

# Siskiyou Medical Building

2924 Siskiyou Blvd., Medford, OR

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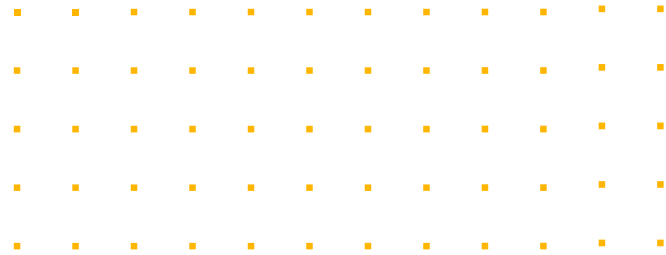
OFFERING SUMMARY

Call for Pricing Information

TOTAL SF

13,477 SF (+4,359 sf Finished Basement)

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# EXECUTIVE SUMMARY

# THE OFFERING



## Investment Overview

### SALE PRICE

Call for Pricing Info

### INVESTMENT TYPE

Class A Medical Office

### % LEASED

68%

### NUMBER OF TENANTS

3 (4 Spaces Total)

### BUILDING SQUARE FEET

±13,477 SF (+4,359 sf Finished Basement)

### LAND AREA

0.85 AC (37,026 SF)

### PARKING

4.45/1,000 (60 Stalls)

### YEAR BUILT

2007

### COUNTY

Jackson

### ZONING

C-S/P (Service Commercial and Professional Office)

