

APPLEGATE RESTAURANT

15095 OR-238 | Applegate, OR
FOR LEASE



RE/MAX
PLATINUM

THE SPACE

Location	15095 OR-238 Applegate, OR 97530
County	Jackson
APN	10308907
Cross Street	N Applegate Rd
Size	2,745 SF (Restaurant & General Store)
Space	Restaurant
Lease Rate	\$2.00 PSF (Monthly) - Plus 7% of Gross Sales (Artificial Breakpoint)
Lease Type	NNN

Notes Rare opportunity to lease a turn-key restaurant and general store located in the heart of the Applegate Valley along Oregon Highway 238. Formerly operating as the well-known Applegate Station, the property has historically served locals, tourists, winery traffic, and recreational visitors throughout the region. Positioned along a primary corridor connecting Jacksonville, Applegate, and Grants Pass, the location benefits from consistent drive-by exposure within one of Southern Oregon's most recognizable rural destinations.

The space offers an established hospitality setting with excellent visibility, abundant parking, existing commercial kitchen infrastructure, and flexible dining and retail areas suitable for a variety of restaurant, café, market, winery-related, or specialty food and beverage concepts. Surrounded by vineyards, outdoor recreation, and the Rogue River corridor, the property presents a unique opportunity to establish a destination-oriented business within the growing Applegate Valley community.

Restaurant and General Store area of the Building. Abuts A Greater Applegate Bakery and Professional Office space. Landlord to consider the inclusion of one or more offices to be converted to dining space. Entire remainder of Property available for customer parking, except for Summer Evening Market which occurs Wednesdays from approx. 4:30 p.m. to 8:30 p.m. May through September of each year. Fuel service operation to be wholly retained by property owners. Business equipment expressly excluded and only included pursuant to agreed terms. Terms and conditions negotiable. Square footage approximate and to be verified prior to a formal lease.

HIGHLIGHTS

- ❖ Turn Key Restaurant
- ❖ Central Rural Crossroad
- ❖ Submarket Dominant

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	103	864	1,902

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$137,672	\$123,836	\$115,110

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	44	401	819

PROPERTY FEATURES

TOTAL TENANTS	4
BUILDING SF	5,224
GLA (SF)	2,745
LAND SF	94,960
LAND ACRES	2.18
YEAR BUILT	1948
YEAR RENOVATED	2022
ZONING TYPE	Rural Commercial
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	100+
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Applegate Community Church
SOUTH	Rogue River
EAST	Apple Outlaw Taproom
WEST	Agricultural Land

MECHANICAL

HVAC	Heat Pump
FIRE SPRINKLERS	None
ELECTRICAL / POWER	3-Phase
LIGHTING	LED

CONSTRUCTION

FOUNDATION	Perimeter
FRAMING	Wood Frame
EXTERIOR	Composite Siding
PARKING SURFACE	Asphalt
ROOF	Composition

