

OFFERING MEMORANDUM

— FOR SALE —

MULTI-UNIT COMMERCIAL BUILDING IN TRI-CITY, OR

209 S Old Pacific Hwy, Myrtle Creek, OR 97457

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Guaranteed human-originated content
Minimal AI content in OM ✓

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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 **209 S Old Pacific Highway**, a multi-tenant commercial building located in Tri-City, Oregon (the "Property").

The Property is comprised of ±2,772 SF total with three adjacent suites. Each suite spans ±900 SF, and is currently in a warm shell buildout. Each suite is plumbed for a private half-bathroom, and includes a wide-open clear span interior space, supporting a wide variety of commercial uses including professional service, medical office or small-format retail operations.

Depending on the future uses and needs of owner-users or tenants, the shell condition of the building offers buyers a strategic opportunity to retain three individual units or combine the adjacent suites to create one or two large units.

Situated on South Old Pacific Hwy, the Property benefits from high-visibility with ±77' of frontage. Access is convenient with a full movement shared driveway off the highway and a well-sized rear parking lot, shared between the subject Property and two other commercial buildings (not a part of this offering).

Within C2 (Community Commercial) zoning, the Property is positioned to serve

a broad variety of uses suitable for owner-users or an investor seeking a value-add multi-tenant commercial asset.

Additionally, the surrounding area is characterized by an established commercial corridor including restaurants, automotive repair facilities, professional offices, medical offices, and some rural residential subdivisions. The Property is located near Interstate-5 access which also provides strong connectivity to the local region and greater Douglas County.

Buyers should note that the building is an attached multi-tenant retail building that shares a common wall along its southern side with an adjacent building on a separate parcel that is currently occupied by healthcare practitioners including chiropractic and acupuncture providers.

The opportunity at 209 S Old Pacific Highway is clear for prospective buyers. The Property is a multi-tenant commercial building positioned within a desirable area. Overall, the building is suitable for both owner-occupants and investors alike. The flexible layout, close proximity to I-5 and high-visibility could potentially offer future stable income for buyers.

Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$280,000
Occupancy:	All three suites delivered vacant
Address:	209 S Old Pacific Hwy, Myrtle Creek, OR 97457 - Douglas County
Legal:	30-5W-08BB TL 1600 APN R31590
Annual Taxes:	\$1,880.14 (2025-26') Property taxes may be subject to change following completion of build-outs
Zoning:	C2 (Community Commercial)
Land Area:	0.23 acres (10,019 SF)
Year Built:	2006 (per County - 20 years)
Square Feet:	±2,772 SF (per County)
Access:	Shared access via one full motion driveway off of S Old Pacific Hwy
Utilities:	All utilities are public and are serviced by Tri-City Water & Sanitary Authority and Pacific Power
Parking:	±14 deeded stalls in shared unmarked parking lot located on western side of building
Construction:	Wood-framed building with concrete perimeter foundation More building infrastructure information available on page 5

Investment Highlights

High-Visibility Location

The Property benefits from strong visibility and $\pm 77'$ of street frontage providing space for monument signage. 209 S Old Pacific Hwy is also a short 2-minute or 1.0 mile drive to Interstate 5 access and enjoys a shared full movement driveway off of S Old Pacific Highway.



Flexible Zoning

As a rare public offering, 209 S Old Pacific Highway is one of just a handful of remaining multi-tenant commercial assets with flexible C2 (Community Commercial) zoning. The zoning district allows for most indoor retail, office and service businesses outright, while activities involving outdoor impacts or special conditions must obtain a conditional-use permit. Buyer is responsible for any and all due diligence.



Value-Add Potential

The shell condition of the three separate suites offers future owners or tenants a blank canvas for interior build-out and customization. The shell condition of the building offers buyers a strategic opportunity to retain three individual units or combine the adjacent suites to create one or two large spaces. Each space could be tailored to specific operational needs.



Parcel boundaries are approximate and are for illustration purposes only.

Established Commercial Corridor

The Property is located on a high-traffic arterial within a community commercial zoning district with the surrounding area being primarily medical/professional offices and retail buildings.

Building Infrastructure Summary

Wood-frame building with concrete perimeter foundation. Prospective buyers should note that the Property has three suites, each in warm shell condition with full interior painted drywall. The suites have no finishes, fixtures, flooring or other improvements beyond the exterior structure.

