

# OFFERING MEMORANDUM

FOR SALE

**5-PARCEL PACKAGE SALE ON MAIN STREET IN PHOENIX, OR**

143-157 S Main St, Phoenix, OR 97540

[www.Merit-Commercial.com](http://www.Merit-Commercial.com) / (541) 608-6704 / [team@merit-commercial.com](mailto:team@merit-commercial.com)

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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 **143-157 S Main Street**, a package sale offering of a high-visibility commercial site located in Phoenix, Oregon (the "Site").

The Property encompasses five contiguous parcels totaling ±1.07 acres. The campus-style Site features four professional office/service buildings with a total square footage of ±8,118 SF. The buildings themselves are highly flexible with prior operational use being a professional office complex for a non-profit counseling and rehabilitation center.

Each building features various private offices, restrooms, open workspaces, room for storage and much more. Buyers could potentially reconfigure the buildings to be used for a broad range of commercial and professional uses due to the flexible C-C (City Center) zoning district, and some of the buildings are believed to have been converted from single-family residences (de-conversion feasibility unknown; buyer to verify).

Prospective buyers should note that the Site is being presented under three separate purchase options:

The entire Site, 143-157 S Main Street, which includes all 5 contiguous parcels and their respective buildings; the two southernmost parcels: 153-157 S Main

Street, and the northernmost parcel (143 S Main Street) on its own.

Key highlights of the Site include its central and highly visible location with a combined 500'+ of frontage on the main thoroughfares in Phoenix. Each building is highly functional, with many modern updates, and could work well as a standalone property or as part of a cohesive office campus.

The various access points and main frontage off of S Main Street, a high-traffic arterial in Phoenix, allows for easy accessibility to all four buildings. 157 S Main Street is also strategically located on a hard-corner lot with two points of access off of both S Main Street and Bear Creek Drive.

There is abundant room for access and parking, with room for an estimated 30 vehicles across the Site.

The opportunity at 143-147 S Main Street is clear for prospective buyers, and is ideal for continued use by a professional non-profit looking to step into ownership of a multi-faceted campus.

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

## Offering Summary

<b>Offering Price:</b>	Combined (5 parcels): \$1,200,000 153-157 S Main St: \$690,000 143 S Main St: \$295,000
<b>Occupancy:</b>	Current tenant vacating by 7/1/26; all buildings planned to be delivered vacant
<b>Address:</b>	143-157 S Main St, Phoenix, OR 97540 Jackson County
<b>Legal:</b>	Multiple parcels included. See pg. 5 for more information
<b>Annual Taxes:</b>	\$9.87 (2025) - 4 parcels currently exempt
<b>Zoning:</b>	C-C (City Center)
<b>Land Area:</b>	1.07 acres - combined (46,609 SF)
<b>Years Built:</b>	143 S Main St: ±1945 (per County) 149 S Main St: ±1922 & ±2016 (per County) 153 S Main St: ±1947 (per County) 157 S Main St: ±2011 (per County)
<b>Square Feet:</b>	±8,118 SF total 143 S Main St: ±1,080 149 S Main St: ±2,322 153 S Main St: ±1,440 157 S Main St: ±1,034
<b>Access:</b>	4 left-in/out driveways to S Main Street 1 left-in/out driveway to Hwy 99
<b>Utilities:</b>	All utilities are public and are serviced by Avista, Pacific Power, and RVSS
<b>Parking:</b>	Many marked and unmarked parking stalls throughout (room for ±30 vehicles)
<b>FF&amp;E:</b>	All tenant personal property is excluded

# Investment Highlights

## Highly-Visible Location

The Property is located on a high-traffic arterial, S Main Street and is a short 1-minute or 1.0 mile drive to Interstate 5 access. Access is convenient with 4 driveways off of S Main Street and 1 driveway off of Hwy 99. Phoenix, Oregon, is a fast growing and demographically desirable region within the Rogue Valley.



## Functional Layouts

143-157 S Main Street features four buildings with functional layouts and some modern updates. Prospective buyers could reconfigure each building to their specific operational needs.

The existing improvements of the buildings may also accommodate a variety of commercial, institutional, medical or possible residential-related uses.



## Flexible Package Deal

As a rare public offering, the Property consists of 5 contiguous parcels totaling 1.07 acres in a campus-style configuration. While it is ownership's preference to sell the entire package in one transaction, partial sales may be considered (see page 7 for details).



Parcel boundaries are approximate and are for illustration purposes only.

### Parcel Information

Map and Taxlot	APN	Size	Zone
(01) 38-1W-15BB TL 1100	10012071	0.33-ac	C-C
(02) 38-1W-15BB TL 1200	10012080	0.02-ac	C-C
(03) 38-1W-15BB TL 1300	10012098	0.34-ac	C-C
(04) 38-1W-15BB TL 1400	10012103	0.12-ac	C-C
(05) 38-1W-15BB TL 1500	10012111	0.26-ac	C-C



