

OFFERING MEMORANDUM

FOR LEASE

MOUNTAIN VIEW PLAZA

MODERN RETAIL SUITES FOR LEASE - MOUNTAIN VIEW PLAZA

1205 Plaza Boulevard, Central Point, OR 97502

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Caspian Hoehne
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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **Mountain View Plaza**, a well-positioned grocery-anchored shopping center featuring a handful of available and upcoming modern in-line and freestanding retail suites for lease in beautiful Central Point, Oregon (the "Property" or the "Space").

Mountain View Plaza - Situated across a 6-acre manicured site, the shopping center enjoys a prominent position right at a high-traffic I-5 interchange, and allows for easy customer access via multiple signalized or high flow entrances. The center itself is anchored by Albertson's grocery (not a part of this offering) as well as the 5 standalone retail buildings within this offering, serving a complementary mix of existing tenants and upcoming availabilities. Any reasonable tenant uses are encouraged to submit proposals, as the center currently has no legal exclusives besides grocery.

Positioned West to East across Buildings B through H (reference the site plan on the next page), the available suites provide a range of size and position options suitable for a very wide set of users.

Building C, located at the signalized, hard corner of Freeman and Plaza Boulevard, is ideal for users seeking open spaces and maximum visibility. With current and upcoming availabilities ranging from 1,000 - 11,000+ square feet, most any user could fit in this tenant mix.

Building F (1249 Plaza) is a single-unit, standalone building available in Q4 2026, and spans ±11,400 SF with an expansive rear drive-thru lane, great loading, and large open interior space.

Building H, Suite A/B provides immediate adjacency to Albertson's with a right sized corner suite with expansive store front, wraparound glass windows.

Each space has unique and modern characteristics, with the right space available for nearly any tenant. Mountain View Plaza has the winning combination of being situated within a high-traffic retail corridor with strong consumer accessibility, flexible layouts, and significant storefront presence, and attractive and growing local demographics. Contact brokers to arrange a tour today!

Offering Summary

Availability:	Mix of immediate openings and late '26
Occupancy:	All spaces are to be delivered vacant
Address:	1205-1350 Plaza Blvd, Central Point, OR 97502
Base Rent:	\$2.25/SF/Month (\$27.00/SF/Year)
Lease Structure:	Triple Net ("NNN" - est. at \$0.57/SF/Month) NNNs may be higher for restaurants or similar
Lease Term:	Negotiable / 2-year minimum
TI:	Reasonable TI proposals considered
Zoning:	C-4 (Tourist and Office)
Year Built:	Ranges 1999-2006 (per County - 20-27 years)
FF&E:	If any FF&E remains within the Suite, can be included or removed prior to occupancy
Parking:	Expansive paved and striped shared parking lot serving all units (250+ parking stalls)
Use Restrictions:	Landlord reserves right to approve desired use(s).
Suite Sizes:	Bldg C, Suite A/B - 3,000 SF Bldg C, Suite C - 1,400 SF Bldg C, Suite D - 1,000 SF Bldg C, Suite F - 1,150 SF Bldg F, 1249 Plaza - 11,400 SF Bldg H, Suite A/B - 2,515 SF

NAP

Contact: Scott King or Caspian Hoehne
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MOUNTAIN VIEW PLAZA

Building B: 1217 Plaza Blvd
Suites A/B, C/D, E, F
Building C: 1205 Plaza
Suites A/B, C, D, E, F, G
Building F: 1249 Plaza
Currently one suite, entire bldg
Building G: 1333 Plaza
Suites A/B, C/D, E
Building H: 1350 Plaza
Suites A/B, C, D/E, F, G, H/I

Albertsons: Not a Part
Rogue Credit Union: Not a Part
Albertsons Pad Lot: Not a part;
possibly available

Please note: Properties or
suites outside of red dashed
line (---) not offered nor
managed, and is subject to
outside changes and
management.

Building B - 1217

A/B VALLEY IMMEDIATE CARE
C/D LIQUOR
E PURE
F Vapor Legends

Building F - 1249

1249
goodwill
AVAILABLE
Q4 2026

Building G 1333

E Mountain View Veterinary Clinic
C/D HAWAIIAN HUG
A/B YourHealthCoLabs

A/B AVAILABLE
C AVAILABLE
D AVAILABLE
E Great Clips
F AVAILABLE
G Little Caesars

Building C - 1205

Current and Upcoming Availabilities (■)

C (1205): Suite A/B - 3,000 SF
Suite C - 1,400 SF
Suite D - 1,000 SF
Suite F - 1,150 SF
F (1249): Entire Bldg - 11,000 SF
H (1350): Suite A/B - 2,515 SF

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A/B AVAILABLE
C Premier Martial Arts
D/E PIZZA SCHMIZZA
F PURPLE FARMHOUSE
G Velocity Salon
H/I COMAL Bar & Grill

Building H - 1350



Triple Net Lease Introduction

start here



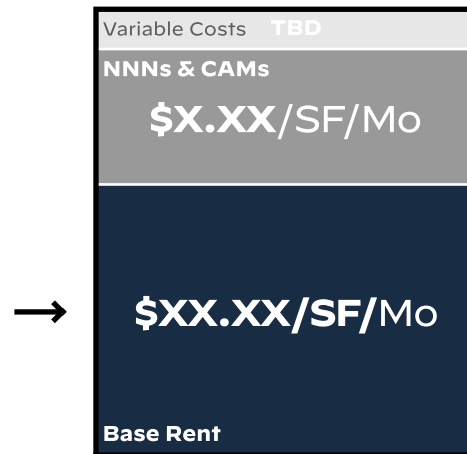
1. What is a triple net lease?

Commercial leases range from full service to variations of net.

Triple net leases are, by far, the most common:

Base rent + NNNs and CAMs + variable costs

This OM quotes rates on a **per square foot per month** basis, but we'll also show the actual monthly dollar amount.



You will see this diagram used in this OM.

