541) 664 7704
★ **SignApply,** signapplymedford.com..... (541) 414 7620
SignDude, thesigndude.com..... (541) 858 2701
SignsNow, signsnow.com..... (541) 608 6800

Notes & Background

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