143 S Main Street

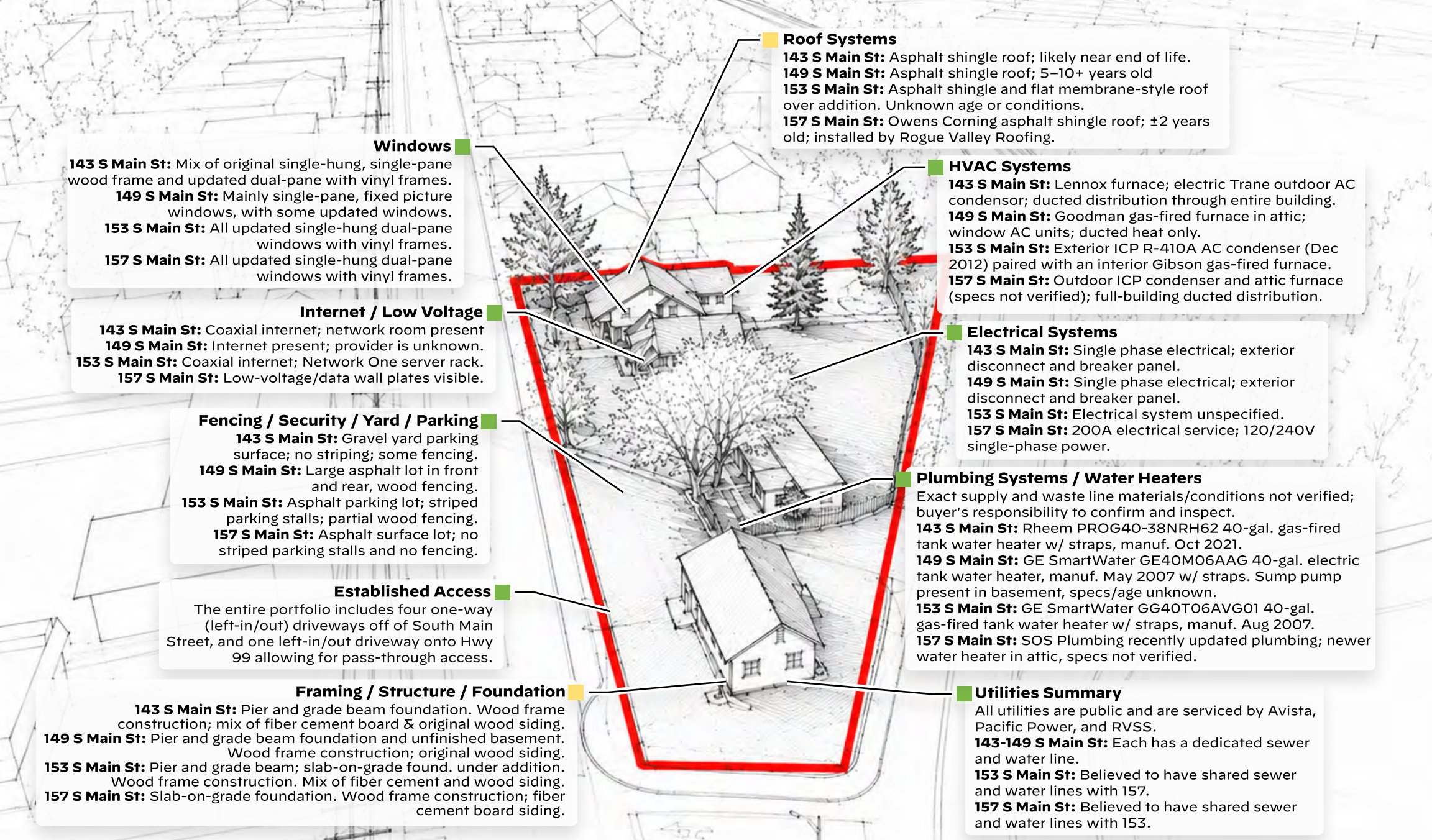
149 S Main Street

153 S Main Street

157 S Main Street

Parcel boundaries are approximate and are for illustration purposes only.

# Address and ID Summary



### Roof Systems

**143 S Main St:** Asphalt shingle roof; likely near end of life.  
**149 S Main St:** Asphalt shingle roof; 5–10+ years old  
**153 S Main St:** Asphalt shingle and flat membrane-style roof over addition. Unknown age or conditions.  
**157 S Main St:** Owens Corning asphalt shingle roof; ±2 years old; installed by Rogue Valley Roofing.

### HVAC Systems

**143 S Main St:** Lennox furnace; electric Trane outdoor AC condenser; ducted distribution through entire building.  
**149 S Main St:** Goodman gas-fired furnace in attic; window AC units; ducted heat only.  
**153 S Main St:** Exterior ICP R-410A AC condenser (Dec 2012) paired with an interior Gibson gas-fired furnace.  
**157 S Main St:** Outdoor ICP condenser and attic furnace (specs not verified); full-building ducted distribution.

### Electrical Systems

**143 S Main St:** Single phase electrical; exterior disconnect and breaker panel.  
**149 S Main St:** Single phase electrical; exterior disconnect and breaker panel.  
**153 S Main St:** Electrical system unspecified.  
**157 S Main St:** 200A electrical service; 120/240V single-phase power.

### Plumbing Systems / Water Heaters

Exact supply and waste line materials/conditions not verified; buyer's responsibility to confirm and inspect.  
**143 S Main St:** Rheem PROG40-38NRH62 40-gal. gas-fired tank water heater w/ straps, manuf. Oct 2021.  
**149 S Main St:** GE SmartWater GE40M06AAG 40-gal. electric tank water heater, manuf. May 2007 w/ straps. Sump pump present in basement, specs/age unknown.  
**153 S Main St:** GE SmartWater GG40T06AVG01 40-gal. gas-fired tank water heater w/ straps, manuf. Aug 2007.  
**157 S Main St:** SOS Plumbing recently updated plumbing; newer water heater in attic, specs not verified.

### Utilities Summary

All utilities are public and are serviced by Avista, Pacific Power, and RVSS.  
**143-149 S Main St:** Each has a dedicated sewer and water line.  
**153 S Main St:** Believed to have shared sewer and water lines with 157.  
**157 S Main St:** Believed to have shared sewer and water lines with 153.

### Windows

**143 S Main St:** Mix of original single-hung, single-pane wood frame and updated dual-pane with vinyl frames.  
**149 S Main St:** Mainly single-pane, fixed picture windows, with some updated windows.  
**153 S Main St:** All updated single-hung dual-pane windows with vinyl frames.  
**157 S Main St:** All updated single-hung dual-pane windows with vinyl frames.

### Internet / Low Voltage

**143 S Main St:** Coaxial internet; network room present  
**149 S Main St:** Internet present; provider is unknown.  
**153 S Main St:** Coaxial internet; Network One server rack.  
**157 S Main St:** Low-voltage/data wall plates visible.

### Fencing / Security / Yard / Parking

**143 S Main St:** Gravel yard parking surface; no striping; some fencing.  
**149 S Main St:** Large asphalt lot in front and rear, wood fencing.  
**153 S Main St:** Asphalt parking lot; striped parking stalls; partial wood fencing.  
**157 S Main St:** Asphalt surface lot; no striped parking stalls and no fencing.

### Established Access

The entire portfolio includes four one-way (left-in/out) driveways off of South Main Street, and one left-in/out driveway onto Hwy 99 allowing for pass-through access.

### Framing / Structure / Foundation

**143 S Main St:** Pier and grade beam foundation. Wood frame construction; mix of fiber cement board & original wood siding.  
**149 S Main St:** Pier and grade beam foundation and unfinished basement. Wood frame construction; original wood siding.  
**153 S Main St:** Pier and grade beam; slab-on-grade found. under addition. Wood frame construction. Mix of fiber cement and wood siding.  
**157 S Main St:** Slab-on-grade foundation. Wood frame construction; fiber cement board siding.

### Offering Price Overview

Building Address	Price
 = 143-157 S Main Street portfolio (includes all 5 contiguous parcels)	\$1,200,000
 = 153-157 S Main Street	\$690,000
 = 143 S Main Street	\$295,000

### Building Information

Building Address	GBSF
 = 143 S Main St	±1,080 SF
 = 149 S Main St	±2,322 SF
 = 153 S Main St	±1,440 SF
 = 157 S Main St	±1,034 SF

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## #1. 143 S Main Street

- Offering Price:** \$295,000 (if purchased independently)
- Address:** 143 S Main Street, Phoenix, OR 97540
- Legal:** 38-1W-15BB TL 1100 | 10012071
- Annual Taxes:** \$0.00 (per County - currently exempt)
- Zoning:** C-C (City Center)
- Gross Acreage:** ±0.33 ac
- Building Size:** ±1,080 SF (per County)
- Year Built:** ±1945 (per Seller)
- Notes:** This parcel may be purchased on its own, but it is the preference of ownership to sell the entire portfolio. All terms are subject to negotiations





143 S Main St Exterior



Entry and Open Workspace



Kitchen



Restroom

# Subject Photos - 143 S Main St



Floor plan is not to scale and may not be accurate. Room numbers are not based on floor plans and are for ease of reference only.