Plumbing

Supply and waste line materials are unknown but are to modern code with no known issues. A half-bathroom is plumbed in each unit.

Electrical Summary

The Property is serviced via Pacific Power. Exterior Infrastructure: Eaton Cutler-Hammer switchboard provides power to the entire building and is rated for 800 amps of 120/240V, single-phase. Each unit includes a Siemens Type 1 indoor panel rated for 200 amps of 120/240V, single-phase.

HVAC Summary

Each suite includes an attic-mounted horizontal unit with insulated duct work; age of the units are ± 20 years old; model types are unknown. The system includes ceiling register distribution throughout the suites and Honeywell digital thermostats.

Roof System

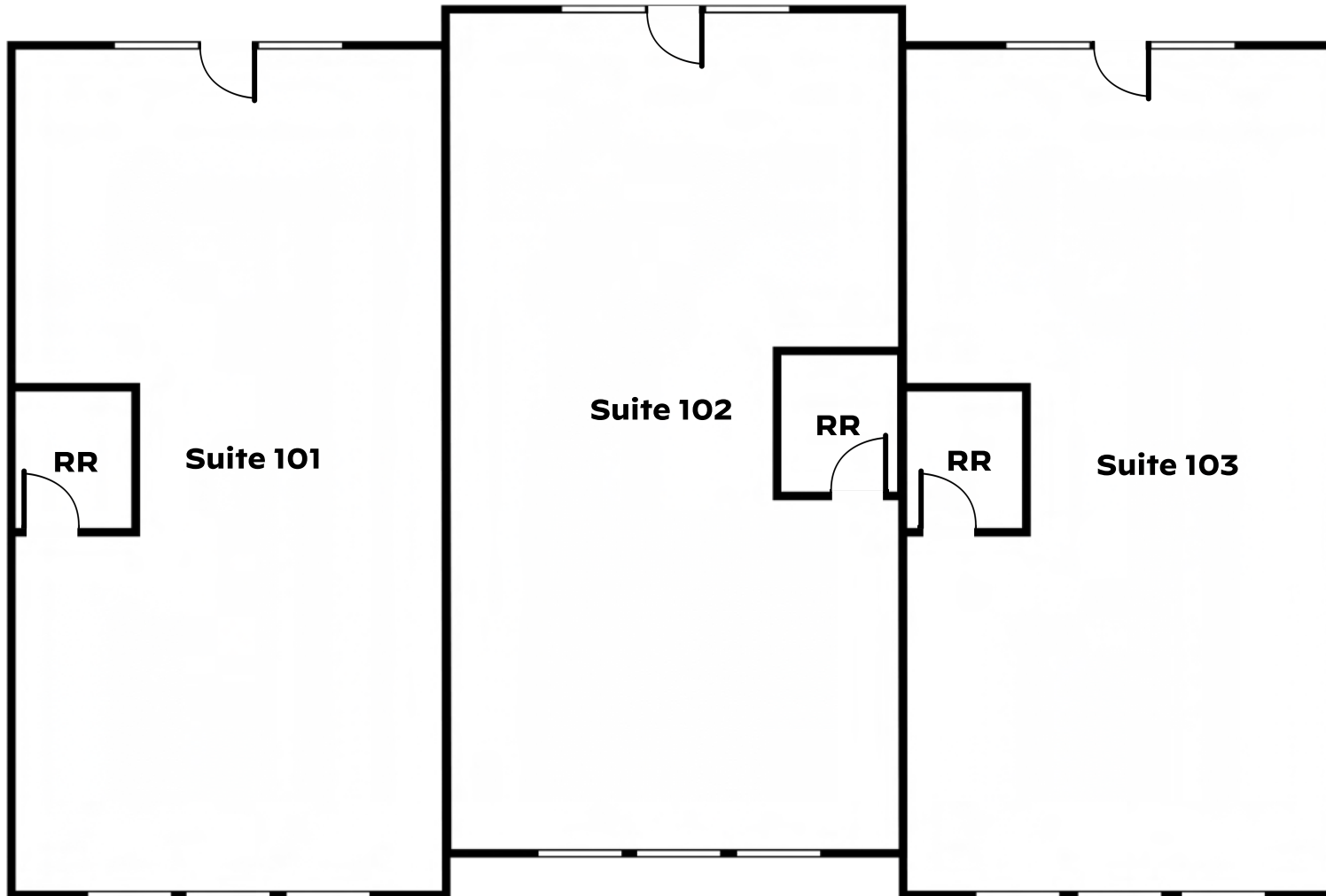
Roof system is comprised of composite shingle roofing. The age of the roof is 20 years, but appears to be in good condition.