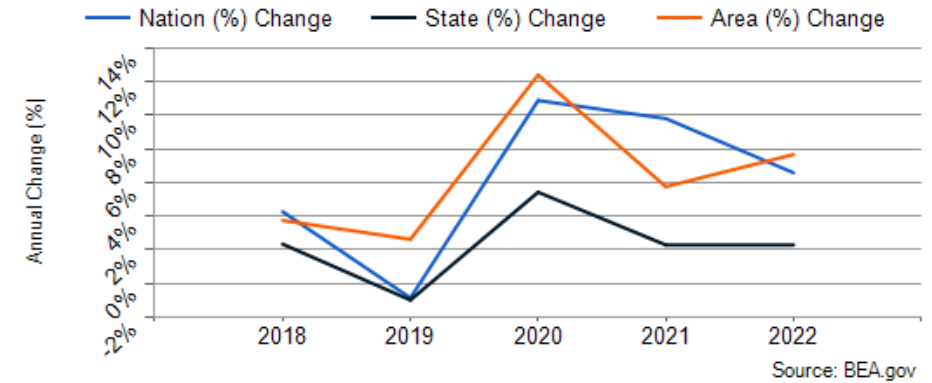
Attraction to the Applegate

- ❖ The property is located in Applegate, Oregon, known for its scenic beauty and outdoor recreational activities such as hiking and fishing in the nearby Applegate Lake.
- ❖ Applegate is a small, close-knit community with a population of just over 760 residents, providing a peaceful and quiet environment along the Rogue River.
- ❖ The property is situated along Oregon Route 238, a main thoroughfare connecting the town of Jacksonville with the Applegate Valley, ensuring good visibility and accessibility.
- ❖ The area features several local wineries and vineyards, including Valley View Winery and Wooldridge Creek Winery, attracting tourists and wine enthusiasts to the region.
- ❖ Applegate is approximately 15 miles southwest of Medford, a larger city offering additional amenities, services, and a regional airport for convenient travel access.

Largest Employers

Horsefeather Farms Ranchette	Approximately 10 to 19 employees
Applegate Store and Cafe	Approximately 20 employees
US Post Office	Approximately 10 employees
Curly Top Bake Shop	Approximately 5 employees
Barbie's Bling Shack	Approximately 5 employees
The Station	Approximately 5 employees
OREGON-Land.Com	Approximately 5 employees
Applegate Branch Library	Approximately 5 employees

