

OFFERING MEMORANDUM

FOR SALE

FLEX CREATIVE RETAIL SPACE FOR SALE - CENTRAL POINT, OR
Merit-Commercial.com / (541) 944-9967

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **211 N Front Street**, the Lillie Belle Farms Artisan Chocolates building, located in beautiful Central Point, Oregon.

211 N Front Street is an iconic property with a long history and a variety of uses, most recently being an artisan chocolate production facility and retail storefront for about 15 years.

It has undergone many upgrades and additions throughout the years, and is currently laid out with a manufacturing area with abundant power, large vent hood, and expansive space for all kinds of equipment.

The back of house also includes indoor/outdoor storage, a large double-loaded walk-in cooler, prep areas, and an office space with room for 2-3 desks. The retail storefront is well laid out and could house several product displays, abundant counter space, and enjoys consistent great natural light. The retail area also enjoys large viewing windows into the production room.

Outside, there are 2 large dedicated sign locations; on the face of the building, as well as a permanent

grandfathered double-sided monument sign facing North Front Street.

Additionally, there exists a ~6' basement underneath approximately half of the building, with the remaining foundation being slab and/or perimeter concrete with crawlspace. No value was applied to the basement square footage.

The immediate area surrounding **211 N Front Street**, extending from East Pine Street to Hazel Street, is the **Southern Oregon Artisan Corridor**. This has led to multiple seven-figure investments in the walkability, transportation options, aesthetics, and desirability of the neighborhood, transforming the historic street into a charming creatives paradise.

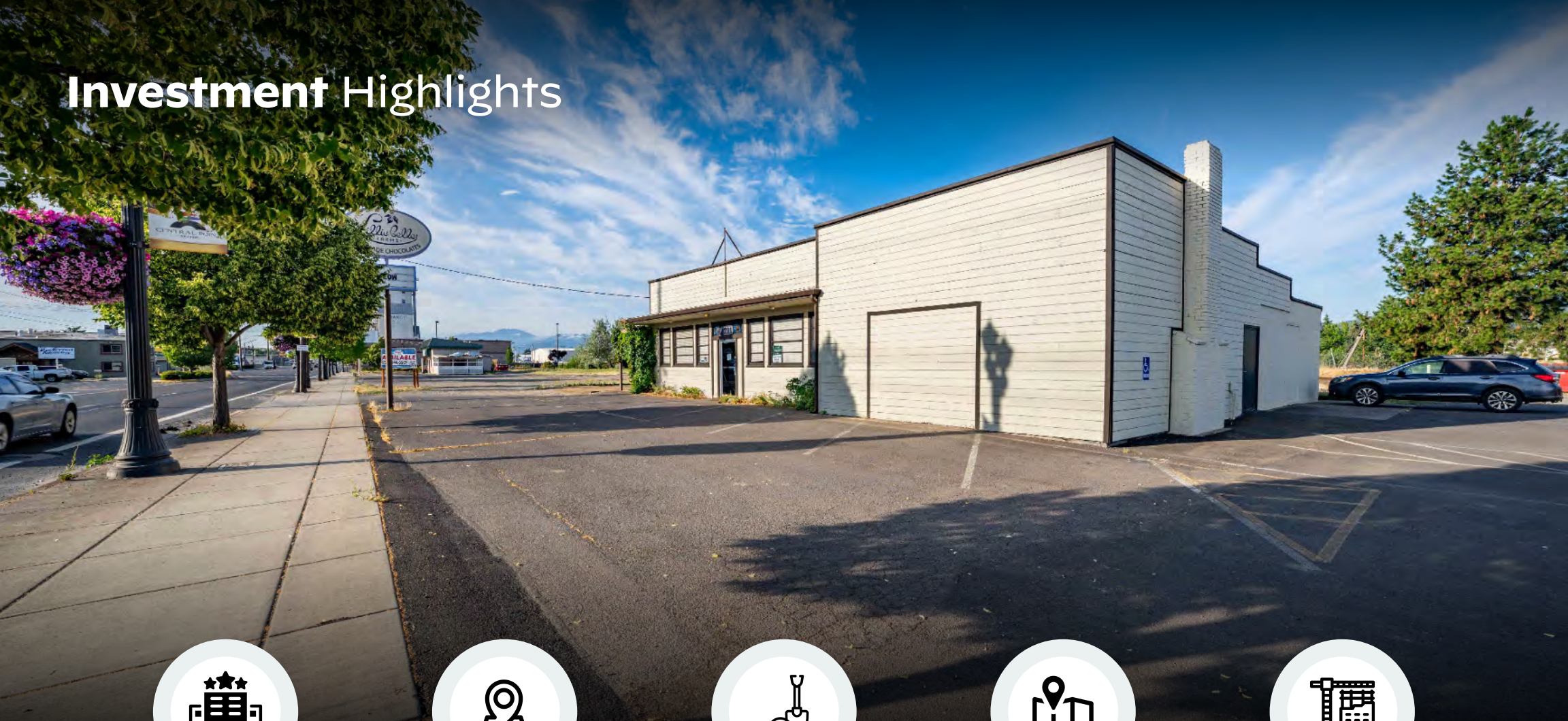
The excess land to the south of the existing structure allows the new owner abundant optionality in their plans for the property, and could be significantly further developed.