Parking

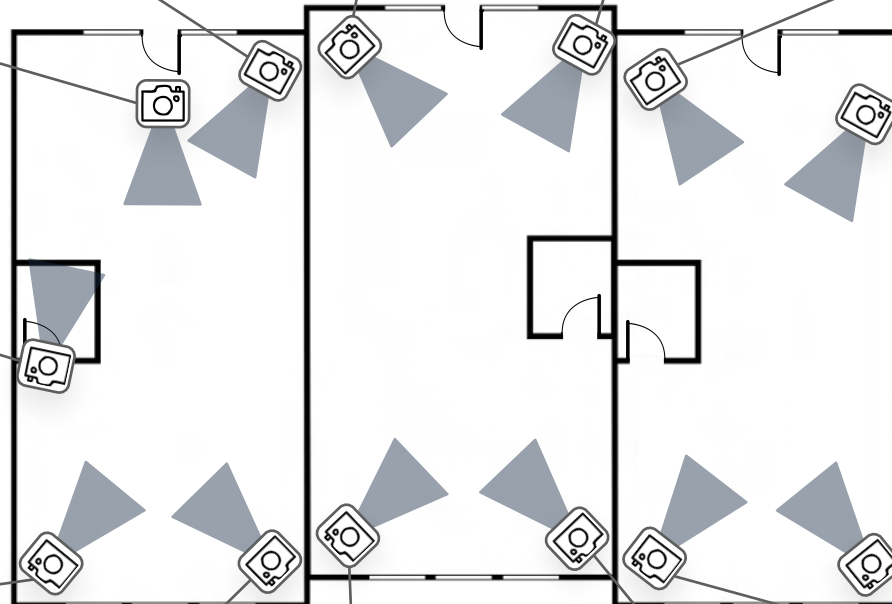
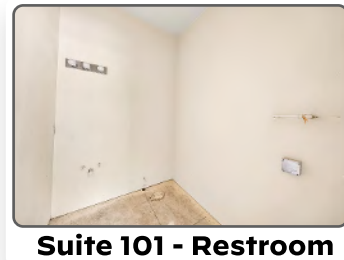
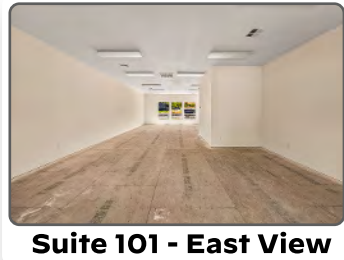
± 14 deeded parking spaces are located on the western side of the Property. The parking lot is shared among the suites.

Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

Systems & Infrastructure Overview



Subject Floor Plans



Floor Plan with Photo Locations



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



Parcel boundaries are approximate and are for illustration purposes only.