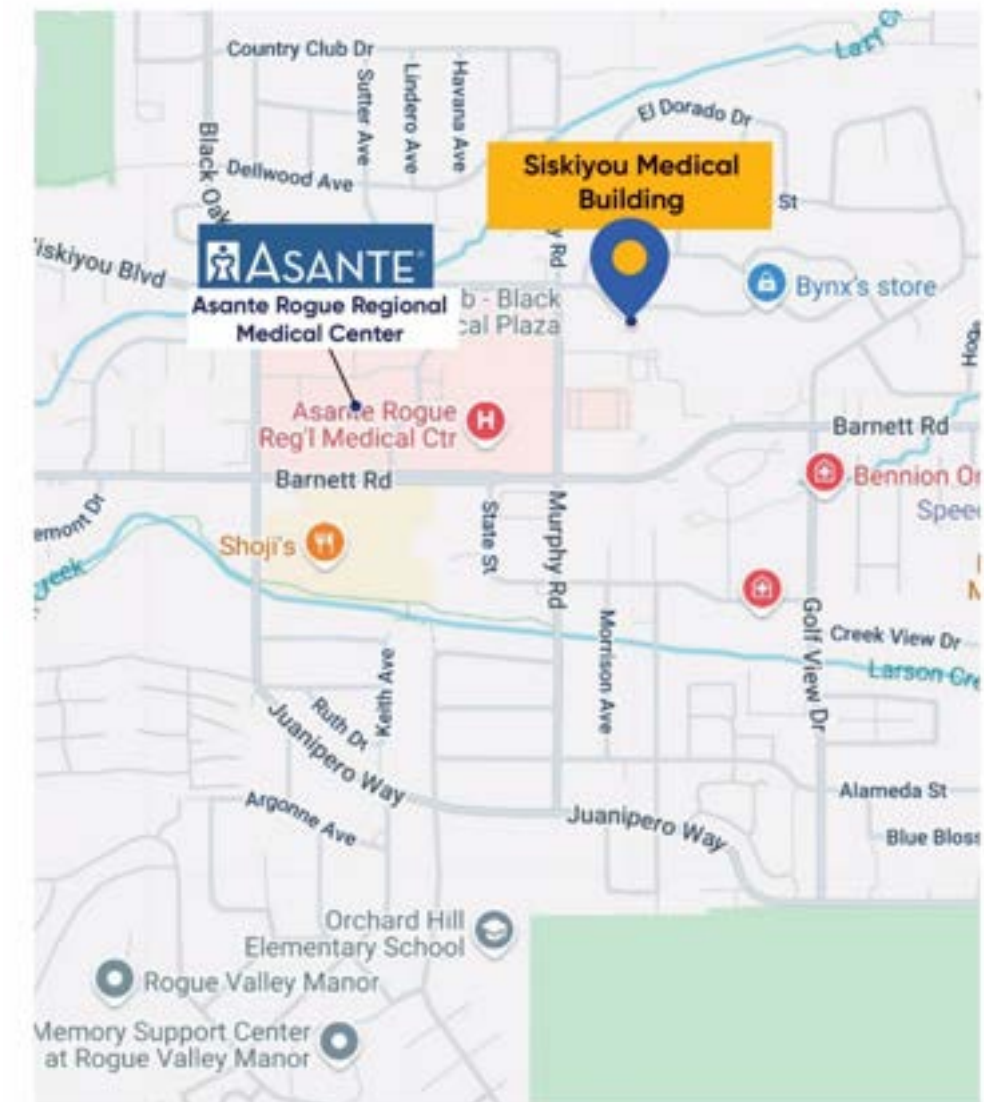


## Siskiyou Medical Building

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### OFFERING HIGHLIGHTS

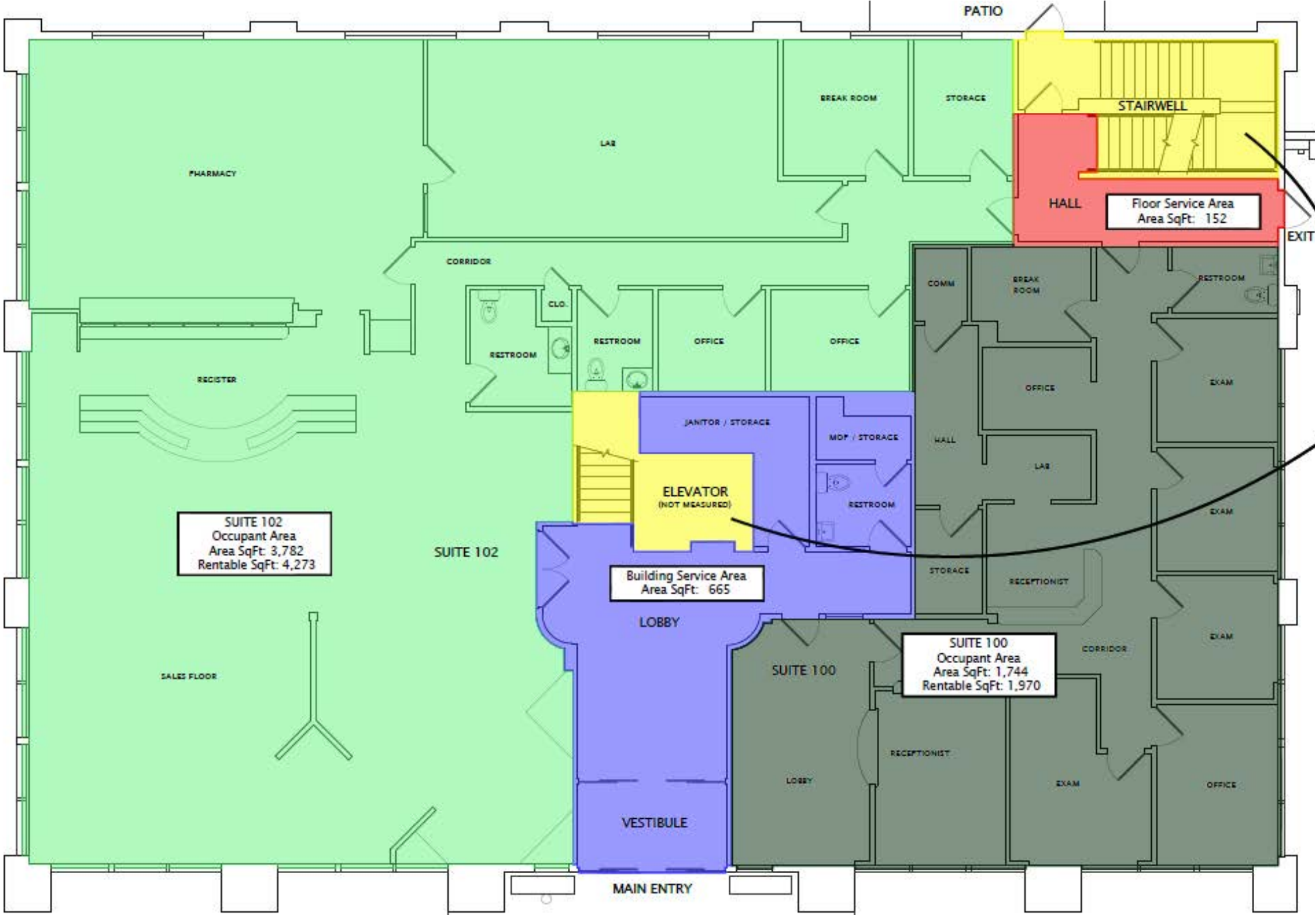
- **INVESTOR or OWNER-USER** opportunity for healthcare providers. Building offers 4,273 RSF of ground-floor medical space available 12/31/26 for owner-user occupancy
- **CLASS A, LEED SILVER, Medical Office Building**, elevator served
- **ADJACENT to Asante Rogue Regional Medical Center**, the market's premiere hospital
- **LEASED** to a diversified mix of healthcare tenants with built-in 3% rent escalations and upside in NOI
- **AMPLE PARKING** with 60 stalls (4.45/1,000 ratio)
- **TIGHT SUBMARKET** with limited medical office supply in Medford
- **STRONG MARKET FUNDAMENTALS** — 4th largest MSA in Oregon with ~225,000 population and steady growth projections