Buyer is responsible for any and all due diligence, including environmental, licensing, use, legality, and all other items. Contact the listing brokers today for additional information!

Offering Summary

Offering Price:	\$1,350,000
Occupancy:	Seller intends to deliver property vacant
Address:	211 North Front Street, Central Point Oregon 97520 - Jackson County
Legal:	37-2W-03DC TL 2500 APN 10140092 37-2W-03DC TL 2400 APN 10140084
Annual Taxes:	\$7,427.25 (combined - 2023)
Zoning:	TOD G-C (Transit-Oriented District - GC)
Year Built:	1935 (approximate, per Seller)
Gross Building SF:	Approx. 3,973 SF (not incl. basement)
Gross Acreage:	1.17 acres (50,965 SF)
Construction:	Wood-frame, partially over basement, crawlspace, and small portion on slab
Utilities:	All public
Floodplain:	Not within floodplain/zone
Parking:	10 existing spaces (1 handicap)
Access:	2 curb cuts with left/right ingress & egress Note: an access easement for the neighboring property to the north will be recorded prior to closing

Investment Highlights



Rare Street Frontage & Visibility

211 North Front Street is one of only a handful of available commercial properties with frontage on a main road in beautiful Central Point!



Great Location in Central Point

The property is exceptionally sited on a large lot, with great access, grandfathered signage, new sidewalks, and a peaceful neighborhood.



Excess Buildable Land

There is a significant amount of excess, buildable land on both the north and south portions of the property included in the offering.



Part of the Artisan Corridor

The subject property is one of the four "core" properties that currently make up the Southern Oregon Artisan Corridor, with many more on the way!