2. What are triple nets and CAMs?

NNNs and CAMs = your suite's *proportionate share of shared expenses*, such as:

- Property taxes, insurance, management, maintenance of shared parking, landscaping, walkways (Common Area Maintenance = "CAMs". Together, these are the "NNNs")
- Security, landscaping, janitorial, other third-party services
- Sinking funds for major systems, renovations, remodels
- City service charges, street fees, SDC fees
- Certain utilities, depending on metering

3. What are variable costs?

There will be other costs to run your business in *any* space. These vary, and it's your responsibility to estimate them.

- Unit insurance, as required in the lease agreement
- Your utility costs for your suite (your gas, your power, internet, phone, security system, private janitorial, etc.)
- Business licenses and fees, required inspections, etc.
- Business-specific recurring non-rent costs, TBD
- Light, routine maintenance

Lastly, some leases include concessions (rent goes down) and tenant improvement costs (custom construction for you - rent goes up). Those items are negotiated in the lease.

Bldg C, Suite A/B - 3,000 SF

- Availability:** Available now
- Address:** 1205 Plaza Blvd, Suite A/B, Central Point, OR, 97502
- Space SF:** 3,000 SF
- Lease Term:** Negotiable (2-year minimum)
- CAMs:** Estimated CAMs below may change depending on use
- TI:** Reasonable TI proposals considered
- Zoning:** C-4 (Tourist and Office)
- Year Built:** ±1999 (per County - 27 years)
- Parking:** 43 shared, striped, and paved stalls (no reserved stalls)
- Use Restrictions:** Landlord reserves right to approve desired use
- Notes:** Suite A/B, formerly a pet supply store, provides an excellent fully clear span, wide open space for a sales floor or demised into smaller rooms. Two restrooms, storage, and mechanical room, as well as private ingress/egress are available to the rear.

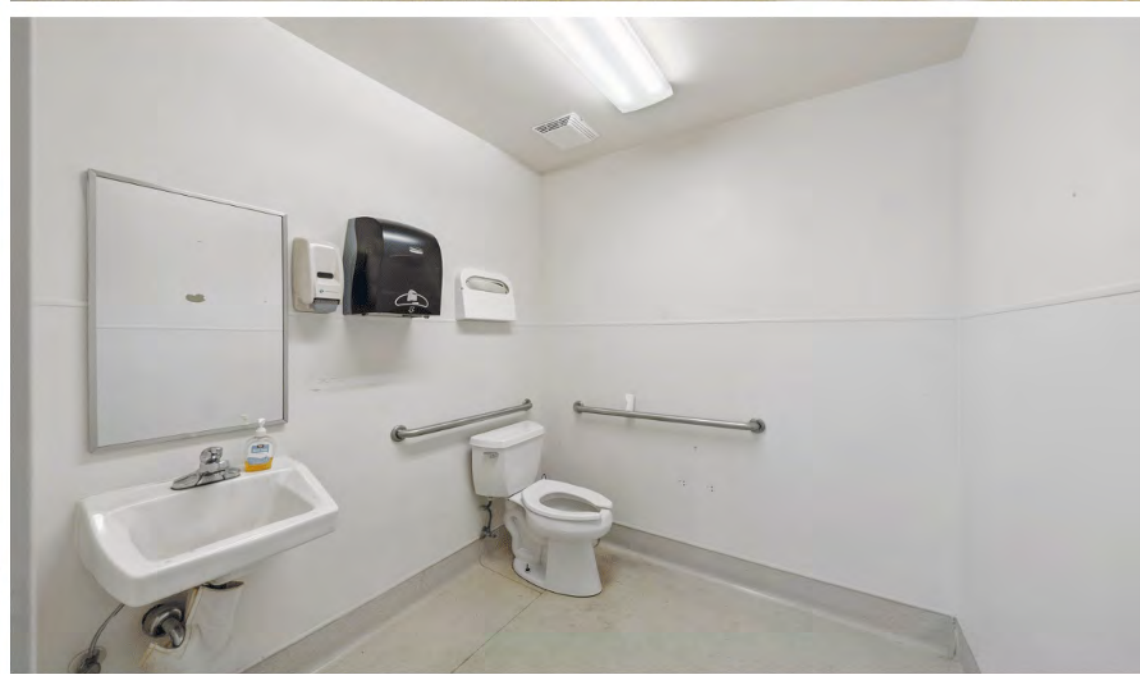


Space boundaries are approximate and are for illustration purposes only.