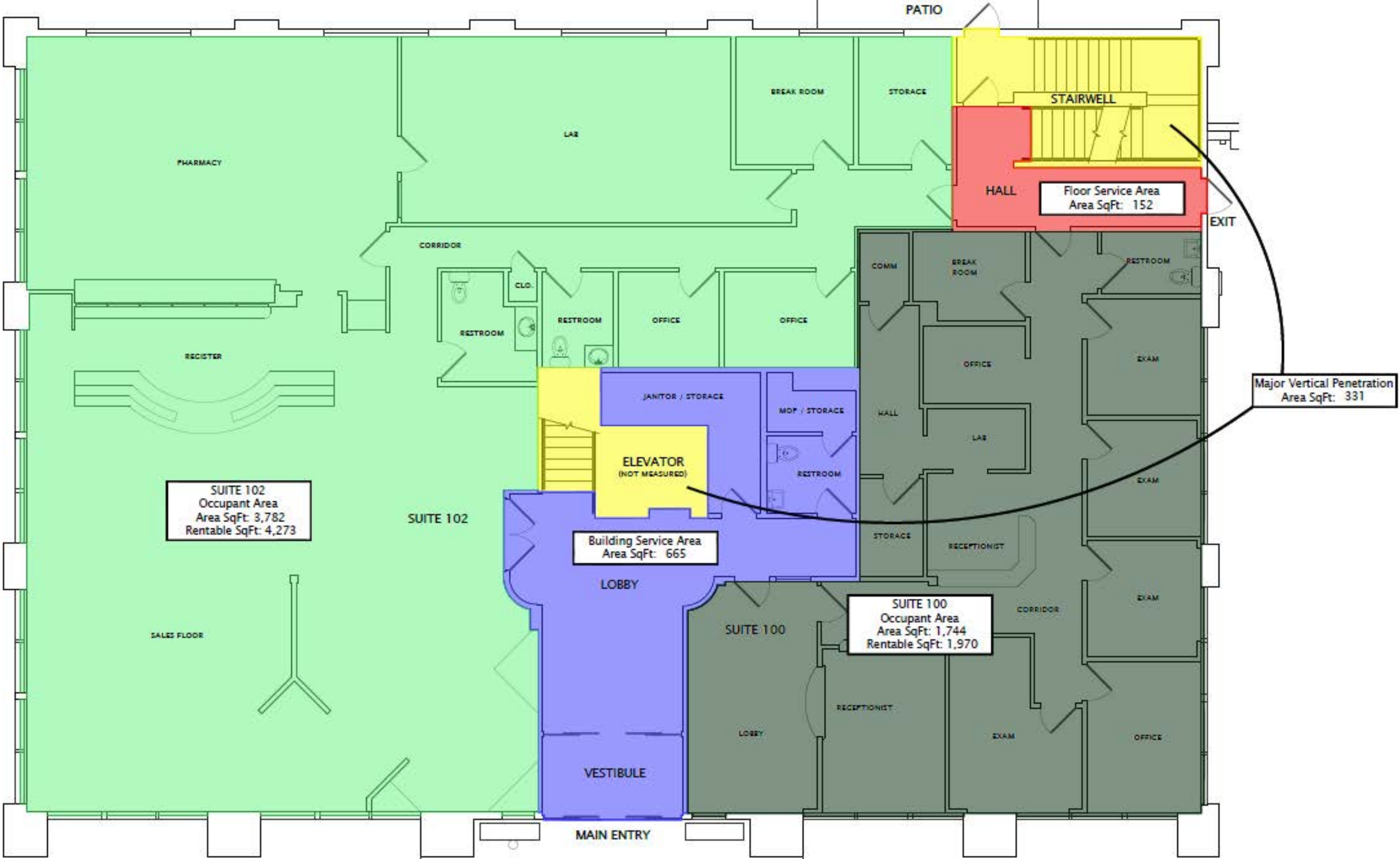
# OWNER-USER OPPORTUNITY – FOR LEASE / FOR SALE