# 143 S Main St - Floor Plan



**Open Working Area**



**Open Working Area**



**Office 1**



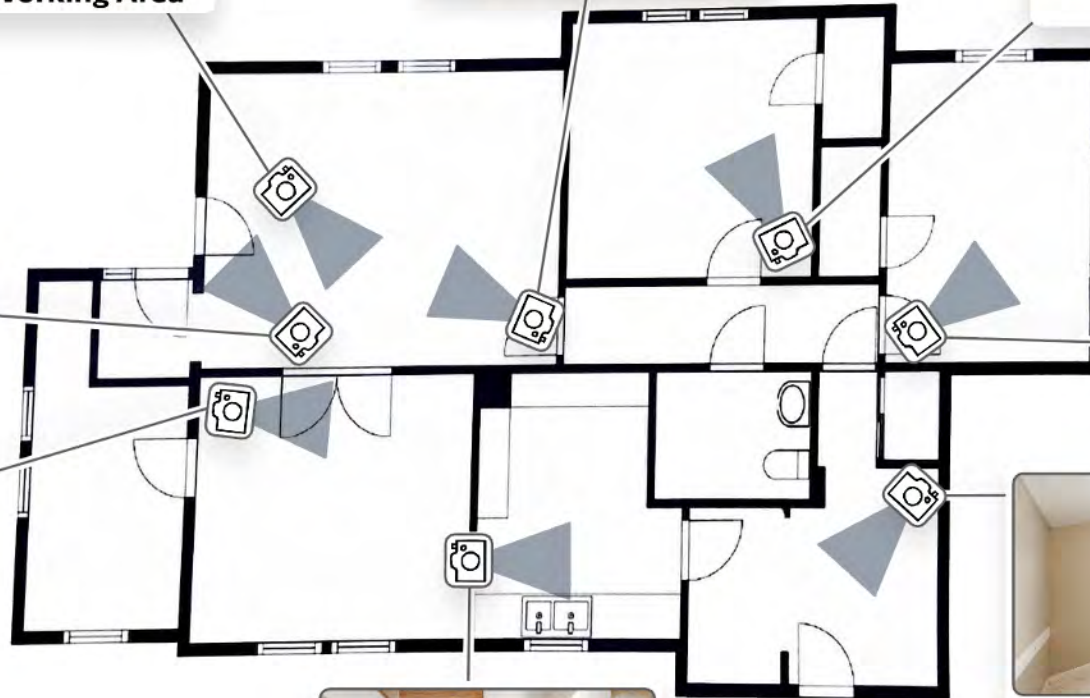
**Entrance and Lobby**



**Office 2**



**Open Working Area**



**Rear Entryway**



**Kitchen**

**143 S Main Street**

# Floor Plan with Photo Locations



## #2. 0 S Main Street

**Offering Price:** TBD - included with purchase of adjacent property/properties subject to negotiation

**Address:** 0 S Main Street, Phoenix, OR 97540

**Legal:** 38-1W-15BB TL 1200 | 10012080

**Annual Taxes:** \$9.87 (per County)

**Zoning:** C-C (City Center)

**Gross Acreage:** ±0.01 ac

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Parcel boundaries are approximate and are for illustration purposes only.

## #3. 149 S Main Street

- Address:** 149 S Main Street, Phoenix, OR 97540
- Legal:** 38-1W-15BB TL 1300 | 10012098
- Annual Taxes:** \$0.00 (per County - currently exempt)
- Zoning:** C-C (City Center)
- Gross Acreage:** ±0.34 ac
- Building Size:** ±2,322 SF total (per County)  
±1,926 SF (main building)  
±360 SF (outbuilding)
- Year Built:** ±1922 (per County - main building)  
±2016 (per County - outbuilding)
- Notes:** This parcel is not available on its own and must be purchased with the entire portfolio





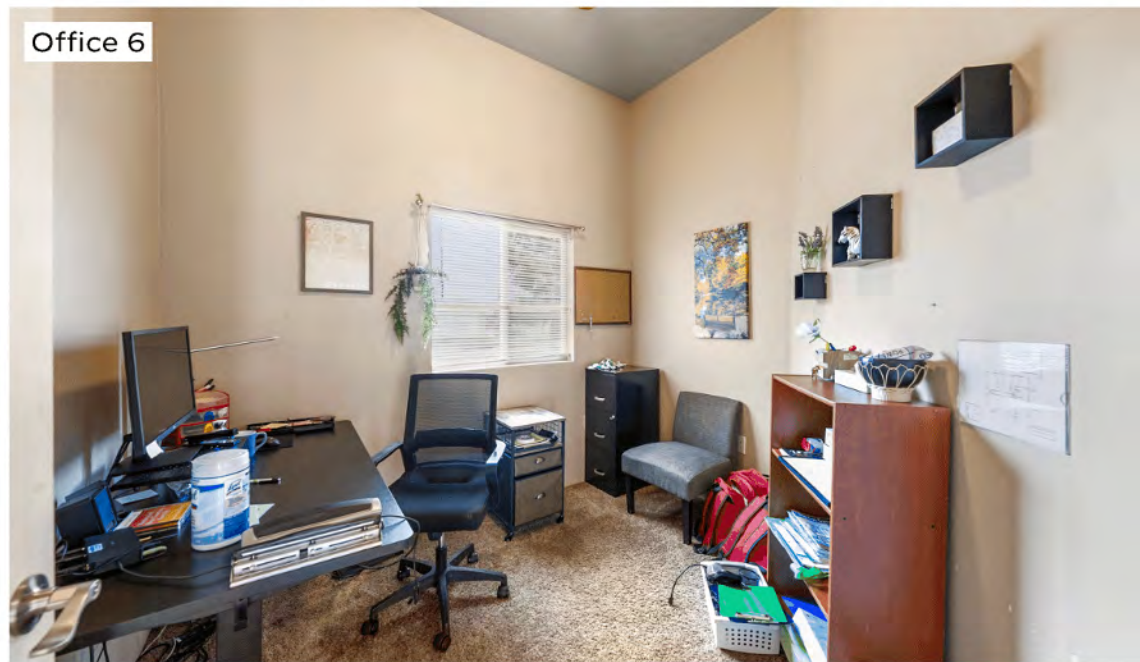
149 S Main St Exterior



Entrance



Office 5

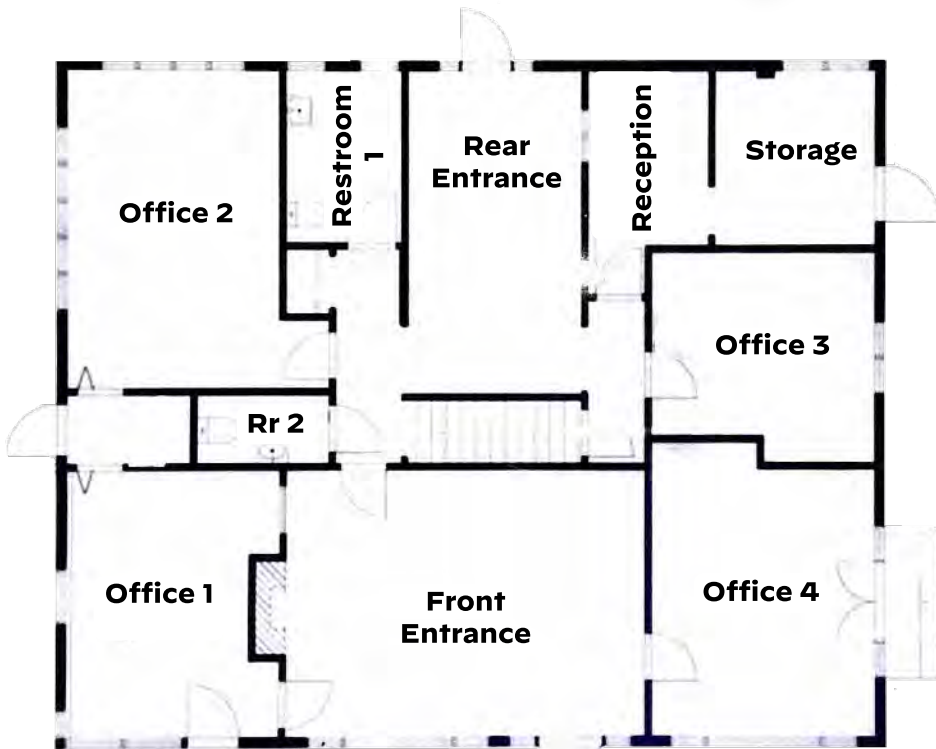
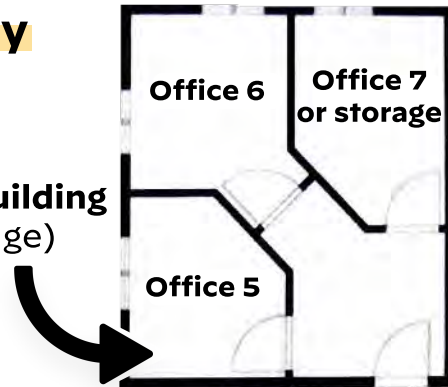


Office 6

# Subject Photos - 149 S Main St

## First Story

Adjacent Outbuilding  
(converted garage)



## Second Story



Floor plan is not to scale and may not be accurate. Basement layout not shown.  
Office/restroom numbers are not based on floor plans and are for ease of reference only.