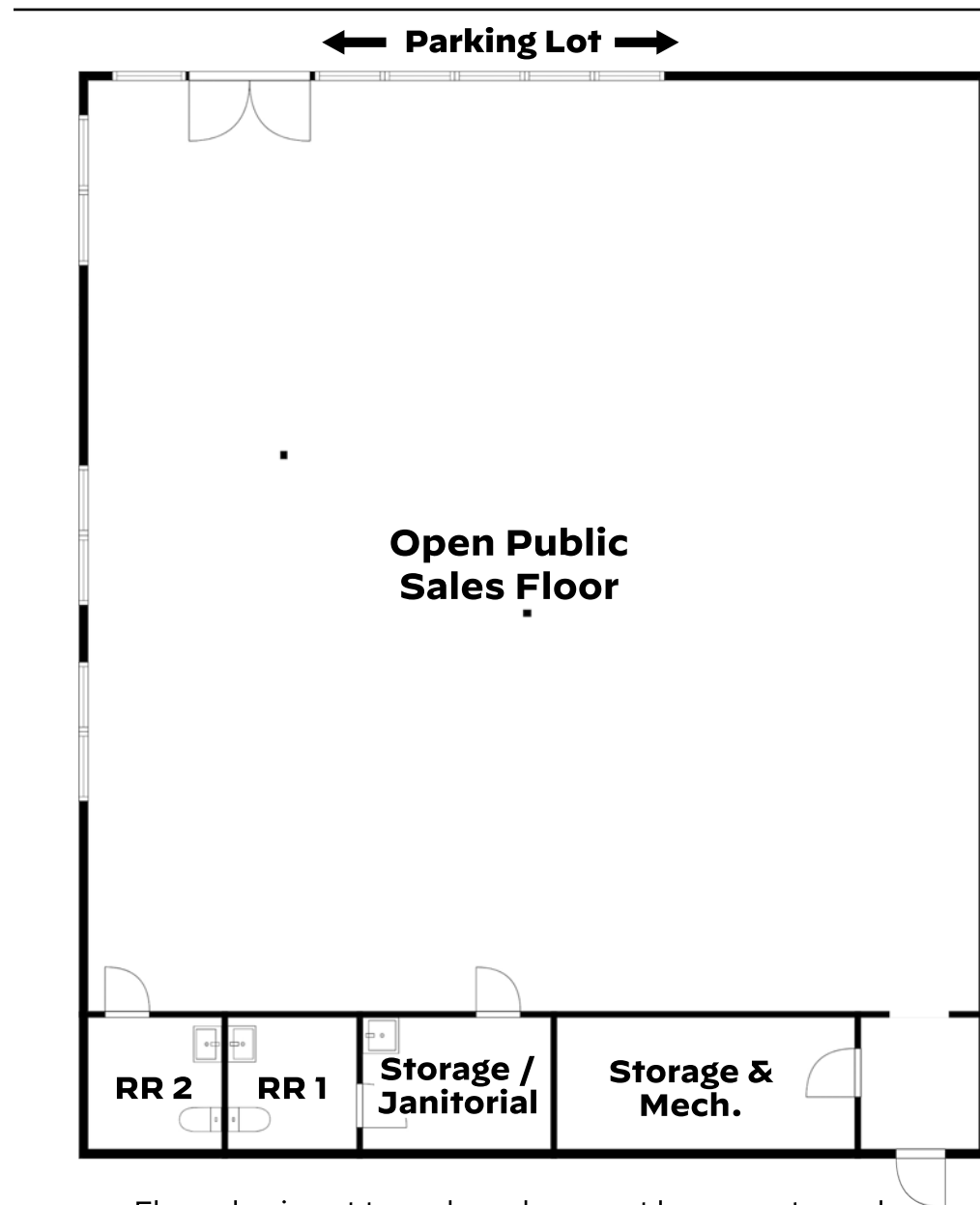
Variable Costs	TBD
NNNs & CAMs	
\$0.57/SF/Mo	
\$2.25/SF/Mo	
Base Rent	

total asking rent
\$2.82/SF/mo.
(\$8,700/month)





Subject Photos - Bldg C, Suite A/B

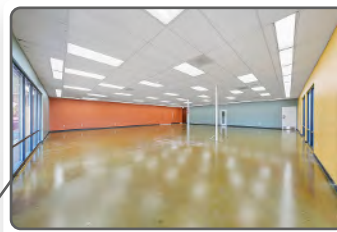


Floor plan is not to scale and may not be accurate, and is provided for ease of reference only.

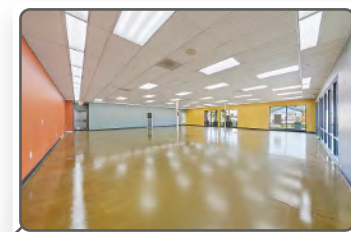
Floor Plan - Bldg C, Suite A/B



Front Facade & Entry



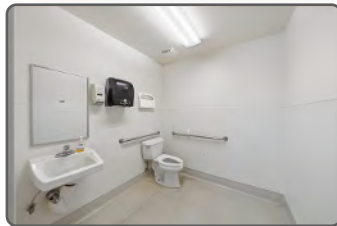
Open Sales Floor



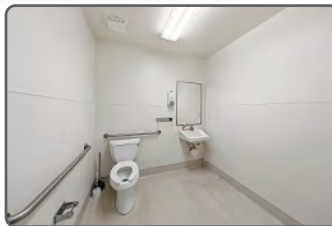
Open Sales Floor



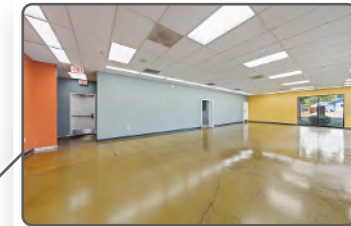
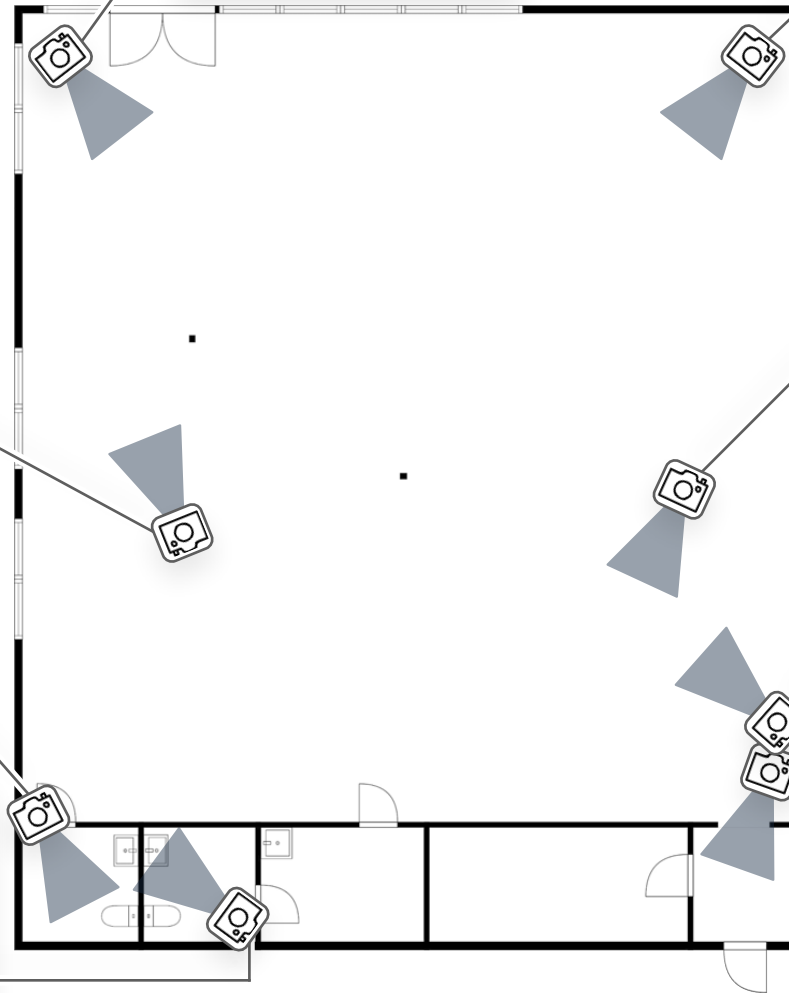
Open Sales Floor