**Suite 102 (Highlighted in Light Green)**  
**Square Footage: 4,273 RSF**

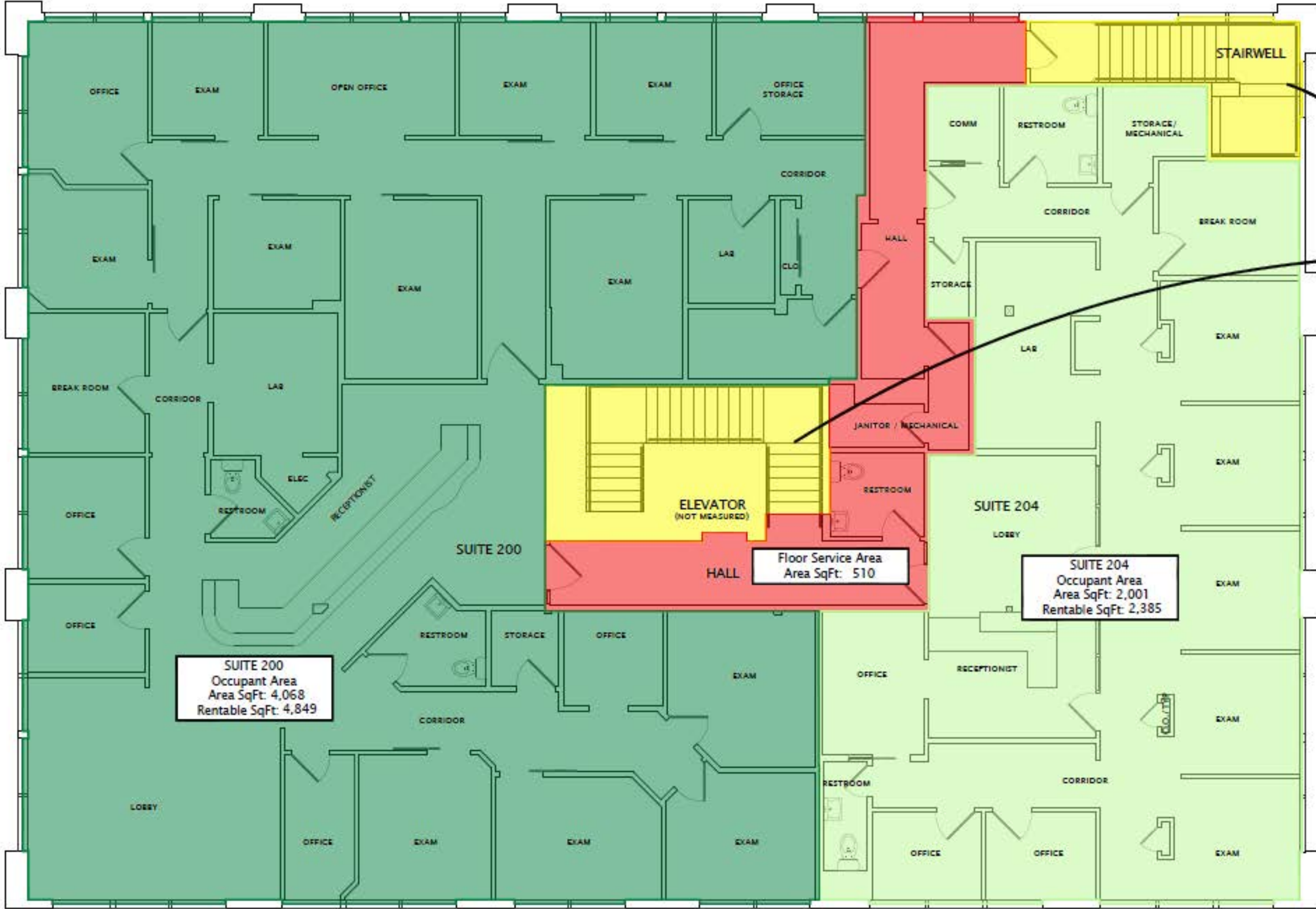
Currently occupied by Black Oak Pharmacy until 12/31/26 (potential for earlier occupancy). Available for Lease at \$3.17/SF/Mo. Full-Service Gross.