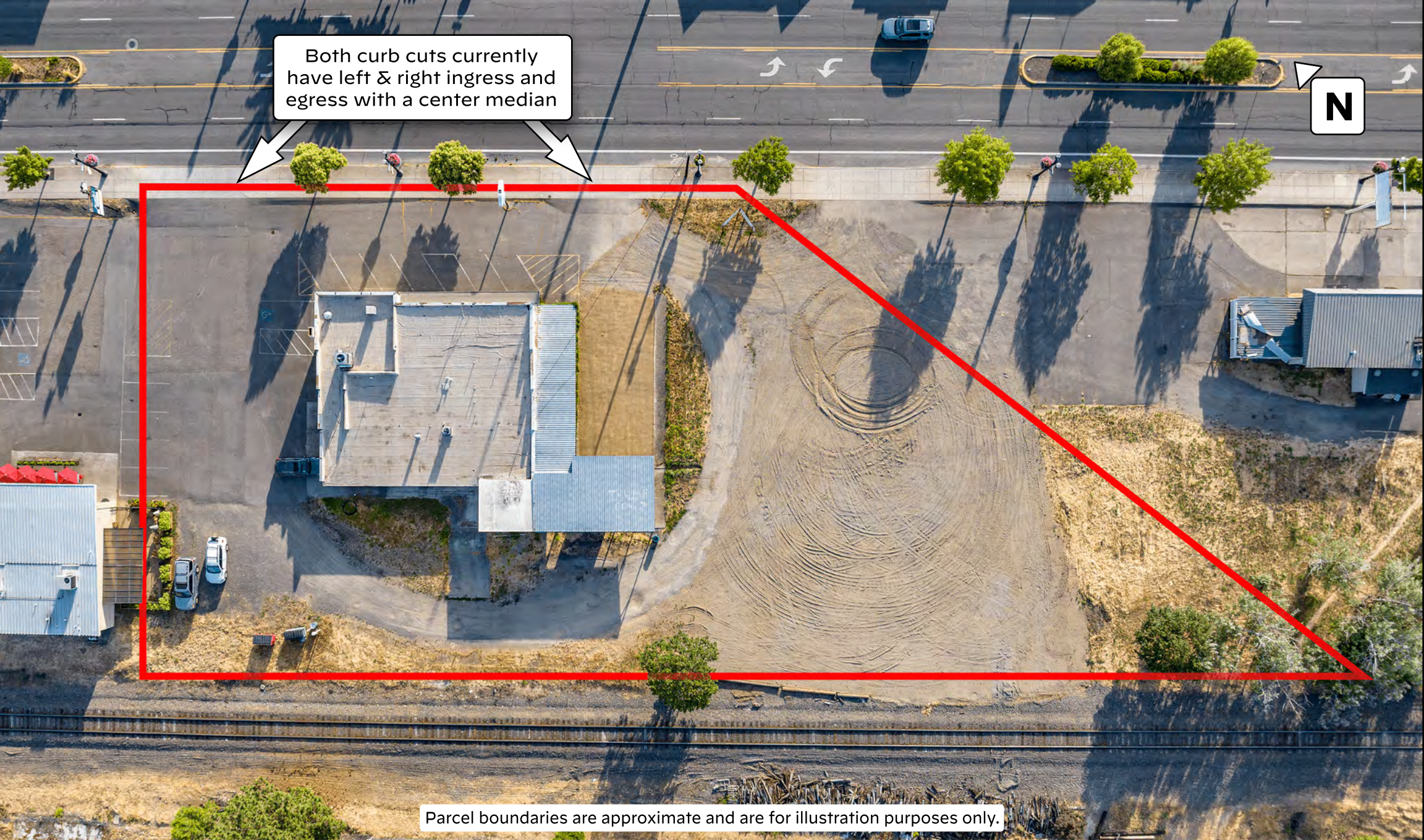
Significant Building Improvements

Mainly on the interior, the building has had significant improvements and upgrades, and could be a turn-key solution to certain users.



The opportunities at 211 North Front Street are abundant; the layout of the property allows certain users to immediately step into an well-located, iconic property - or could allow an entrepreneurial developer the chance to leave their mark on one of the best neighborhoods in Southern Oregon.

Both curb cuts currently have left & right ingress and egress with a center median



Parcel boundaries are approximate and are for illustration purposes only.



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Subject Property Aerial



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial

Identification Key

-  = Water Mains (dia. varies)
-  = Sewer Mains (dia. varies)
-  = Stormdrain (dia. varies)
-  = Fire Hydrant

Note: Utility locations and boundaries are approximate and not guaranteed.



Parcel boundaries are approximate and are for illustration purposes only.

Utility Service Map (approx.)