Restroom 1



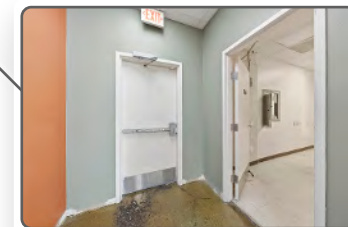
Restroom 2



Open Sales Floor



Open Sales Floor



Open Sales Floor

Floor Plan w/ Photos - Suite A/B

Bldg C, Suite C - 1,400 SF

- Availability:** Available now
- Address:** 1205 Plaza Blvd, Suite C, Central Point, OR, 97502
- Space SF:** 1,400 SF
- Lease Term:** Negotiable (2-year minimum)
- CAMs:** CAM charges above may change depending on use
- TI:** Reasonable TI proposals considered
- Zoning:** C-4 (Tourist and Office)
- Year Built:** ±1999 (per County - 27 years)
- Parking:** 43 shared, striped, and paved stalls (no reserved stalls)
- Use Restrictions:** Landlord reserves right to approve desired use
- Notes:** Suite C is an ideally sized incubator space for any number of growing retail concepts. This suite could also work well for a more conventional office style user. Includes a front, public sales floor, partially enclosed office, and significant back of house space as well as two restrooms.



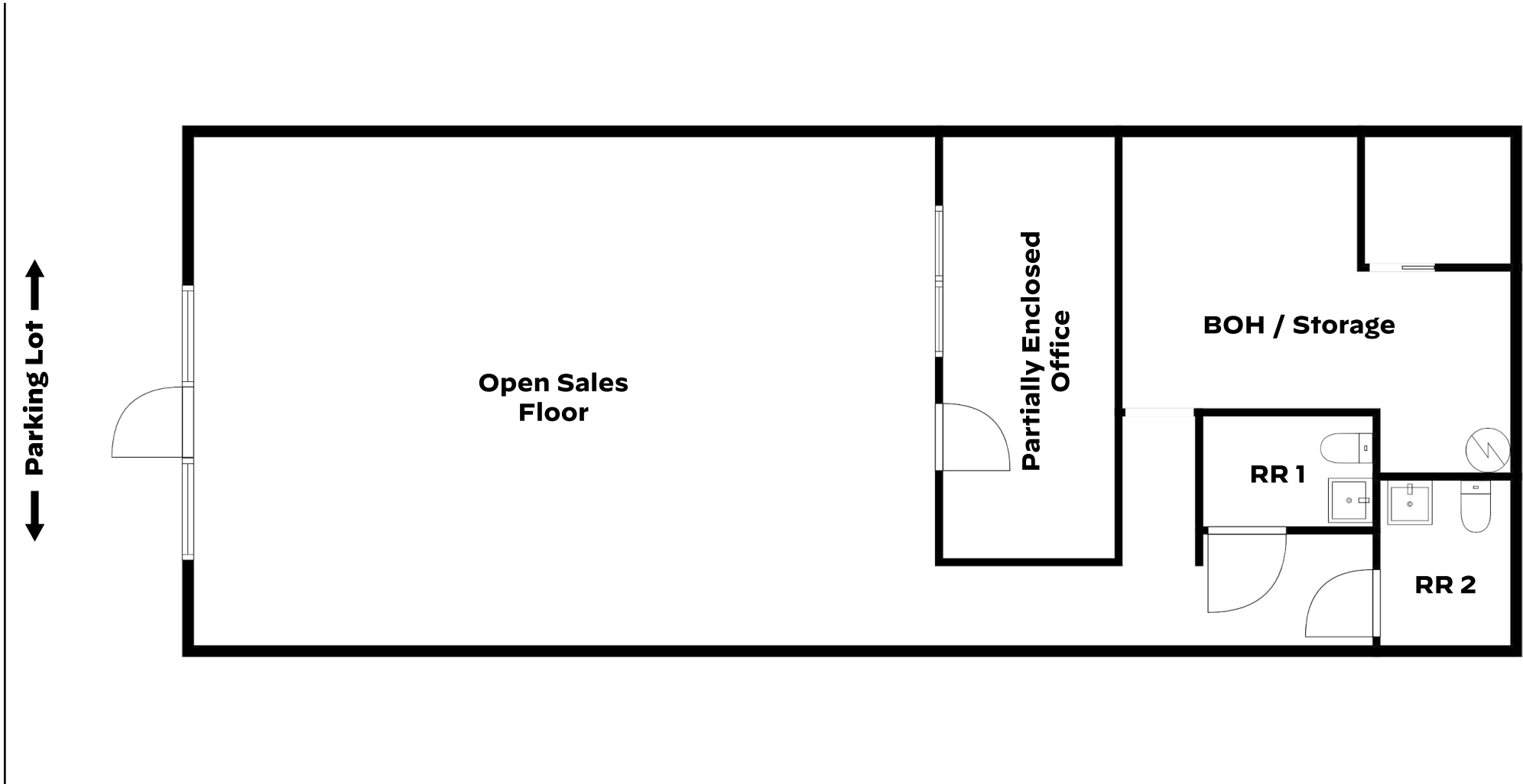
Variable Costs	TBD
NNNs & CAMs	
\$0.57/SF/Mo	
\$2.25/SF/Mo	
Base Rent	

total asking rent
\$2.82/SF/mo.
(\$3,948/month)