# BUILDING FLOORPLAN - 1<sup>st</sup> FLOOR – 6,244 RSF



# BUILDING FLOORPLAN - 2<sup>nd</sup> FLOOR – 7,234 RSF



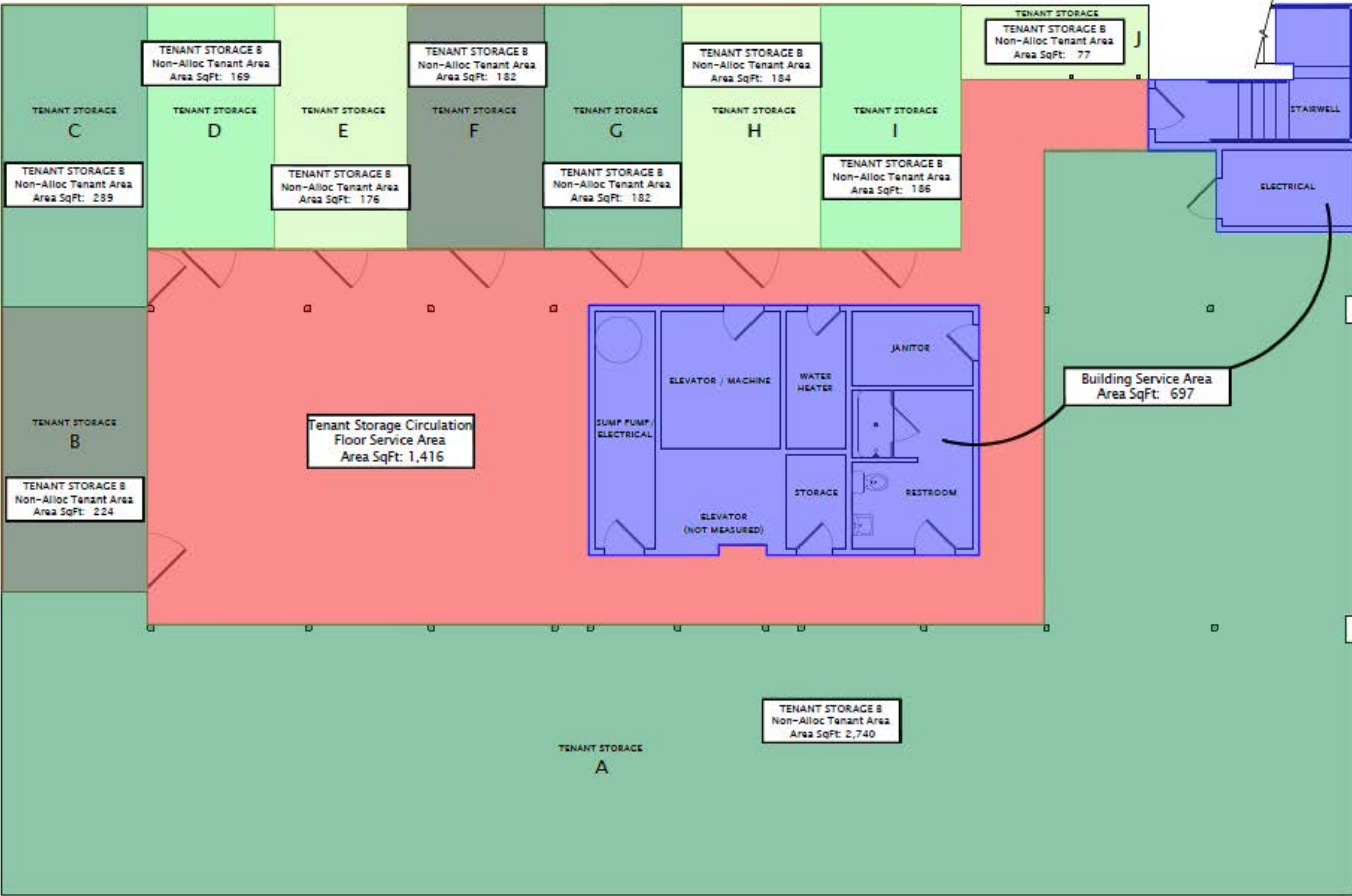
SUITE 200  
Occupant Area  
Area SqFt: 4,068  
Rentable SqFt: 4,849

Floor Service Area  
Area SqFt: 510

SUITE 204  
Occupant Area  
Area SqFt: 2,001  
Rentable SqFt: 2,385

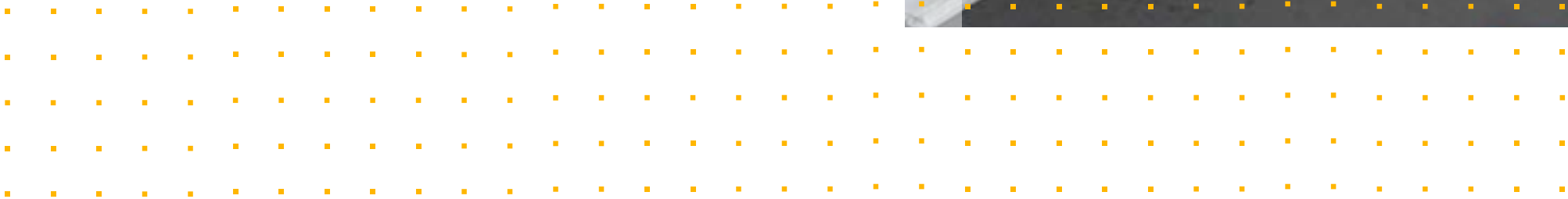
Major Vertical Penetration  
Area SqFt: 419