Mae Richardson Elementary



Subject Property



Future 150+ Unit Multifamily Development



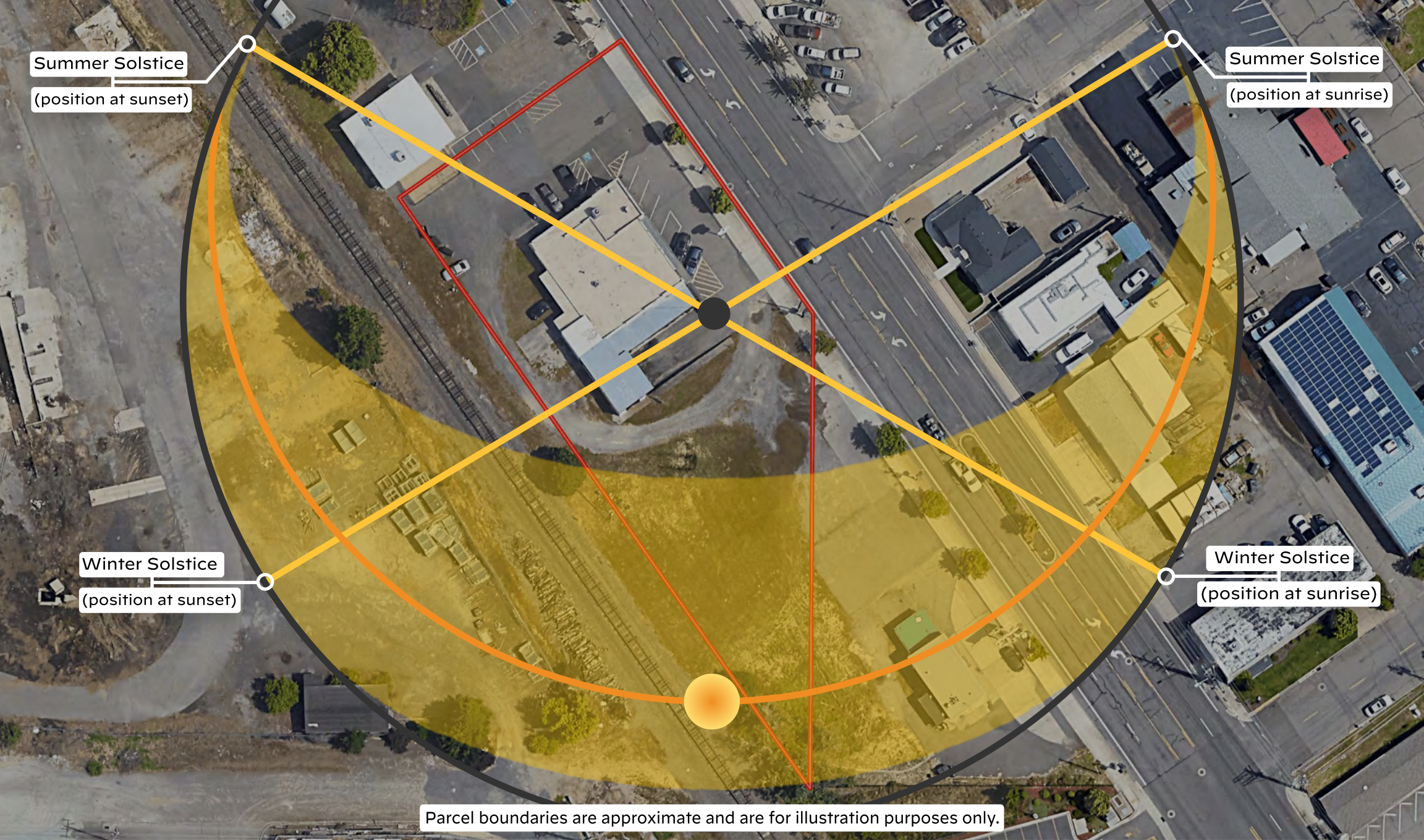
Smith Crossing Ph. 2 (145 Units)

Southern Oregon Artisan Corridor



The Southern Oregon Artisan Corridor is roughly made up of the stretch of North Front Street from East Pine to Hazel Street, and is used by the local municipality to encourage artisans & creatives to invest in a cohesive and synergistic walkable neighborhood, where each new business compliments and improves the value of the rest.