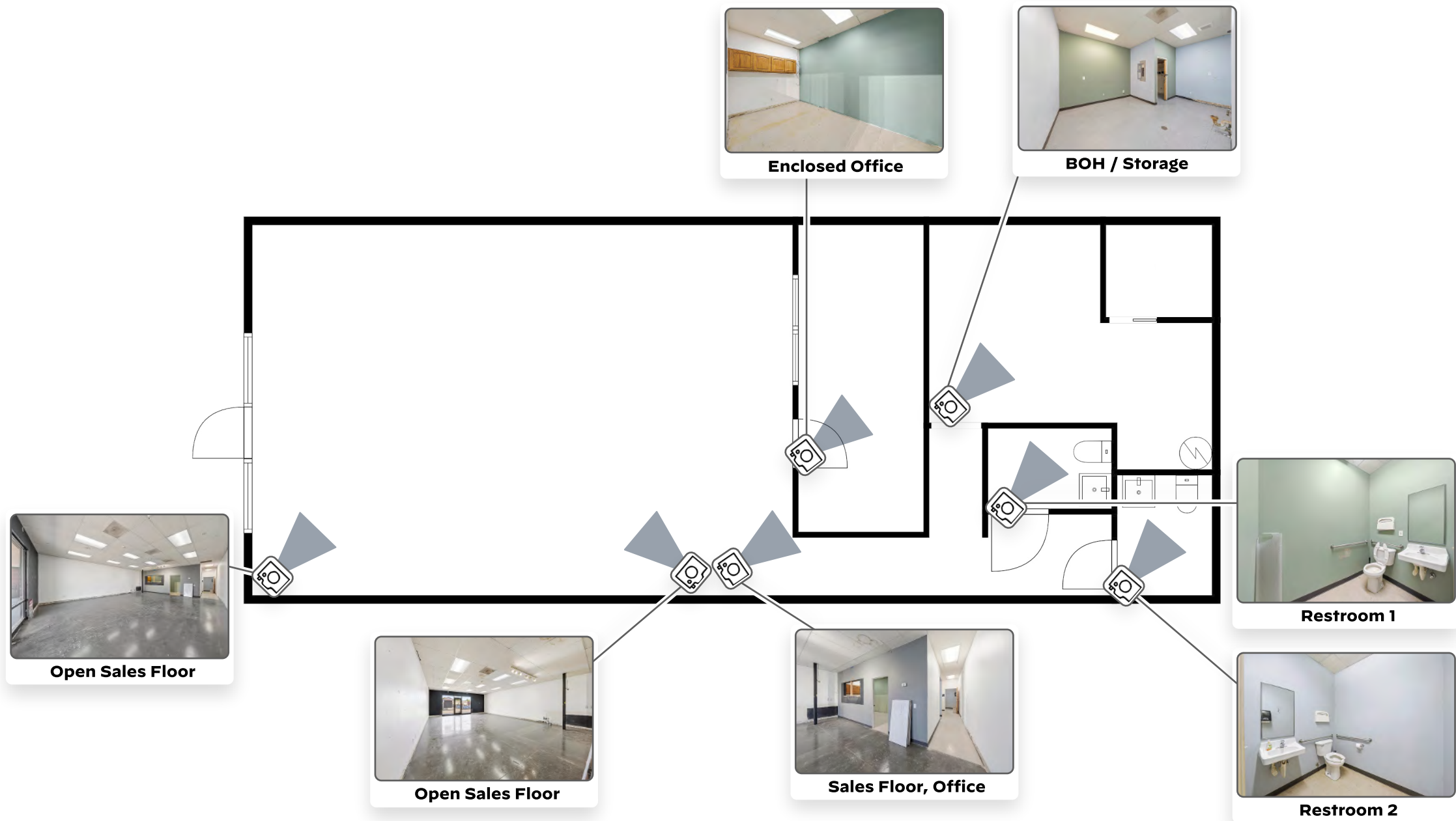


Subject Photos - Suite C



Floor plan is not to scale and may not be accurate, and is provided for ease of reference only.

Floor Plan - Bldg C, Suite C



Floor Plan w/ Photos - Suite C

Bldg C, Suite D - 1,000 SF

- Availability:** Available now
- Address:** 1205 Plaza Blvd, Suite D, Central Point, OR, 97502
- Space SF:** 1,000 SF
- Lease Term:** Negotiable (2-year minimum)
- CAMs:** CAM charges above may change depending on use
- TI:** Reasonable TI proposals considered
- Zoning:** C-4 (Tourist and Office)
- Year Built:** ±1999 (per County - 27 years)
- Parking:** 43 shared, striped, and paved stalls (no reserved stalls)
- Use Restrictions:** Landlord reserves right to approve desired use
- Notes:** Suite D will be available in Summer 2026, and provides an excellent flex space, attainable in-line retail or office space. Formerly a high-volume cellular outlet. Includes open sales floor and rear admin space.

***More info and photos to come.**



Variable Costs	TBD
NNNs & CAMs	\$0.57/SF/Mo
Base Rent	\$2.25/SF/Mo

total asking rent
\$2.82/SF/mo.
(\$2,820/month)



Bldg C, Suite F - 1,150 SF

- Availability:** Available Summer 2026
- Address:** 1205 Plaza Blvd, Suite F, Central Point, OR, 97502
- Space SF:** 1,150 SF
- Lease Term:** Negotiable (2-year minimum)
- CAMs:** CAM charges above may change depending on use
- TI:** Reasonable TI proposals considered
- Zoning:** C-4 (Tourist and Office)
- Year Built:** ±1999 (per County - 27 years)
- Parking:** 43 shared, striped, and paved stalls (no reserved stalls)
- Use Restrictions:** Landlord reserves right to approve desired use
- Notes:** Suite F provides a beautiful, modern, and clean medical office/clinic space, built to modern standards with a comfortable front waiting area, reception, exam rooms, office, and more.

***More info and photos to come.**



Space boundaries are approximate and are for illustration purposes only.