Jackson County GDP Trend



1

Jacksonville
15.32 miles | 19.7 minutes

2

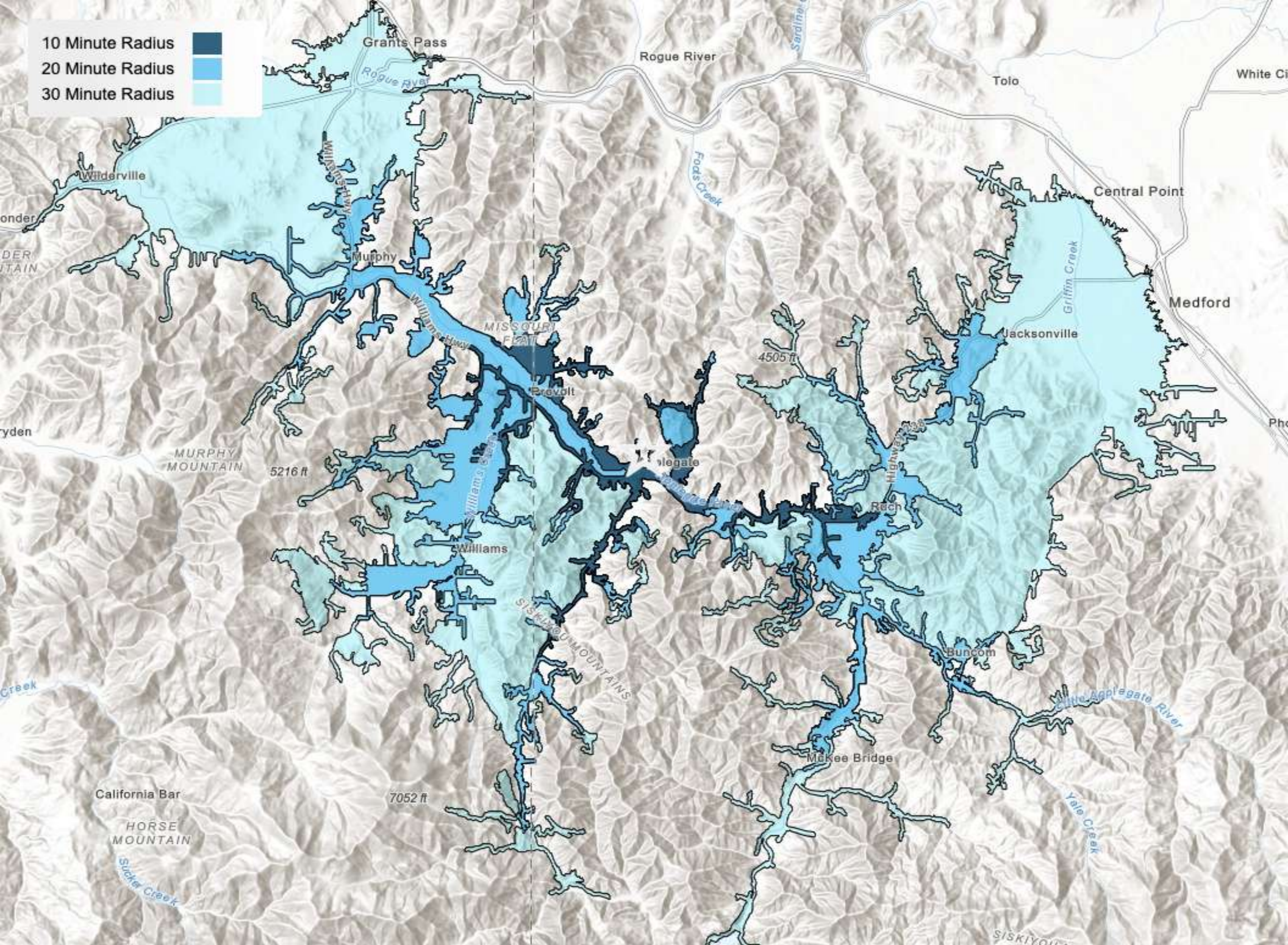
Medford
20.55 miles | 30.7 minutes

3

Grants Pass
18.89 miles | 26.4 minutes



10 Minute Radius
20 Minute Radius
30 Minute Radius





To Medford

OR-238

N Applegate Road

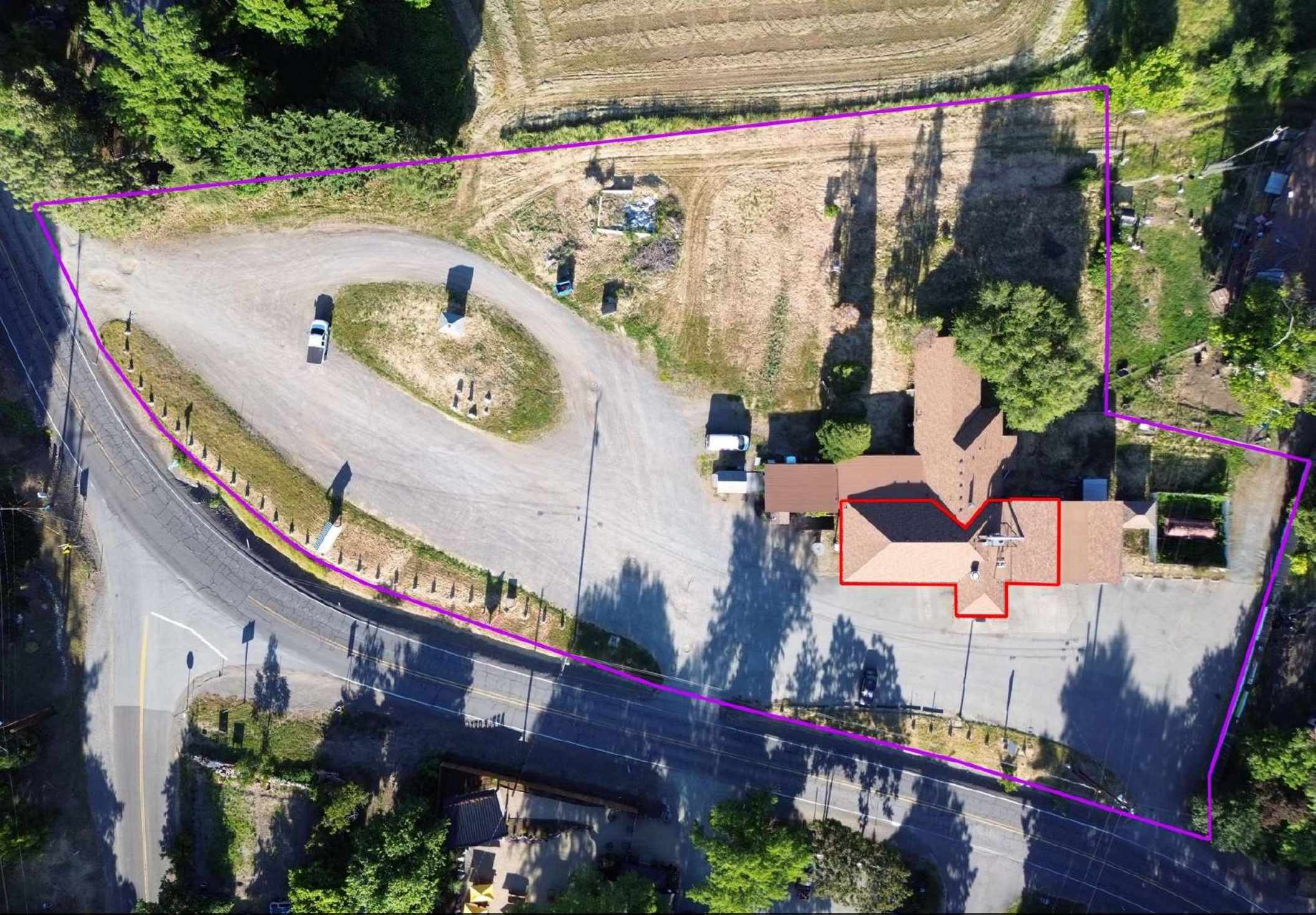
East View Aerial



To Grants Pass

To Applegate

West View Aerial



Property Aerial