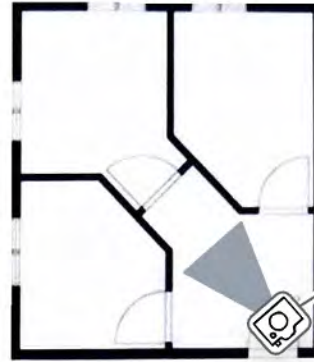
## First Story



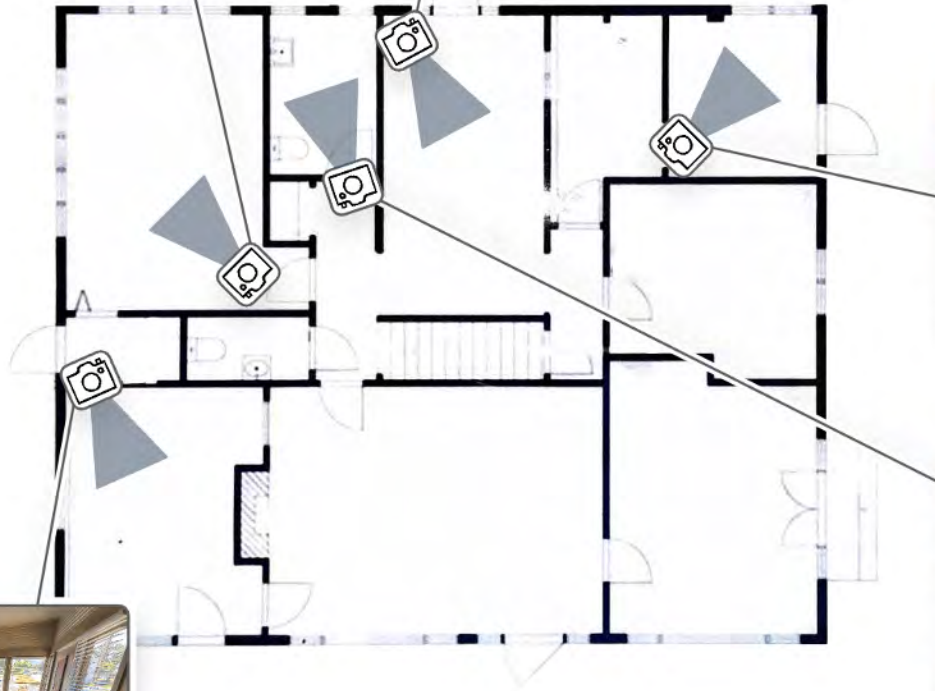
Office 2



Entrance 1



Offices 5-7



Office 1

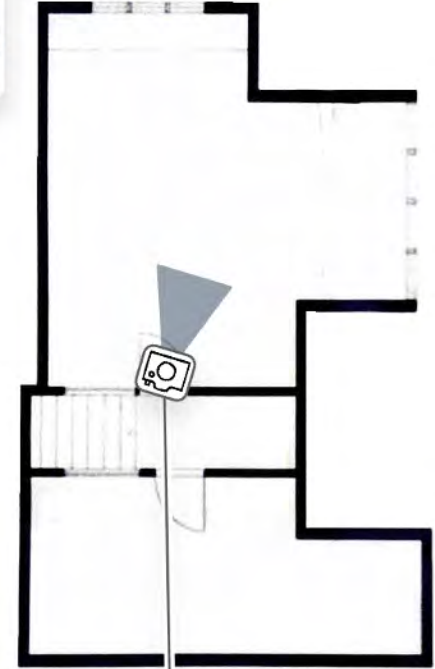


Storage



Restroom 1

## Second Story



Office 1

**149 S Main Street**

# Floor Plan with Photo Locations



## #4. 153 S Main Street

**Address:** 153 S Main Street, Phoenix, OR 97540

**Legal:** 38-1W-15BB TL 1400 | 10012103

**Annual Taxes:** \$0.00 (per County - currently exempt)

**Zoning:** C-C (City Center)

**Gross Acreage:** ±0.12 ac

**Building Size:** ±1,440 SF (per County)

**Year Built:** ±1947 (per Seller)

Parcel boundaries are approximate and are for illustration purposes only.





153 S Main St Exterior



Sample Office

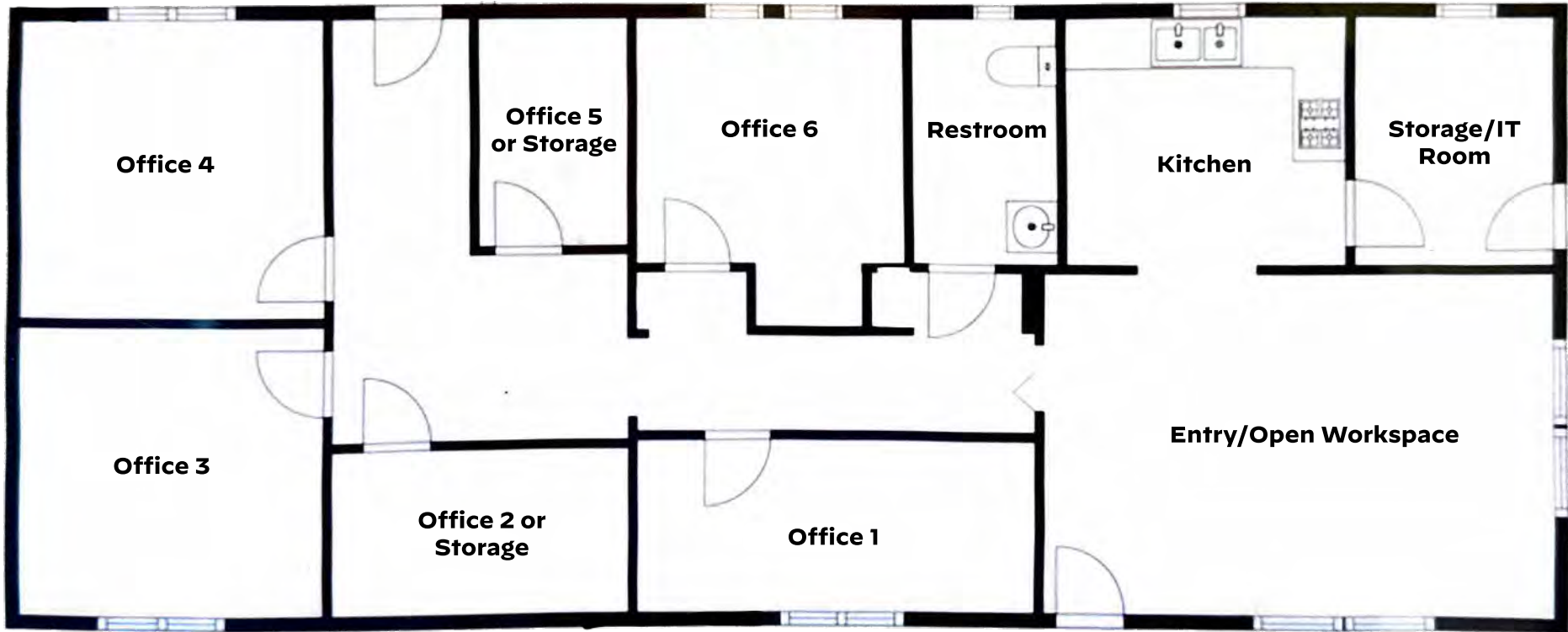


Kitchen



Restroom

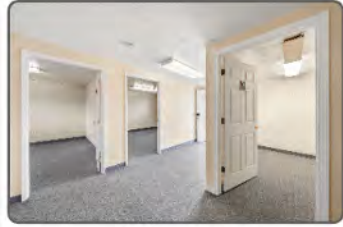
# Subject Photos - 153 S Main St



### **153 S Main Street**

Floor plan is not to scale and may not be accurate. Office/restroom numbers are not based on floor plans and are for ease of reference only.