Artisan Corridor Overview



Summer Solstice
(position at sunset)

Summer Solstice
(position at sunrise)

Winter Solstice
(position at sunset)

Winter Solstice
(position at sunrise)

Parcel boundaries are approximate and are for illustration purposes only.

Sun Path Overlay (approximate)



Subject Photos



Subject Photos

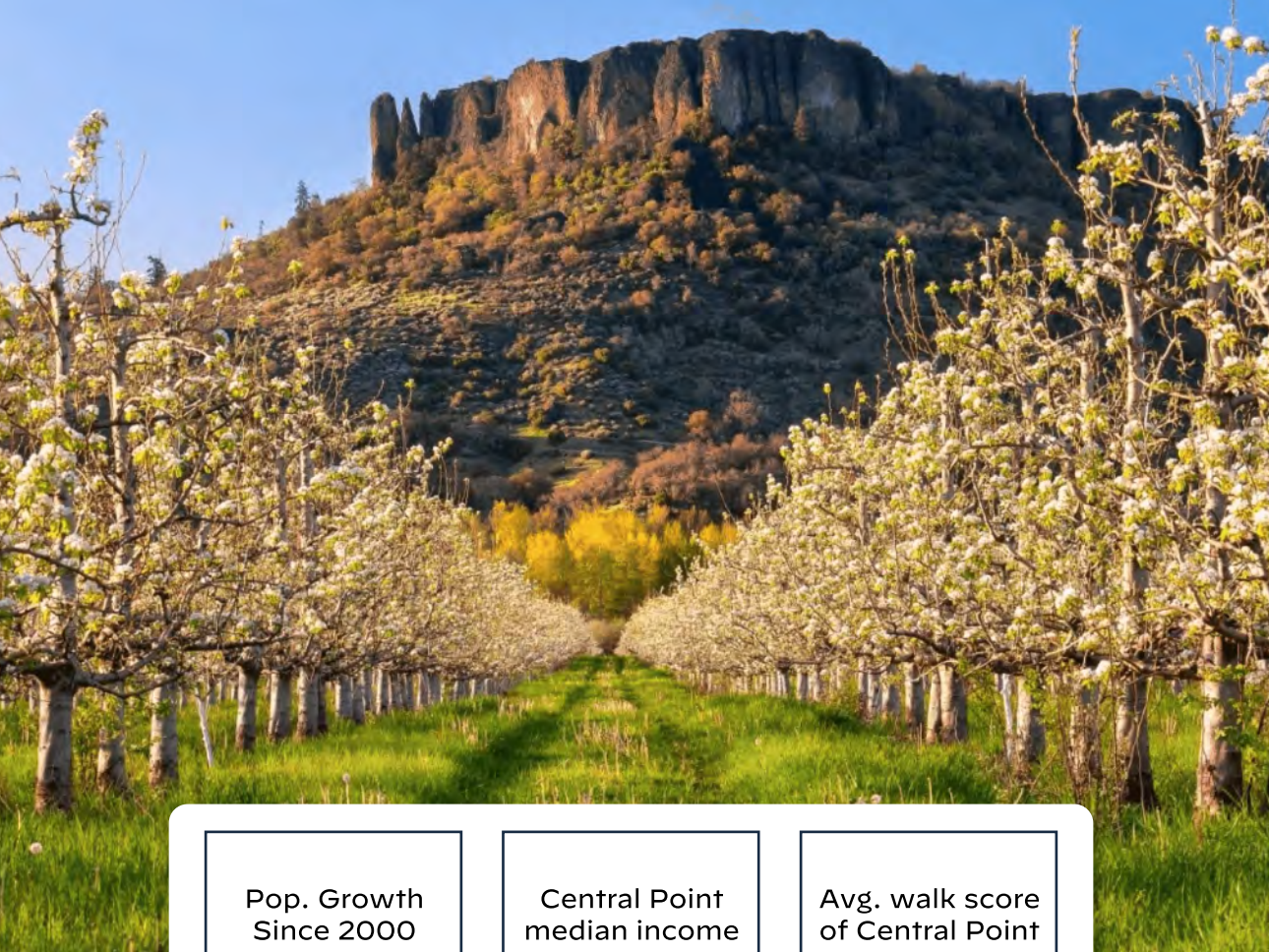


Subject Photos



Boundaries are approximate. Information obtained from sources deemed reliable but not guaranteed.