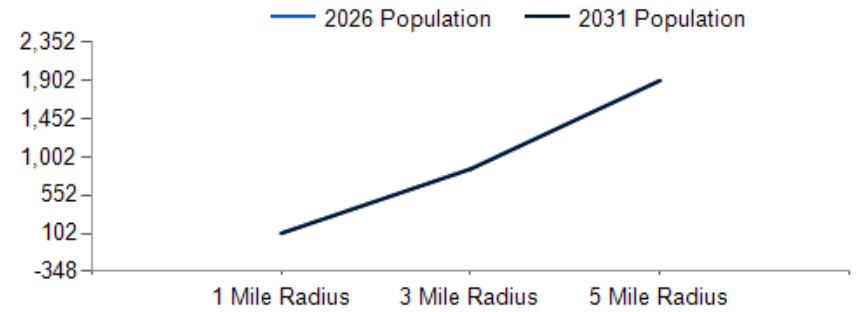




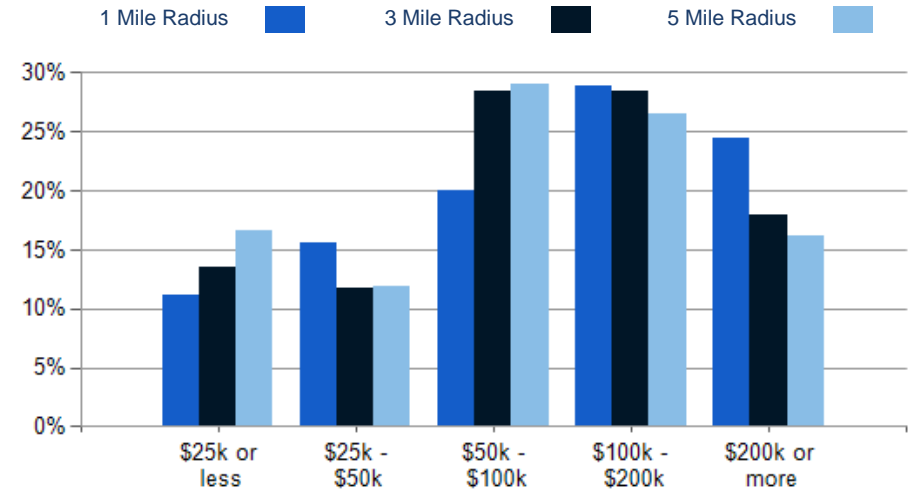


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	94	820	1,823
2010 Population	112	874	1,880
2026 Population	103	864	1,902
2031 Population	102	857	1,900
2026 African American	0	6	13
2026 American Indian	1	10	25
2026 Asian	2	14	24
2026 Hispanic	10	76	163
2026 Other Race	4	26	53
2026 White	84	712	1,585
2026 Multiracial	12	94	199
2026-2031: Population: Growth Rate	-0.95%	-0.80%	-0.10%