# **153 S Main St - Floor Plan**



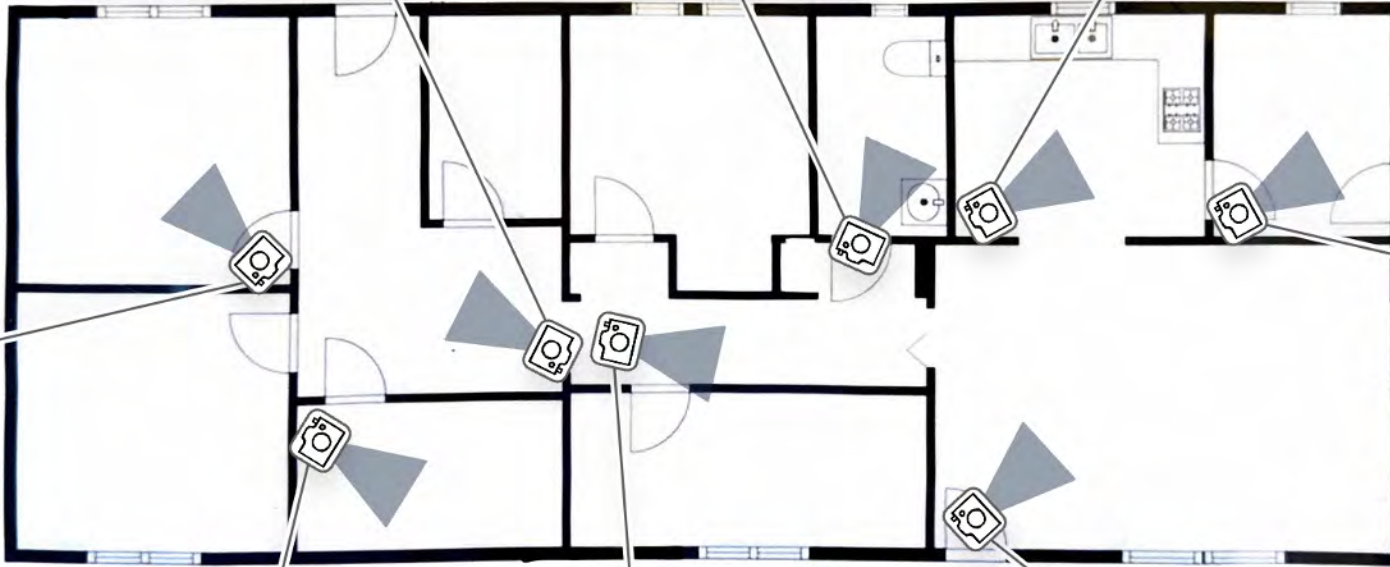
**Offices 3-5**



**Restroom**



**Kitchen**



**Office 4**



**Storage/IT Room**



**Office 2/Storage**



**Office 1/Hallway**



**Entry/Workspace**

**153 S Main Street**

# Floor Plan with Photo Locations



Parcel boundaries are approximate and are for illustration purposes only.