Region Overview



Central Point History and Profile

Central Point, Oregon - aptly named for its location in the heart of the Rogue Valley - has a rich history since the late 1800's. Slow but steady growth throughout the 1900's led to a population boom in the early 2000's, with an astounding 54.9% growth rate in folks calling Central Point home since 2000. Viewed as the hidden gem of the Rogue Valley, Central Point is desirable to homeowners and tenants alike for it's low crime rate, near-zero homeless population, and the City's exceptionally convenient location, as well as being home to the Jackson County Fairgrounds and Expo.

The City has a strong sense of community as well as a diverse economy. Within City limits, 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 hour's drive.

Central Point is also home to the Jackson County Fairgrounds and Expo, which is home to several large events and concerts each year, including the Jackson County Fair, seeing thousands of attendees each July.

Pop. Growth Since 2000 55%	Central Point median income \$73k	Avg. walk score of Central Point 70+
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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) 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 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 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.

Erickson Air-Crane, Inc's main facility is located nearby, a global OEM aircraft company specializing in heavy-lift aerial operations in both civilian and military use.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



Why Southern Oregon?

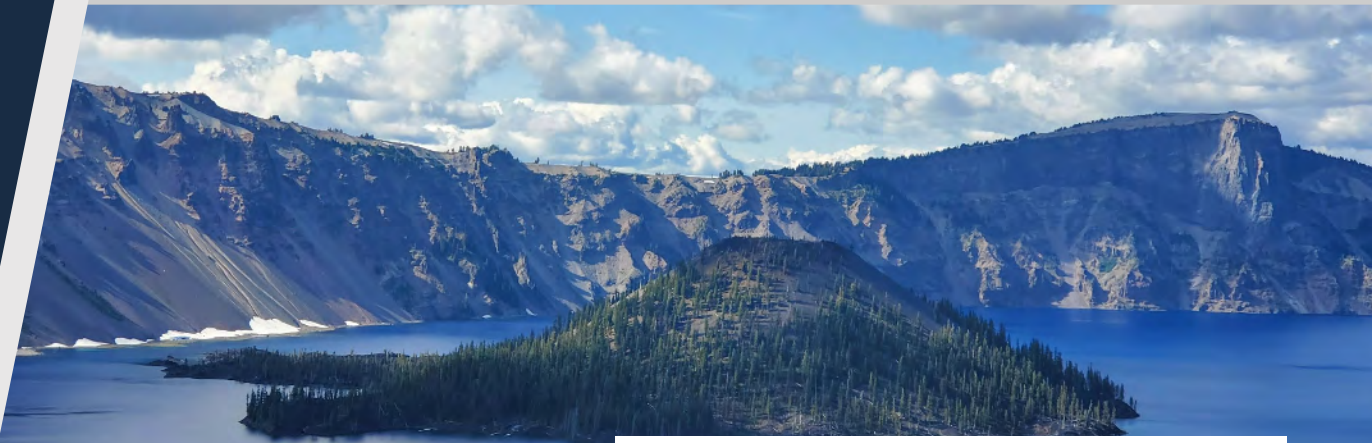
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal 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), Dutch Bros (NYSE: BROS), 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

211 N 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 ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice. Site tours of the property and market, for qualified prospective purchasers, can be arranged with MCRE upon request. The Listing Brokers and Seller request that all initial meetings requested by prospective purchasers be arranged and coordinated through MCRE. There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any of the Properties, 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.

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