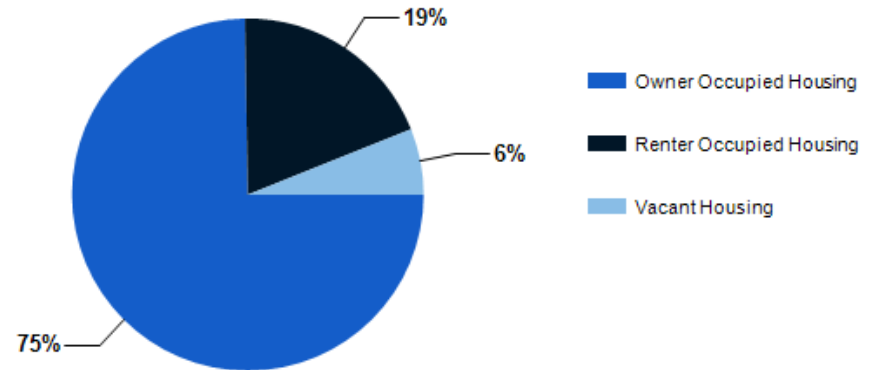
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4	39	85
\$15,000-\$24,999	1	15	51
\$25,000-\$34,999	1	12	29
\$35,000-\$49,999	6	35	68
\$50,000-\$74,999	6	55	126
\$75,000-\$99,999	3	59	111
\$100,000-\$149,999	10	80	151
\$150,000-\$199,999	3	34	66
\$200,000 or greater	11	72	132
Median HH Income	\$103,616	\$92,214	\$84,549
Average HH Income	\$137,672	\$123,836	\$115,110