## #5. 157 S Main Street

**Address:** 157 S Main Street, Phoenix, OR 97540

**Legal:** 38-1W-15BB TL 1500 | 10012111

**Annual Taxes:** \$0.00 (per County - currently exempt)

**Zoning:** C-C (City Center)

**Gross Acreage:** ±0.26 ac

**Building Size:** ±1,034 SF (per County)

**Year Built:** ±2011 (per County)





157 S Main St Exterior



Open Workspace

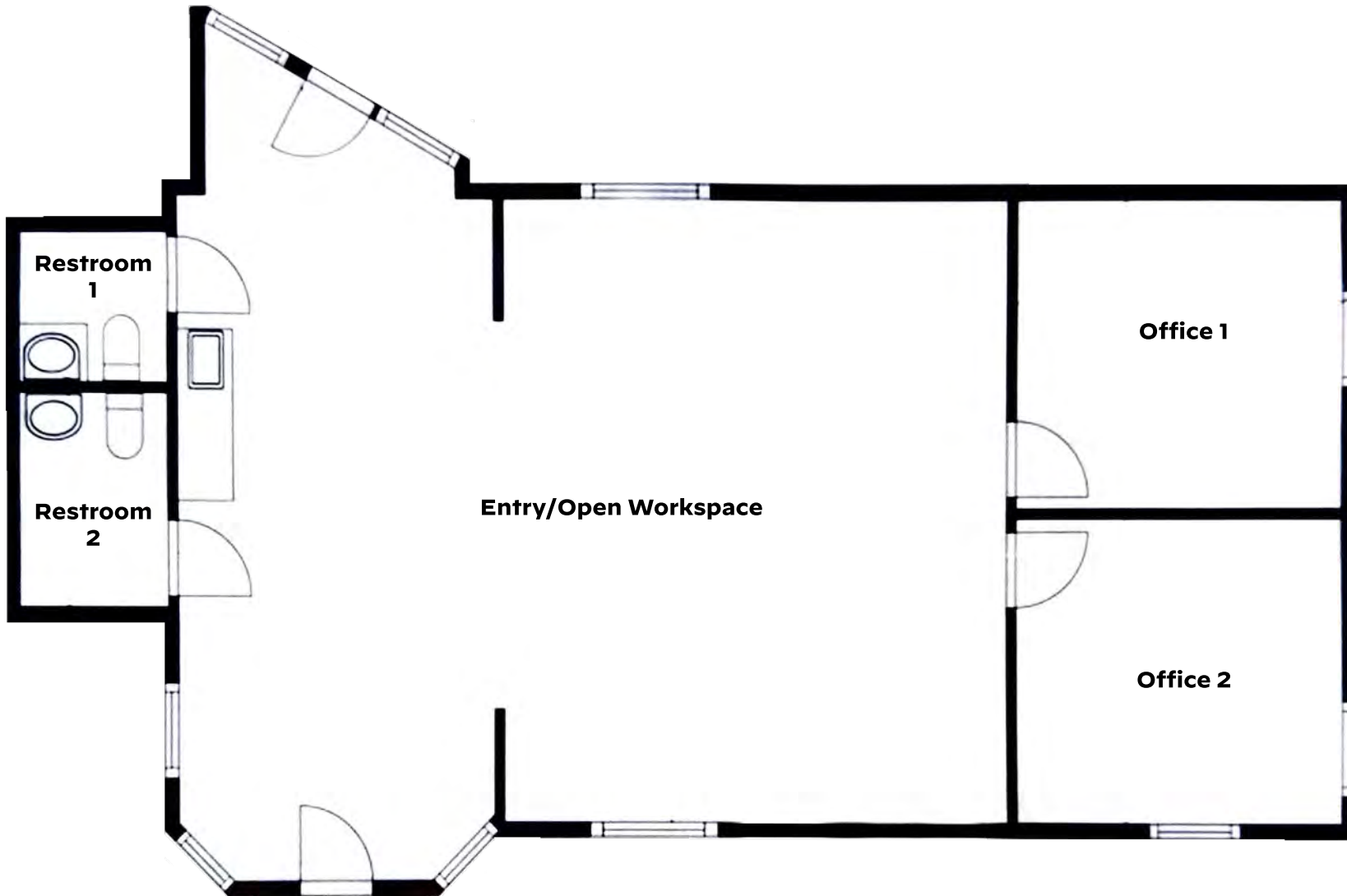


Office 1

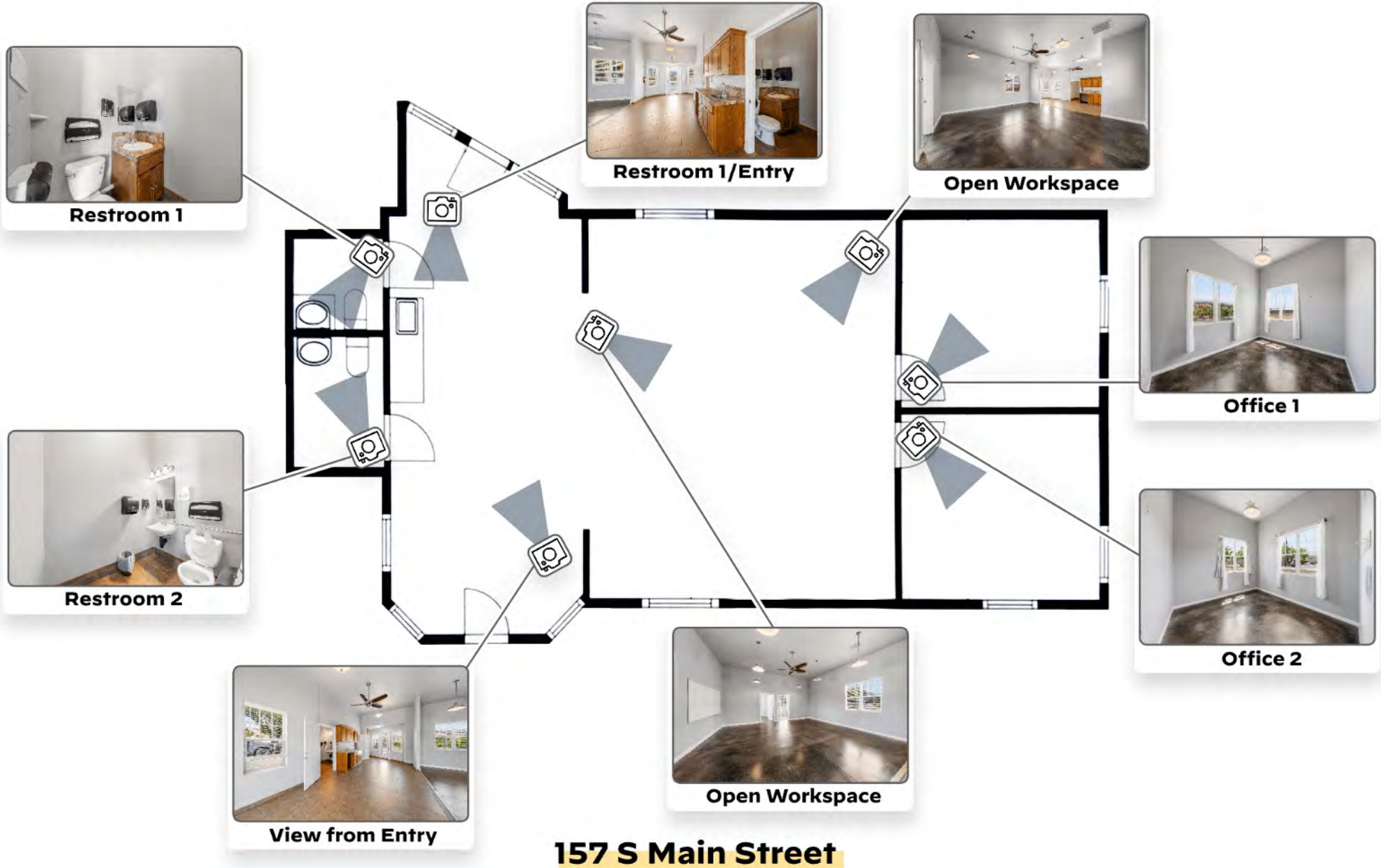


Restroom 2

# Subject Photos - 157 S Main St



Floor plan is not to scale and may not be accurate. Office/restroom numbers are not based on floor plans and are for ease of reference only.



# Floor Plan with Photo Locations



Parcel boundaries are approximate and are for illustration purposes only.

# Subject Photos (Combined)



**Subject Property**

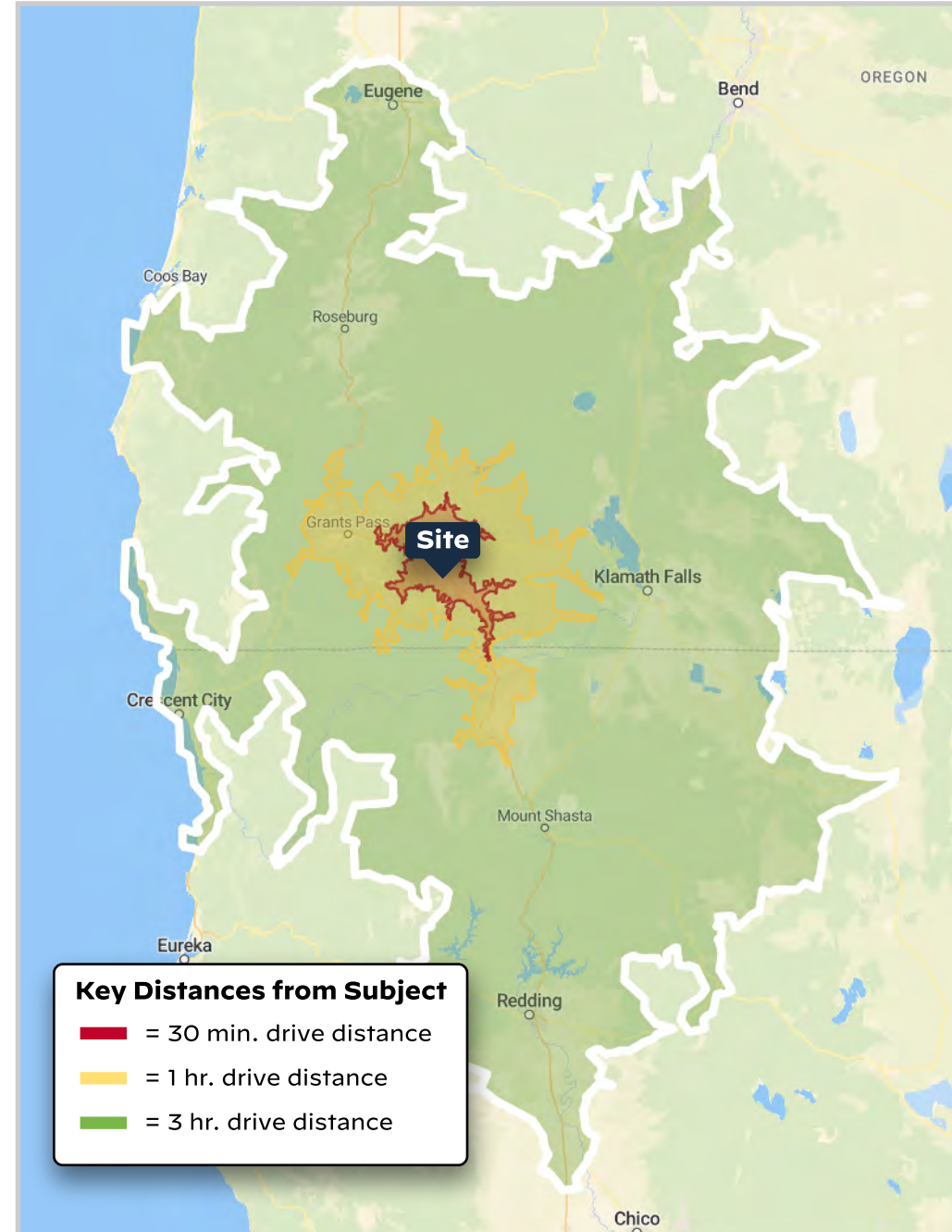
Parcel boundaries are approximate and are for illustration purposes only.