Variable Costs	TBD
NNNs & CAMs	
\$0.57/SF/Mo	
\$2.25/SF/Mo	
Base Rent	

total asking rent
→ **\$2.82/SF/mo.**
(\$3,243/month)



Bldg F (1249) - 11,400 SF

- Availability:** Available Q4 2026
- Address:** 1249 Plaza Blvd, Central Point, OR, 97502
- Space SF:** 11,400 SF
- Lease Term:** Negotiable (2-year minimum)
- CAMs:** CAM charges above may change depending on use
- TI:** Reasonable TI proposals considered
- Zoning:** C-4 (Tourist and Office)
- Year Built:** Unknown
- Parking:** ±114 shared, striped, and paved stalls (no reserved stalls)
- Use Restrictions:** Landlord reserves right to approve desired use
- Notes:** Building F (1249 Plaza) is a single-unit, standalone building available in Q4 2026, and spans ±11,400 SF with an expansive rear drive-thru lane, great loading, and large open interior space. Formerly a high-traffic Goodwill location.

***More info and photos to come.**

Variable Costs	TBD
NNNs & CAMs	
\$0.57/SF/Mo	
\$2.25/SF/Mo	
Base Rent	

total asking rent
→ **\$2.82/SF/mo.**
(\$32,148/month)

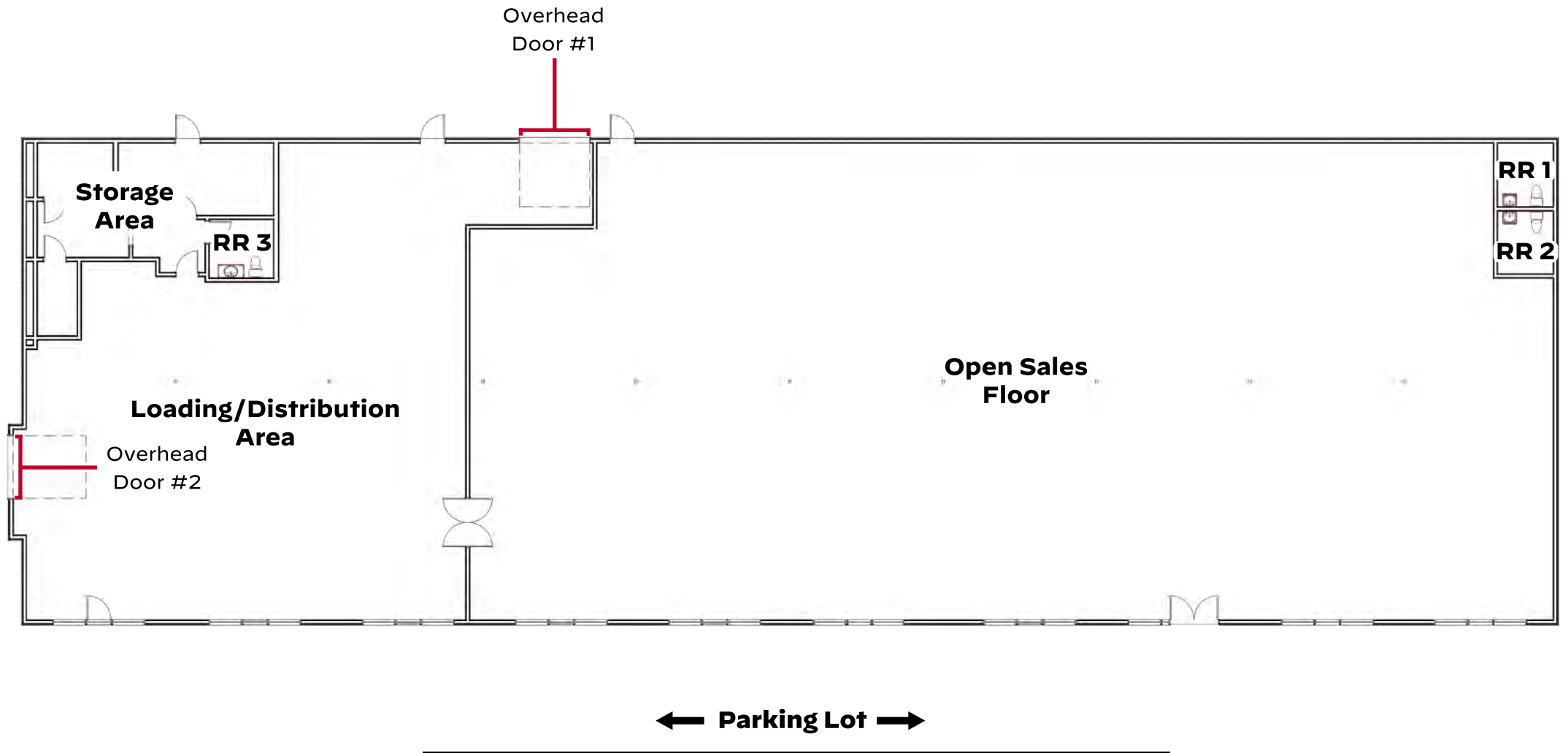


Space boundaries are approximate and are for illustration purposes only.





Subject Photos - Bldg G, Suite A/B



Floor plan is not to scale and may not be accurate, and is provided for ease of reference only.

Bldg H, Suite A/B - 2,515 SF

- Availability:** Available now
- Address:** 1350 Plaza Blvd, Suite A/B, Central Point, OR, 97502
- Space SF:** 2,515 SF
- Lease Term:** Negotiable (2-year minimum)
- CAMs:** CAM charges above may change depending on use
- TI:** Reasonable TI proposals considered
- Zoning:** C-4 (Tourist and Office)
- Year Built:** ±Early 2000s
- Parking:** 88 shared, striped, and paved stalls (no reserved stalls)
- Use Restrictions:** Landlord reserves right to approve desired use
- Notes:** Suite A/B in Building "H" provides an immediately available and an attainable end-corner retail or office space. Formerly a high-volume cellular outlet. Includes open sales floor and rear admin space.