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

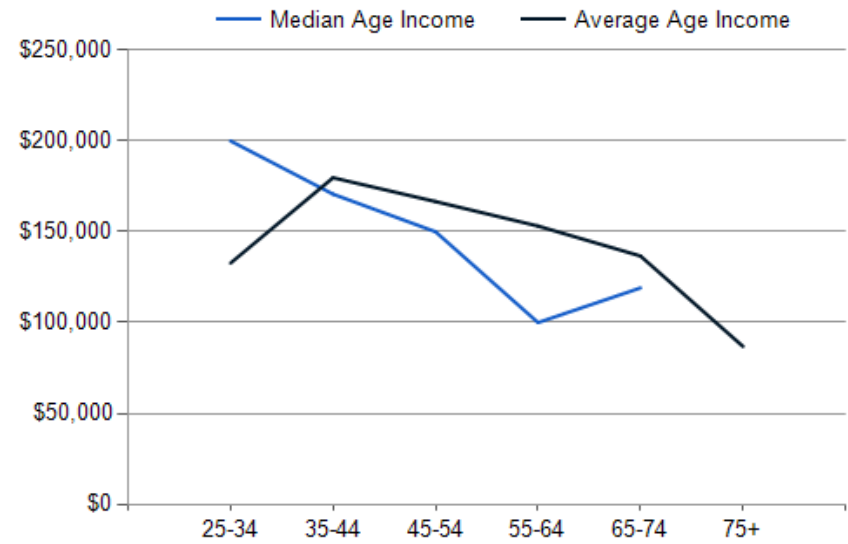
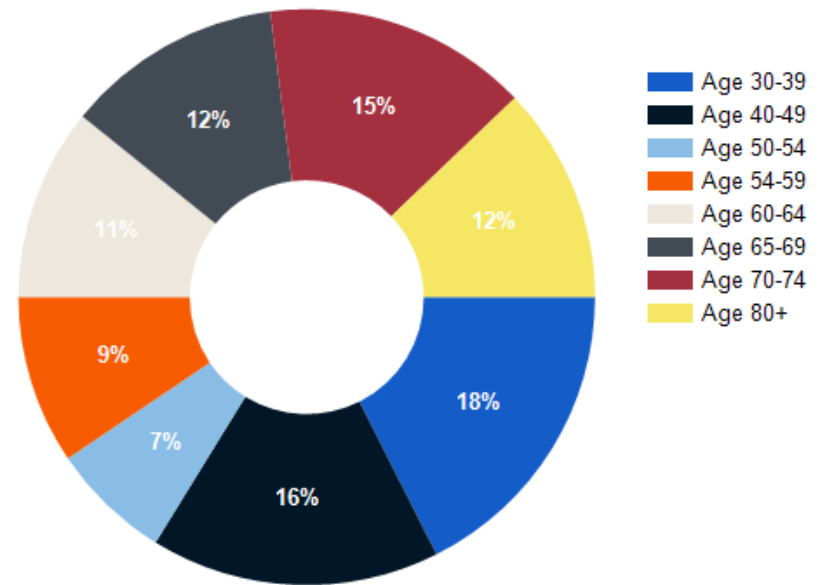


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5	36	81
2026 Population Age 35-39	8	59	132
2026 Population Age 40-44	5	50	116
2026 Population Age 45-49	7	53	119
2026 Population Age 50-54	5	40	101
2026 Population Age 55-59	7	55	119
2026 Population Age 60-64	8	69	150
2026 Population Age 65-69	9	82	175
2026 Population Age 70-74	11	93	189
2026 Population Age 75-79	9	70	146
2026 Population Age 80-84	4	39	80
2026 Population Age 85+	3	24	53
2026 Population Age 18+	88	740	1,625
2026 Median Age	54	55	53
2031 Median Age	53	54	53

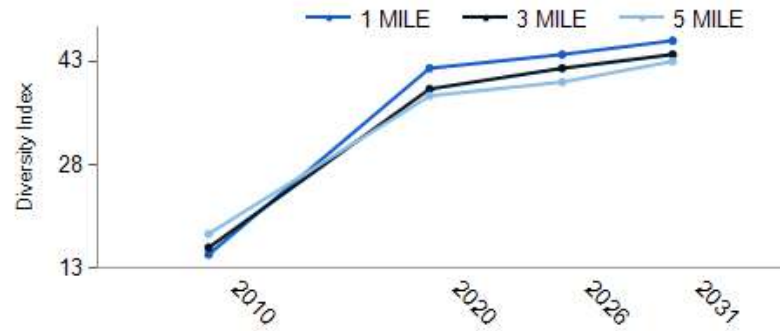
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$200,001	\$107,831	\$95,497
Average Household Income 25-34	\$132,765	\$137,347	\$123,155
Median Household Income 35-44	\$170,715	\$135,692	\$117,719
Average Household Income 35-44	\$179,741	\$170,620	\$155,344
Median Household Income 45-54	\$150,000	\$120,297	\$112,867
Average Household Income 45-54	\$166,631	\$151,717	\$141,092
Median Household Income 55-64	\$100,000	\$107,243	\$101,489
Average Household Income 55-64	\$153,168	\$136,815	\$125,823
Median Household Income 65-74	\$119,093	\$87,401	\$79,418
Average Household Income 65-74	\$136,633	\$116,630	\$106,650
Average Household Income 75+	\$86,867	\$80,264	\$76,055