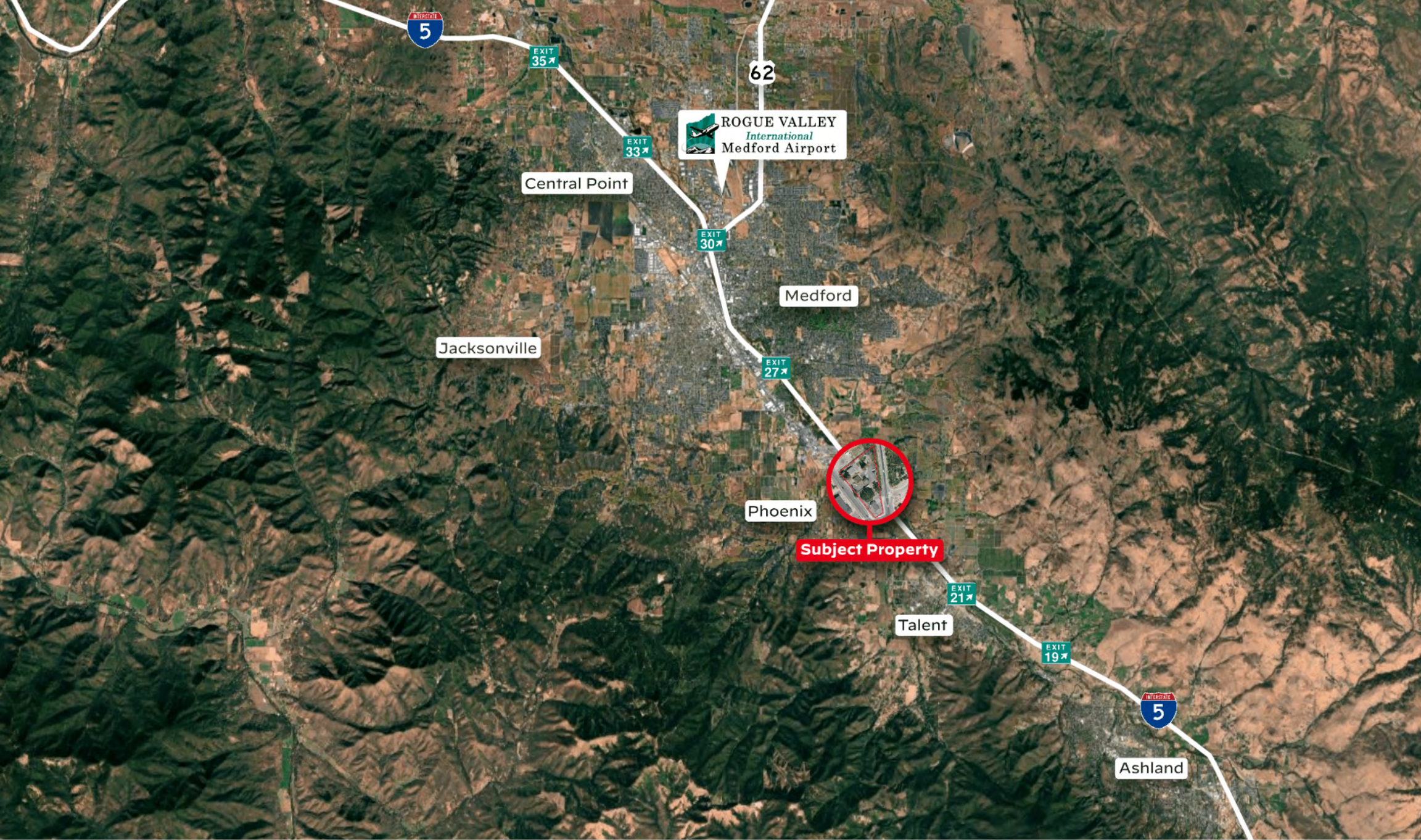
# Corporate Neighbors

# Market Summary

	Demographics	Medford	Jackson County	National
<b>Population</b>	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
<b>Personal/Education</b>	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	24.5%	25.1%	36.0%
<b>Housing</b>	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	1.6% (±)	5.8%

Sources: Census Bureau, CoStar, Redfin, Realtor.com, Zillow. Note: all items listed above are from sources believed to be reliable and are provided in good faith, but are not guaranteed. Buyer and all other parties to complete their own due diligence.





# Regional Map - Rogue Valley



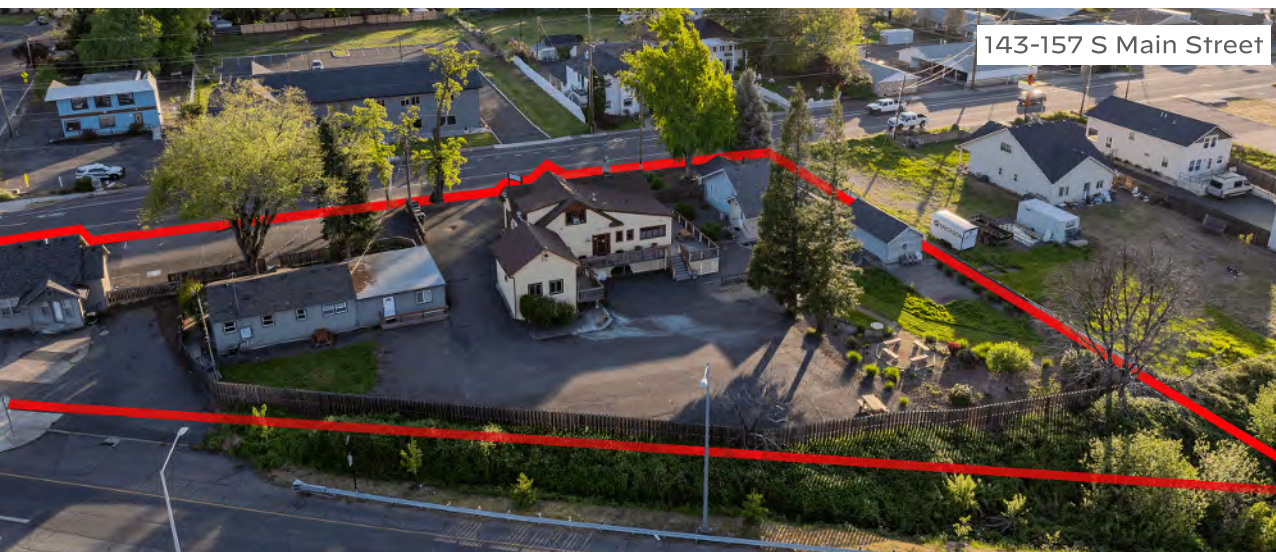
# Phoenix, OR History and Profile

**Phoenix, Oregon** - Phoenix is a city located just south of Medford, and helps make up the fourth largest metropolitan area in Oregon. Phoenix is renowned for its small-town atmosphere and outdoor recreation, including the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities.