Subject Photo - Exterior



East View



SE View



SW View



NW View

Subject Photos - Suite 101 Interior



Subject Photos - Suite 102 Interior



NE View



SE View



SW View



NW View

Subject Photos - Suite 103 Interior



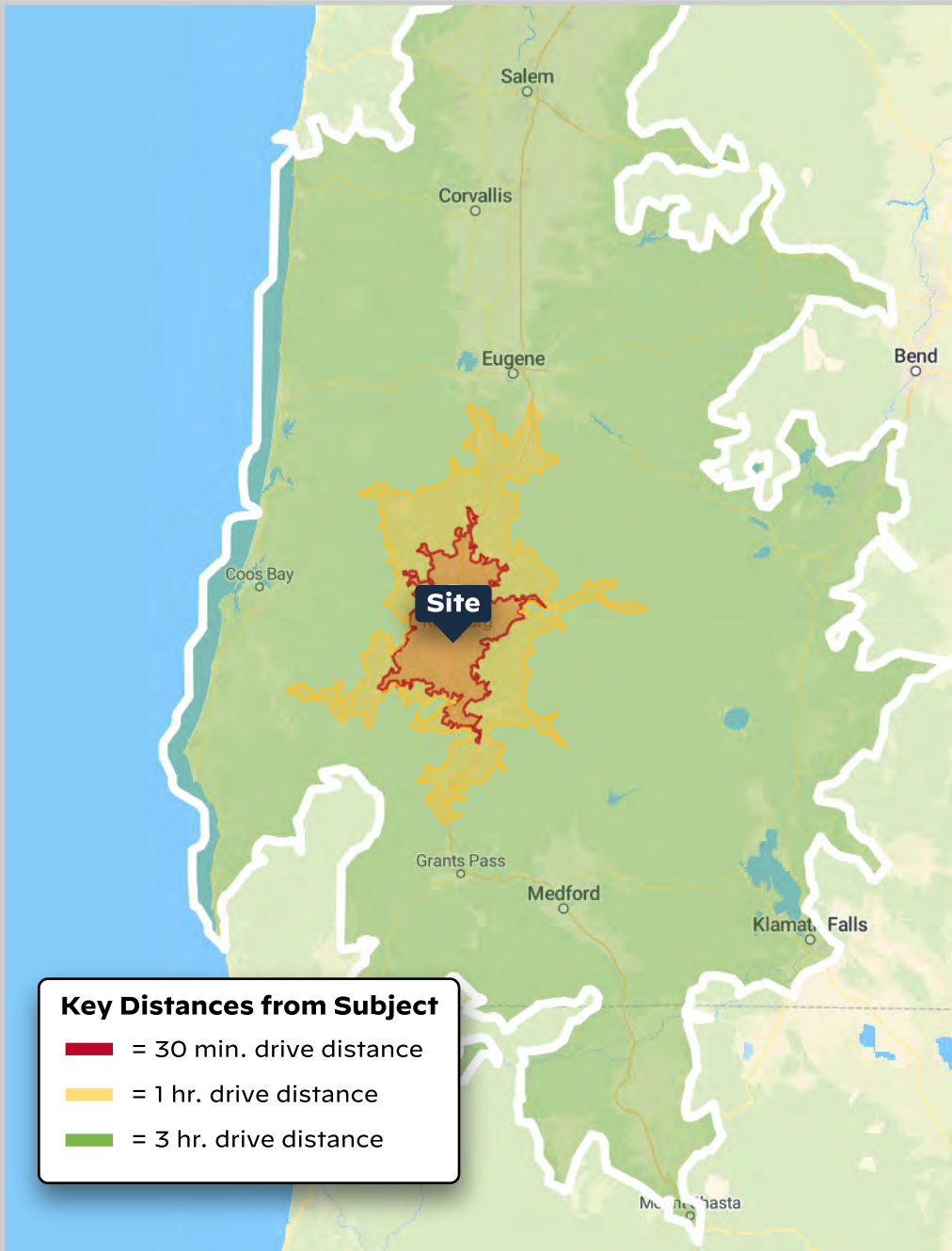
Corporate Neighbors

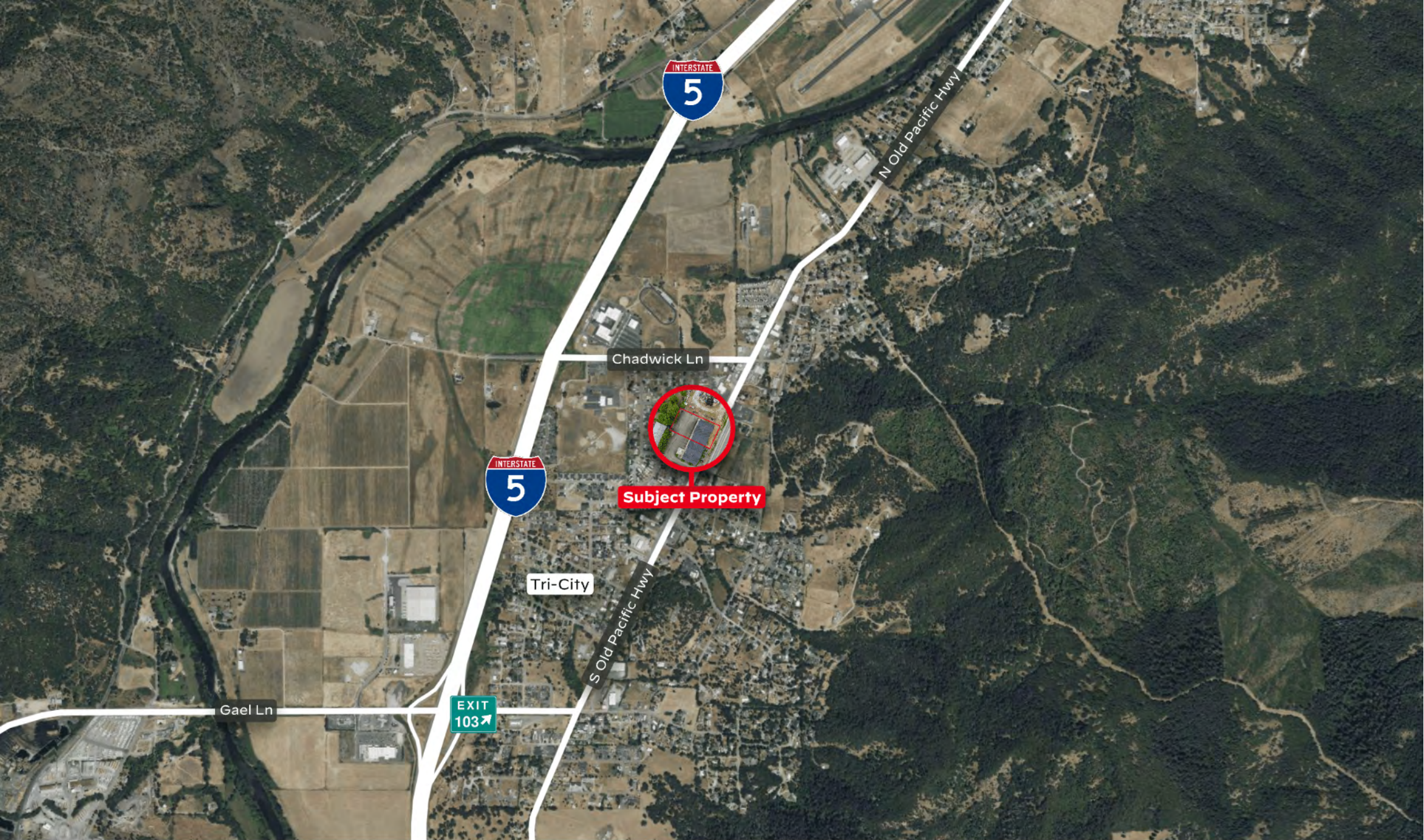
Market Summary

	Demographics	Tri-City	Douglas County	National
Population	2021 Census Population	4,009	112,255	-
	2015 Population	3,645	107,685	-
	2010 Population	3,931	107,638	-
	Pop. Growth 2010-2015	-7.30 %	0.04%	-
	Pop. Growth 2016-2021	3.7 %	4.00%	-
Personal/Education	Median HH Income	\$55,026	\$60,889	\$75,989
	Per Capita Income	\$39,423	\$34,889	\$35,384
	Median Age	43.9	46.7	38.1
	Unemployment Rate	8.1%	6.7%	3.7%
	High School Degree	90.0%	91.9%	91.1%
	Bachelor's Degree	6.90%	19.3%	36.0%
Housing	Median Home Value	\$246,600	\$326,900	\$428,700
	# Households	1,770	47,773	-
	Owner Occupied	72.5%	73.6%	64.4%
	Tenant Occupied	27.5% (±)	26.4% (±)	29.3%
	Vacancy	5.0%	N/R	5.8%