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	46	44	43
Diversity Index (current year)	44	42	40
Diversity Index (2020)	42	39	38
Diversity Index (2010)	15	17	18

POPULATION DIVERSITY



POPULATION BY RACE

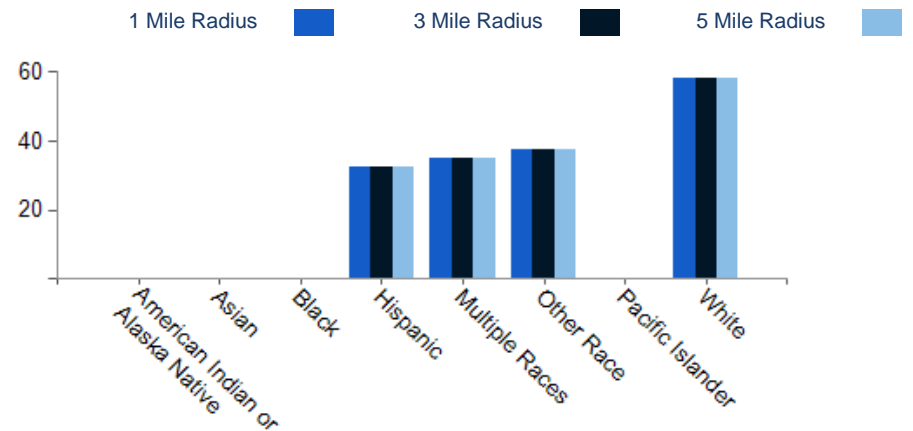


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	0%	1%	1%
American Indian	1%	1%	1%
Asian	2%	1%	1%
Hispanic	9%	8%	8%
Multiracial	11%	10%	10%
Other Race	4%	3%	3%
White	74%	76%	77%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	49	45
Median Asian Age	0	66	63
Median Black Age	0	33	43
Median Hispanic Age	33	35	36
Median Multiple Races Age	35	33	35
Median Other Race Age	38	41	41
Median Pacific Islander Age	0	73	53
Median White Age	58	58	56

2026 MEDIAN AGE BY RACE



Leasing Process & Proposal Guidelines

Thank you for your interest in this leasing opportunity. RE/MAX Platinum Commercial Group (“RPCG,” “Listing Broker(s),” “we,” or “us”) is the exclusive listing broker representing the Landlord in connection with this offering.

Interested parties, including prospective tenants and cooperating brokers, are encouraged to contact RPCG directly to discuss the opportunity, request additional information, schedule property tours, or discuss next steps in the leasing process. Depending on the nature of the opportunity and level of interest, RPCG may coordinate a Request for Proposal (RFP), Letter of Intent (LOI), or other method for submission and negotiation of proposed lease terms.

To facilitate efficient review and consideration, all LOIs or preliminary proposals should include, at a minimum, the following information:

- Tenant entity name and primary contact information
- Proposed use of the premises (if different than currently advertised)
- Desired premises or approximate square footage requirement
- Proposed initial lease term
- Anticipated lease commencement or occupancy date
- Proposed base rental rate and rent structure
- Tenant improvement requests or construction requirements
- Any requested concessions, abatements, options, or special terms
- Broker representation information, if applicable

Additional information may be requested during the negotiation and underwriting process depending on the proposed use, tenant structure, and transaction requirements.

RPCG appreciates your interest and looks forward to assisting you through the leasing process. Interested parties may contact us at their convenience to discuss the opportunity further and determine the most appropriate next steps.

Applegate Restaurant

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Platinum and it should not be made available to any other person or entity without the written consent of RE/MAX Platinum.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Platinum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. RE/MAX Platinum has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Platinum has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Platinum conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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The RE/MAX logo, with 'RE' in red, a blue diagonal line, and 'MAX' in red. The background features a faint, large-scale geometric pattern of interconnected lines.

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