Phoenix was first settled in 1851 by brothers Hiram and Sam Colver. The town became an important hub in the Rogue Valley with significant growth during the 1800s being heavily influenced by the gold rush. In the 20th century, Phoenix was primarily a place for agriculture with a focus on peaches, pears and grapes. In 2020, the Alameda Fire destroyed much of Phoenix and the neighboring town Talent. The Phoenix and Talent communities rallied after the fire, and continues to re-build both beautiful towns into thriving creative and artists havens, embracing modern and innovative concepts and buildings.

Economically, Phoenix has a diverse base, with healthcare, retail, and manufacturing being significant contributors. Within a 15 minute drive, 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; Mt. Ashland, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Phoenix is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.



# 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), 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.





# Southern Oregon Market

# Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. 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.

Medford enjoys short,  $\pm$  1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently 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.

From a private aviation perspective, 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 its 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 drier, 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.

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



# Transaction Guidelines

**143-157 S Main 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 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 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 48 hour advance notice for any tours.

**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:
  - Combined (5 contiguous parcels):** \$1,200,000;
  - 153-157 S Main St:** \$690,000;
  - 143 S Main St:** \$295,000
- 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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## Scott King

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# Additional Commercial Real Estate Operator Resources



# M Local Vendor Directory

## Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

## 1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (503) 223 3911
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (503) 748 1031

## Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

## Cleaning

### General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning) dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 500 0890
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

### Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

### Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

## Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

## Contractors / Handyman

### General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscop.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

### Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

### Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamonddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

## Consultants

### Land Use

- ★ **CSA Planning**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

### Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (860) 295 4161
- Water Right Services**, oregonwater.us..... (541) 389 2837

## Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 644 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

## Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.com..... (719) 477 0535

## Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

## Environmental

- ★ **Alpine Environmental**, ..... (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

## Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

## Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 644 2281

## HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 215 4760
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521

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## Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com..... (541) 779 8893
- Hart Insurance**, hartinsurance.com..... (541) 779 4232
- Highstreet Insurance**, hsp.com..... (541) 779 0177
- Midland Empire**, midlandempireinsurance.com..... (541) 476 7715

## Inspections

- GOHI**, greateroregonhomeinspections.com..... (541) 282 3141
- NPI SW Oregon**, npiweb.com..... (541) 210 8055
- Partner ESI**, partnersesi.com..... (800) 419 4923
- Peak Inspections**, peakbuildinginspections.com..... (541) 951 5484
- Rogue Inspection Services**, rogueinspection.com..... (541) 507 7674

## Landscaping

### Maintenance

- Bumgardners**, bumgardnerslandscape.com..... (541) 826 7713
- The Grounds Guys**, groundsguys.com..... (541) 982 2150
- Nature's**, naturelandscapedfordoregon.com..... (541) 821 5344
- US Lawns**, uslawns.com..... (541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com..... (541) 973 5140

### Landscape Design / Contractors

- CV Landscape**, cvlandscapemaintenance.com..... (541) 613 8535
- Gary Krause**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapeandconstruction.com..... (541) 778 9843

## Lending

### Regionals / National Banks with Local Presence

- Banner Bank, Jay Stormberg**, bannerbank.com..... (541) 608 5053
- Evergreen, Kris Woodburn**, evergreenfederal.bank... (541) 479 3351
- First Interstate, Todd Fryer**, firstinterstatebank.com. (541) 608 8971
- People's, Jason Reno**, peoplesbank.bank..... (541) 776 5350
- Rogue Credit Union**, roguecu.org..... (541) 734 0607
- WaFd, Bryan Pistole**, wafdbank.com..... (541) 858 2989

### SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** ..... (800) 878 6613
- Legacy Lending (Private), Dane Fitch** ..... (206) 972 8127
- Pacific Capital (Private), pac-capital.com**..... (541) 973 2444
- Sophia Harding (SBA, Columbia Bank),** ..... (541) 227 0311

## Locksmith

- Bear Creek Lock**, bearcreeklock.com..... (541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com..... (541) 930 8363
- ★ **The Keyman**, tkms.com..... (541) 690 1751

## Movers

- Back Savers**, backsaversmovingservice.com..... (541) 944 4820
- Hall of Fame**, halloffamemovingllc.com..... (541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com..... (541) 531 3634

## Painting

- Brotherhood Painting**, brotherhood-painting.com..... (541) 301 5862
- Corey Robbins**, coreyrobbins.com..... (541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com..... (541) 630 1174
- Rick Stevens**, rickstevenspainting.com..... (541) 973 1729

## Property Management

- Cornerstone Property Management**,..... (541) 200 3954
- CPM**, cpmrealestateservices.com..... (541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com..... (541) 414 4477

## Pest Control

- A-1 Exterminators**, aone-exterminators.com..... (541) 472 1094
- Action Pest**, actionpestcontrolmedford.com..... (541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com..... (503) 772 9466
- Bugs Northwest**, bugsnw.com..... (541) 472 5003
- Pointe Pest Control**, pointepest.com..... (541) 526 5692

## Plumbing

- Accurate Plumbing**, accurate-plumbing.com..... (541) 773 3035
- Artoff Plumbing**, artoffplumbing.com..... (541) 582 0853
- HD Plumbing**, hdplumbingoregon.com..... (541) 646 0407
- Hukill's Plumbing**, hukills.com..... (541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com..... (541) 261 5724
- SOS Plumbing**, sosplumbing.net..... (541) 535 5063
- Tanks Plumbing**, tanksplumbing.net..... (541) 879 3777

## Remediation / Restoration

- ★ **Belfor**, belfor.com..... (541) 644 5454
- ProKleen**, getprokleen.com..... (541) 857 1818
- Rogue Restoration**, roguerestorationpros.com..... (541) 778 1552
- ServiceMaster**, servicemasterrestore.com..... (541) 313 5904

## Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com..... (541) 601 7870
- Hoag Roofing**, hoagroofing.com..... (541) 779 7743
- JAM Roofing**, jamroofing.com..... (541) 773 7663
- Lawless Roofing**, lawlessroofing.com..... (541) 479 1839
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com..... (541) 933 4902
- True South Solar**, truesouthsolar.net..... (541) 203 0525

## Security / Locksmith

### Physical Security

- Concierge Security**, concierge-security.com..... (541) 218 9672
- Maksimum Security**, maksimuminc.com..... (541) 608 2820
- NW Defense Contracting**, nwdefcon.com..... (541) 500 4066

### Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com..... (541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com..... (844) 305 2665
- Johnson Controls**, johnsoncontrols.com..... (541) 857 5112
- Point Monitor**, pointmonitor.com..... (541) 210 8738
- Pye Barker**, pyebarkerfs.com..... (541) 245 9223
- SOS Alarm**, sosasap.com..... (541) 507 9084
- Vyanet Security**, vyanetsecurity.com..... (541) 295 3223

## Surveyors / Drafting

- Hoffbuhr & Assoc.**, hoffbuhr.com..... (541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com..... (541) 772 2782
- Metzger Survey**, metzgersurveying.com..... (541) 727 2749
- Neathamer Survey**, neathamer.com..... (541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com..... (408) 375 5220
- Pariani Land Surveying**, parianils.com..... (541) 890 1131
- TerraSurvey**, terrasurveyinc.com..... (541) 482 6474

## Signage / Printing

- Minuteman Press**, minuteman.com..... (541) 776 7966
- ProntoPrint**, goprnto.com..... (541) 779 1952
- ProVisual Design**, pvdprints.com..... (541) 772 8045
- Ramsay Signs**, ramsaysigns.com..... (541) 664 7704
- ★ **SignApply**, signapplymedford.com..... (541) 414 7620
- SignDude**, thesigndude.com..... (541) 858 2701
- SignsNow**, signsnow.com..... (541) 608 6800

## Notes & Background

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