# BUILDING FLOORPLAN - BASEMENT LEVEL – 4,359 RSF



# 2026 OPERATING EXPENSES

OPERATING EXPENSES (2026)		
	Total	Per SF
Real Estate Taxes	\$43,883	\$3.26
Property Insurance	\$20,058	\$1.94
Repairs & Maintenance	\$45,125	\$3.35
Utilities	\$48,290	\$3.58
Janitorial & Building Supplies	\$26,121	\$1.94
<b>Total Expenses</b>	<b>\$183,478</b>	<b>\$13.61</b>



# TENANT SUMMARY

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**THE CLINIC FOR DERMATOLOGY & WELLNESS – Suite 200-201 | Square Footage: 4,849 RSF**

**# of locations: 2 (Medford & Grants Pass, OR)**



The Clinic for Dermatology & Wellness is a leading-edge dermatology practice serving Southern Oregon and Northern California. Their team includes board-certified dermatologists and a fellowship-trained Mohs surgeon, offering comprehensive care for skin cancer, acne, psoriasis, and other conditions.

The Clinic is recognized as the first in Southern Oregon to provide GentleCure IG-SRT, a groundbreaking, non-surgical skin cancer treatment with a 99%+ cure rate. Patients benefit from advanced procedures including Mohs surgery, photodynamic therapy, biopsies, and laser treatments, all delivered in a patient-centered setting.

With strong brand recognition, a growing footprint, and thousands of 5-star reviews, The Clinic is the market leader in dermatology and wellness services in the Rogue Valley.



# TENANT SUMMARY

**CK Dermatology (CK Derm) – Suite 100 | Square Footage: 1,970 RSF**

**# of locations: 5 across Northern California & Southern Oregon**



CK Dermatology is a full-service dermatology group established in 1996, delivering over 25 years of experience under board-certified dermatologists. They treat a broad range of dermatological conditions—everything from acne, psoriasis, and rosacea to skin cancer, pediatric dermatology, and cosmetic concerns. Their services include medical dermatology, surgical dermatology, phototherapy, Mohs surgery, skin exams, biologic treatments, and both cosmetic and pediatric dermatology.

With 14 practitioners supported by physician assistants and nurse practitioners, CK Derm has strong capacity and brand recognition across the region. Their Medford location at 2924 Siskiyou Boulevard strengthens local market reach.

CK Derm's established reputation, comprehensive service offering, long-standing presence, and geographic footprint make them a high-quality tenant with stable demand and strong patient referral networks.



# TENANT SUMMARY

**Southern Oregon Endodontics – Suite 204 | Square Footage: 2,385 RSF**

**# of locations: 1 in Medford, OR**

Southern Oregon Endodontics is a specialty dental practice focused exclusively on endodontic care—root canal therapy, endodontic retreatment, endodontic surgery, management of cracked teeth, and traumatic dental injuries.

They employ advanced technology (including the GentleWave® System) to enhance treatment efficacy, minimize invasiveness, and preserve natural tooth structure. The practice emphasizes patient comfort and a high-quality experience, aiming to provide the “finest endodontic treatment in a welcoming, comfortable environment.”

Located in Suite 204 at 2924 Siskiyou Blvd, Medford, OR, Southern Oregon Endodontics serves a critical referral role from general dentists across the Rogue Valley. As a specialized tenant with unique service offering and minimal direct competition, they contribute stability and differentiation to the tenant mix.