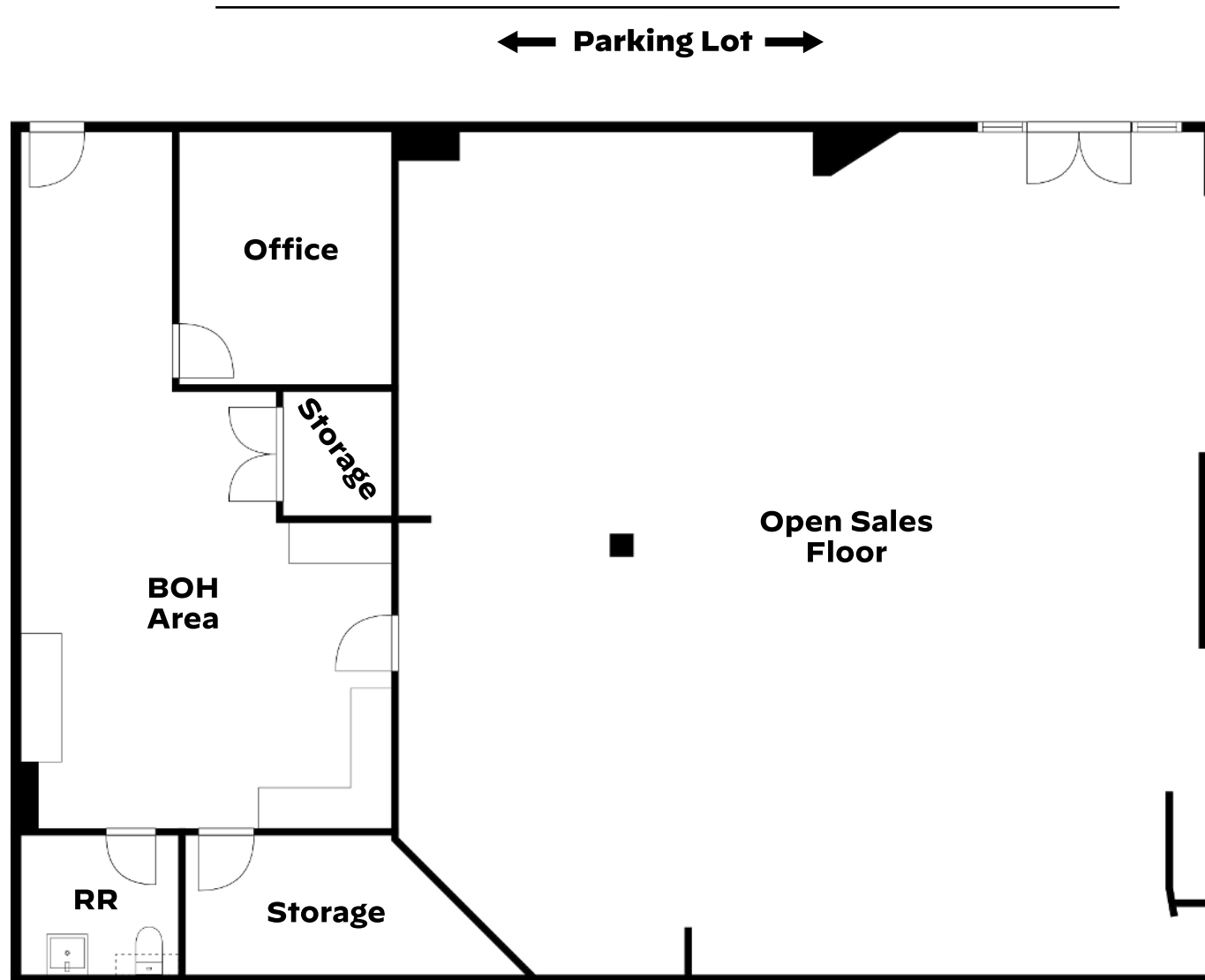
Variable Costs	TBD
NNNs & CAMs	
\$0.57/SF/Mo	
\$2.25/SF/Mo	
Base Rent	

total asking rent
\$2.82/SF/mo.
(\$7,092/month)