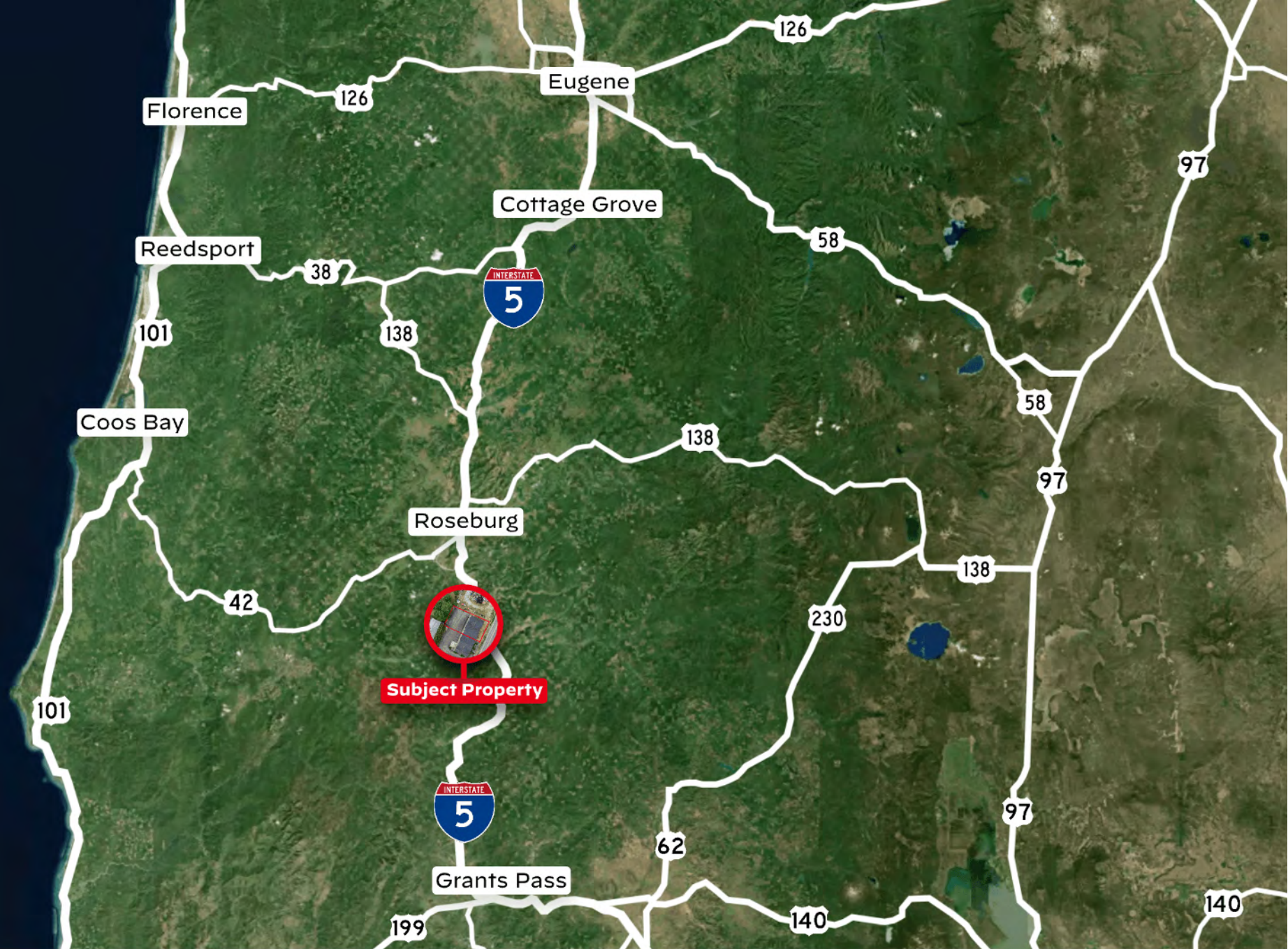
Note: all items listed above are from sources believed to be reliable (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.

*Accurate vacancy rate data not found; buyer to complete all due diligence.





Regional Map - Tri-City



Regional Map - SW Oregon



Tri-City



South Umpqua Falls



Seven Feathers Casino Resort



Tri-City, OR History and Profile

Tri-City, Oregon - Tri-City is a seven square mile unincorporated city located in Douglas County. The town is renowned for its picturesque landscapes, including the nearby South Umpqua River which offers a plethora of outdoor activities. Additionally, within a 30 minute drive east, the Umpqua National Forest also offers various access points to cast for steelhead and explore multiple waterfall byways as well as hiking trails.

The community is located between three towns - Riddle, Myrtle Creek, and Canyonville, and coined the unique name through the local school district during the 1950s. The unincorporated area, much like the towns around it, grew during the post-WWII years when Douglas-fir log harvests and sawmill facilities began to peak.

Economically, Tri-City has a diverse base, with wood manufacturing, hospitality, and locally owned retail businesses being significant contributors. The wood manufacturing and hospitality sectors have performed increasingly well, anchored by Roseburg Forest Products and Seven Feathers Casino Resort, both of which are major employers within the area. Seven Feathers is located in Canyonville and is just a 5-minute drive south from Tri-City. The community is also located directly near Interstate 5 access allowing for strong connectivity to the rest of southern Oregon and the entire state.

Overall, the unincorporated community offers small-town living wrapped in big-nature amenities making it a desirable destination for businesses and residents alike.

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

209 S Old Pacific Highway 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 a broker or other representative. Seller reserves the right to suspend tours at any time without notice.

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.

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