# LOCATION OVERVIEW

## LOCATION OVERVIEW

# Medford

### MEDFORD SNAPSHOT

**Population (MSA):** ~223,000 (2025 est.) – 4<sup>th</sup> Largest in Oregon

**Population Growth:** Steady, ~0.7% annually (metro)

**Median Household Income (City):** \$70,497 (ACS 2019–2023)

**Average Monthly Rent:** ~\$1,700 (Aug 2025)

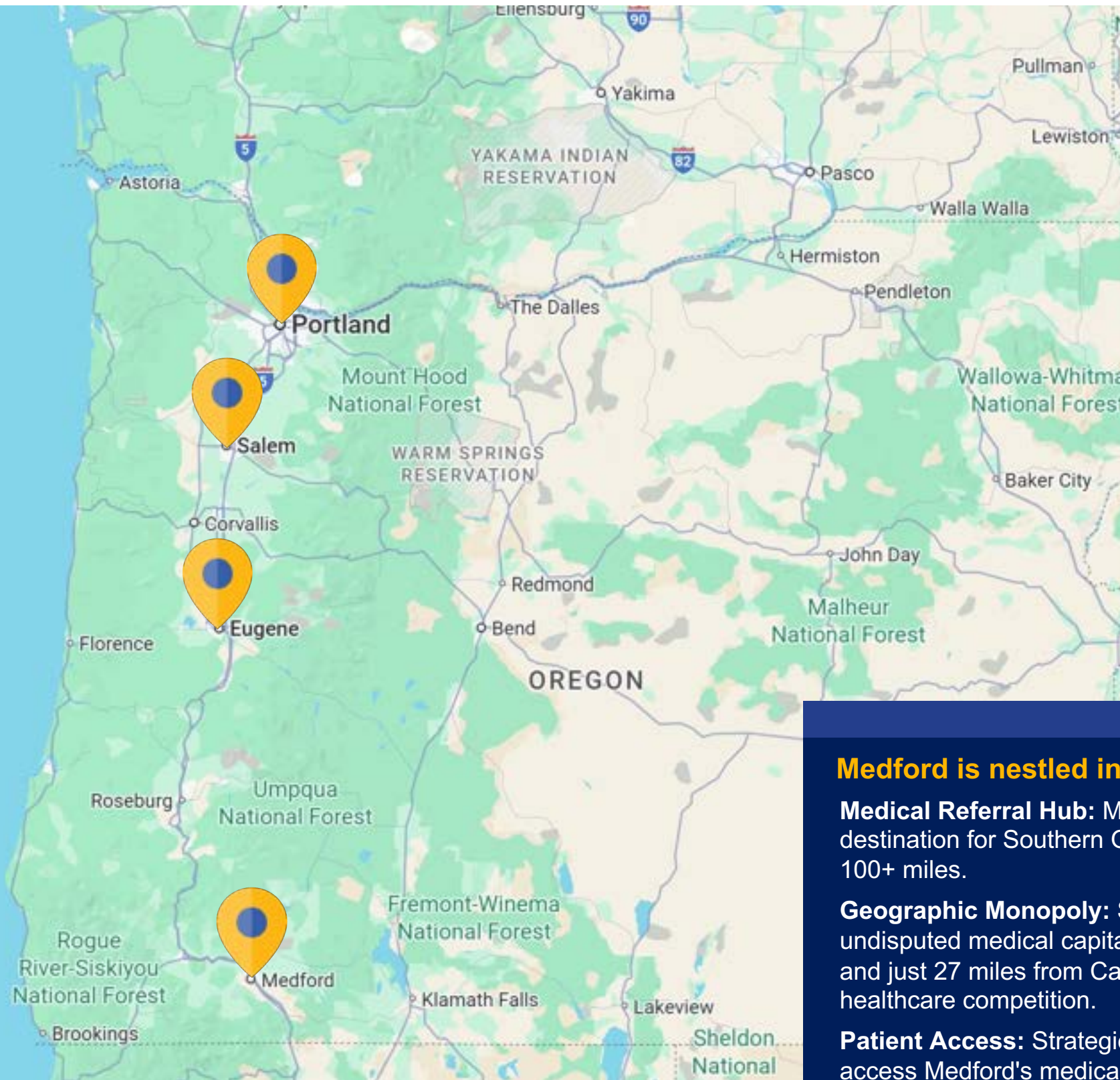
**Median Home Price:** ~\$423,000 (Aug 2025 sales; ~\$450,000 list)

**Employment Base:** ~99,000 jobs (Jackson County, 2024)

## Medford: Southern Oregon's Strategic Healthcare & Transportation Hub

Medford is the regional healthcare hub of Southern Oregon and Northern California, anchored by Asante Rogue Regional Medical Center (378 beds, Level II trauma) and Providence Medford Medical Center. The metro draws patients from a nine-county trade area, supported by I-5 access, a regional airport, and a growing retiree population. This healthcare gravity underpins stable demand for medical office space and long-term investor security.

# MEDFORD: LOCATION OVERVIEW



## DRIVE TIMES

276  
Miles



4H 20M  
Portland

232  
Miles



3H 38M  
Salem

171  
Miles



2H 38M  
Eugene

**Medford is nestled in the heart of the scenic Rogue Valley in Southern Oregon.**

**Medical Referral Hub:** Medford's Interstate 5 location positions it as the natural healthcare destination for Southern Oregon and Northern California, with no competing medical centers within 100+ miles.