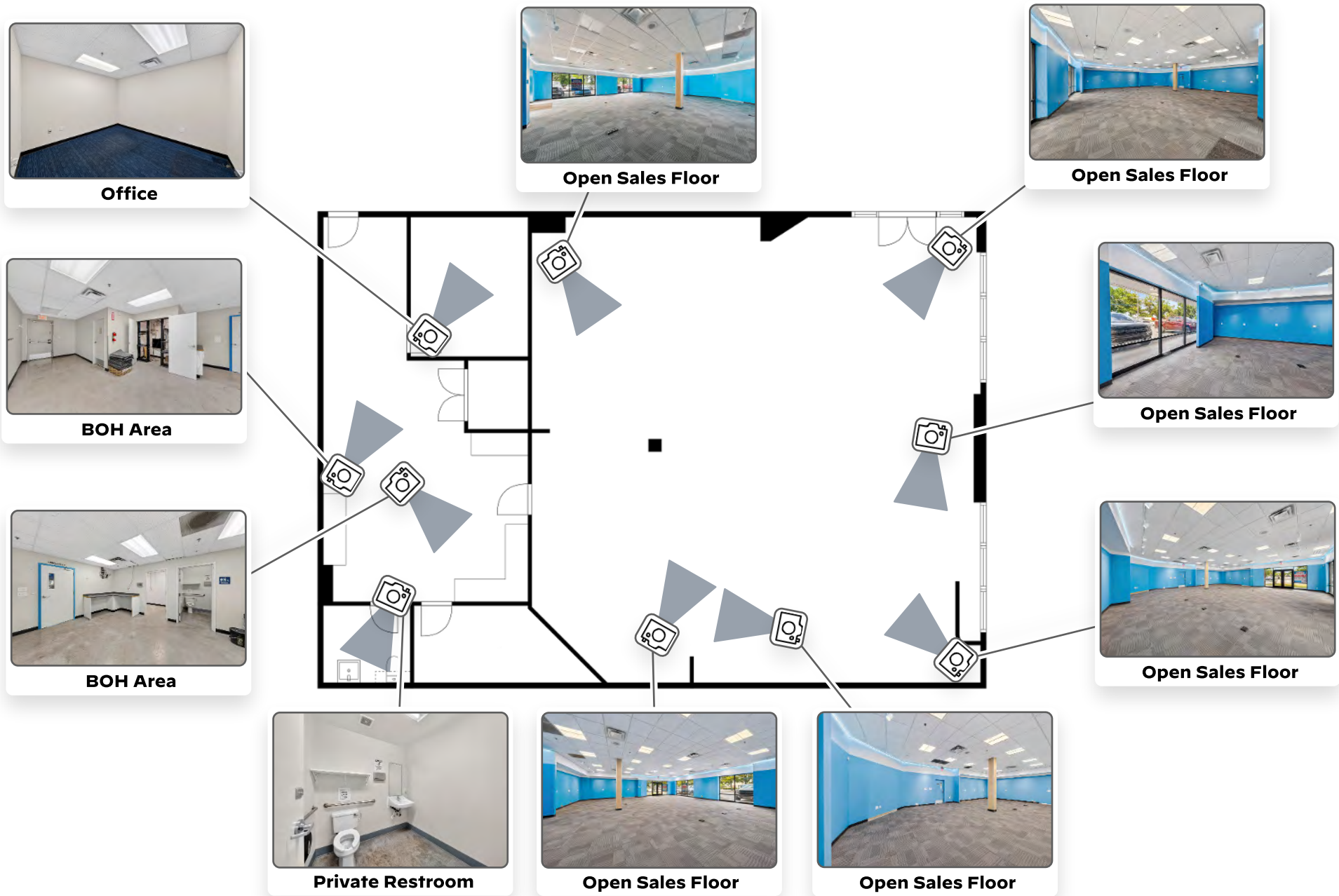


Subject Photos - Bldg H, Suite A/B



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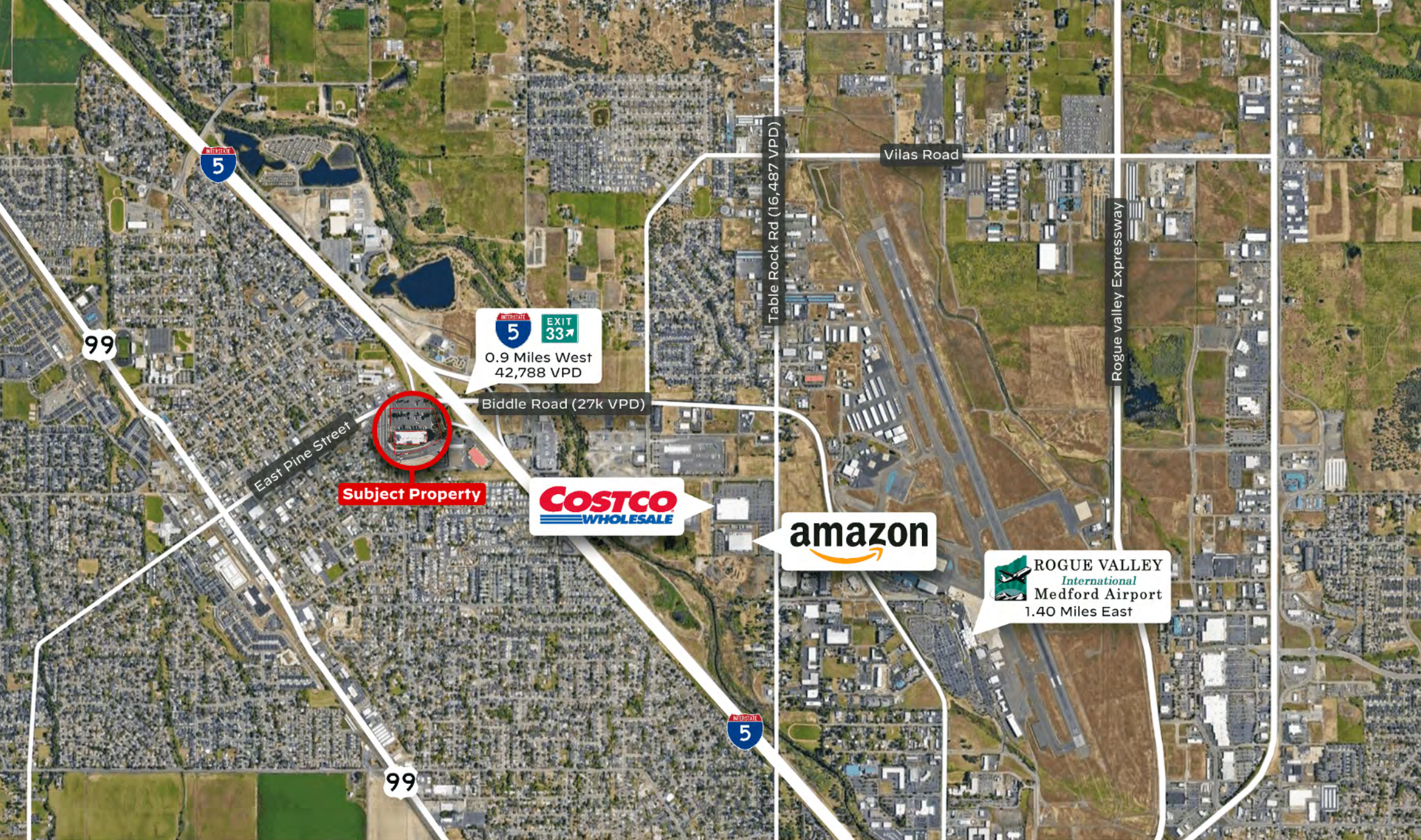
Floor Plan - Bldg G, Suite A/B



Floor Plan w/ Photos - Suite A/B



Corporate Neighbors



Region Map - Central Point



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+

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

Mountain View Plaza (the "Subject Spaces") are being offered for lease only, on the open market. Prospective users should rely on their own assumptions and base their offer/LOI on the "As-Is, Where-Is" condition of the Subject Spaces. 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.

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.

LOIs: There is not currently a definitive date for LOIs to be submitted. When a prospective user prepares an offer for the Subject Space, such LOIs should, at a minimum, include the following:

- Lease rate
- TI package, if any (reasonable packages considered)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's desired use

Please contact listing brokers Scott and Caspian for additional information.

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