**Geographic Monopoly:** Situated in the heart of the scenic Rogue Valley, Medford serves as the undisputed medical capital for a vast geographic region. The city sits 273 miles south of Portland and just 27 miles from California, creating a protected market with significant barriers to new healthcare competition.

**Patient Access:** Strategic highway connections via I-5 and Highway 62 ensure patients can easily access Medford's medical facilities from throughout the region, supporting high utilization rates and market share dominance.

**Physician Recruitment Advantage:** Premium location offers lifestyle benefits including world-class wine country, outdoor recreation, and proximity to major metropolitan areas - critical factors in attracting and retaining top medical talent.

# MAJOR INDUSTRIES IN MEDFORD

## Major Industries of Medford

Medford is the vibrant economic and cultural heart of the Rogue Valley, serving as the hub for retail, government activity, and comprehensive medical services for Southern Oregon. While its early economic success was significantly shaped by a rich history in the timber industry and a strong foundation in agriculture, particularly pear orchards, Medford's economy has diversified considerably.

Today, tourism stands as one of the fastest-growing sectors in Medford. The city is increasingly recognized not only as a gateway to unparalleled outdoor recreation in the surrounding mountains and rivers but also as a premier wine destination.

Nestled in the Rogue Valley American Viticultural Area (AVA), Medford is surrounded by award-winning wineries that attract visitors eager to explore the region's unique terroir. Its premier sports venues, like Rogue X and Lithia & Driveway Fields, draw major tournaments that generate millions in tourism revenue.

Medford's **healthcare sector** remains strong, anchored by major employers like Asante and Providence. The city continues to be a regional hub for medical services, supported by a growing retiree population and a high quality of life. With thriving wine, tourism, and healthcare industries, Medford is well-positioned for sustained economic growth.



**5,298**  
HEALTHCARE



**9,783**  
RETAIL



**1,195**  
AGRICULTURE



**6,500**  
HOSPITALITY



**1,768**  
SCIENTIFIC TECHNOLOGY



## 2025 Medford Largest Employers

Asante Health	6,000
Providence Health System	1,085
Amy's Kitchen	2,700
Harry and David	2,500
Lithia Motors Inc	2,500
Pacific Retirement Services	3,000

# DEMOGRAPHICS: MEDFORD

**222,563**

POPULATION

**2.42**

AVG HH SIZE

**\$70,497**

AVG HH INCOME

**\$21,780/mo**

AVG HH HEALTHCARE EXPENDITURE

**39.1**

MEDIAN AGE



## HOME OWNERSHIP

**15,420**

RENTERS

**58,900**

OWNERS



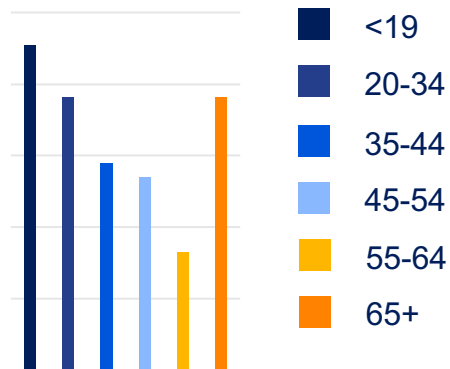
## GENDER & AGE

**49.5%**

MEN

**50.5%**

WOMEN



## EDUCATION

**1.62%**

HS GRAD

**6.91%**

SOME COLLEGE

**7.11%**

ASSOCIATES

**16.9%**

BACHELORS

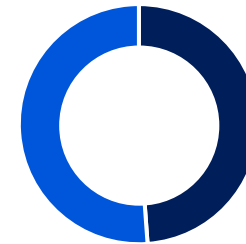


## RACE & ETHNICITY

White	77.5%
Asian	1.1%
Native American	0.275%
Pacific Islander	0.205%
African-American	0.636%
Other Race	.458%
Two or More Races	5.46%



## HEALTH COVERAGE



**94.1%**

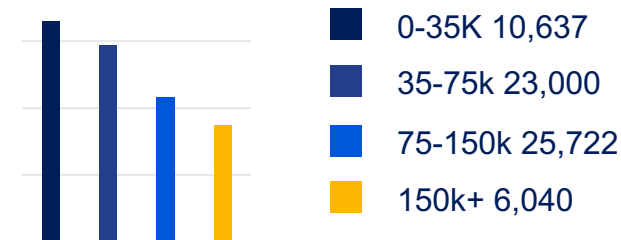
COVERAGE

**5.93%**

NO COVERAGE



## INCOME BY HOUSEHOLD





THANK YOU.

## CONTACT

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