

OFFERING MEMORANDUM

FOR SALE

PROMINENT FORMER AUTO PARTS STORE WITH HWY FRONTAGE

3755 Crater Lake Hwy, Medford, OR 97504

www.Merit-Commercial.com / (541) 608-6704 / team@merit-commercial.com

Guaranteed human-originated content
Minimal AI content in OM ✓

Scott King
Principal Broker



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EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE
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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **3755 Crater Lake Highway**, a flex industrial building located in Medford, Oregon (the "Subject").

The Subject is situated on a 0.89 acre parcel off of Crater Lake Highway, a high-traffic arterial within the Rogue Valley, and features ±85' of prominent and direct highway frontage with a large two-sided monument sign.

As a newer building, the infrastructure is ideal. This is a fully fire sprinkled CMU and steel-frame building with a standing seam metal roof, all on a slab foundation, providing the ideal structure for long-term, low-maintenance use.

As a former auto parts store, the interior layout is divided into a publicly accessible sales floor and large back of house warehouse, and two usable levels.

The first floor encompasses the ±8,015 SF envelope of the building and currently features an open sales floor, 3 private offices, a storage/mechanical room, and two private restrooms. Easily accessible from the sales floor, the first level also includes a substantial industrial metal-framed shelving system and a designated loading area with one 10'w x 12'h grade-level drive-in overhead door.

The second floor is a mix of approx. 893 SF of finished space (break room, offices), and well over 2,000 SF of a

large shelving-supported catwalk mezzanine, effectively doubling the inventory storage capacity. Built as a semi-permanent racking system, the second level is accessed via one of three metal staircases and provides easy flow to 9 more rows of racking, a large break room with kitchenette, and two offices.

Outside, the Subject enjoys fully paved surfaces, with a front parking lot providing ±12 customer spaces and a large rear lot with room for ±20 vehicles. Additionally, there is a fully fenced gravel yard to the far west of the Subject lot, which is currently leased to a towing company. Additional lease details available upon request.

The surrounding area is a proven commercial corridor with established retail, office, and industrial properties, including the prominent Crater Lake Plaza shopping center, various small-scale professional offices, automotive dealerships, and general industrial warehouses.

The opportunity at 3755 Crater Lake Highway is clear for prospective buyers. The Subject is a well maintained flex industrial building on a high-traffic roadway with a layout suitable for a wide variety of prospective users. Buyer is responsible for any and all due diligence. Contact the listing brokers today for more information and a private tour.

Offering Summary

Offering Price:	\$1,800,000
Lease Rate:	\$1.50/SF/Month NNN
Occupancy:	Will be delivered vacant
Address:	3755 Crater Lake Hwy, Medford, OR 97504 - Jackson County
Legal:	37-1W-07A TL 1501 APN 10977097
Annual Taxes:	\$12,662.78 (2026)
Zoning:	I-G (General Industrial)
Land Area:	0.89 acres (38,768 SF)
Year Built:	±2000 (per County, ±26 years)
Square Feet:	±8,908 finished SF (Buyer to verify)
Access:	1 shared full-motion access point from Crater Lake Hwy (access via easement)
Utilities:	All utilities are public and are serviced via Avista, Pacific Power, MWC, and RVSS
Parking:	±22 spaces in front and rear parking lots
Construction:	CMU exterior walls and interior steel framing on slab foundation. Mix of painted CMU and R-panel metal siding. Full low-slope standing seam metal roof.
FF&E:	All tenant personal property is excluded from sale; Closing is subject to removal of all inventory. Inclusion of shelving system is subject to change without notice.

Investment Highlights

Highly Visible Asset

The Property has direct frontage off of Crater Lake Highway, a main arterial within the Rogue Valley. 3755 Crater Lake Highway also benefits from prominent monument signage supporting excellent visibility and exposure for prospective operations on site.



Convenient Location

Strategically located within an established and growing commercial corridor, the Property benefits from strong connectivity and proximity to complementary business creating an attractive opportunity for retail or industrial users seeking a quality flex building.



Flexible Layout

The building's highly functional infrastructure and layout could accommodate a wide range of industrial or retail operations and is suitable for both owner-occupants or developers seeking a well located retail building with industrial components. Additionally, 3755 Crater Lake Highway has the potential to generate stable income upon re-tenanting the building.



Construction Summary

Built in 2000 (±26 years). The structure combines CMU exterior walls and interior steel framing with a slab-on-grade foundation. Exterior siding is a mix of painted R-panel metal siding and CMU sections. 16' interior clear height. Two-story bolted-down metal-frame inventory racking currently installed; inclusion of racking in sale is TBD.

Roof System

Original standing-seam low-slope metal roof, appears to be in excellent condition.

Electrical Summary

Appears to be a single 400A 120/240v, single-phase power service split between two 200A distribution panels located in rear loding area.

Parking and Yard

Front paved and striped parking lot with 12 spaces. Rear yard paved, not striped, fits ±20 vehicles. Far rear fenced gravel yard is currently leased to a towing company, and includes chain link fencing with barbed wire on outriggers and a secure manual gate.

Monument Signage

Includes prominent monument signage supporting excellent visibility and exposure for operations on site.

Building Security

An active GE security alarm panel monitored by the local SOS Alarm is installed, with motion sensors on all entrances.

HVAC System Summary

The entire building is conditioned with five RTUs including two newer Goodman RTUs and three older units of unknown specs. Some interior office area ducted; majority of space is direct discharge into building. Three RTUs may not be functioning; Buyer to verify.

Overhead Door

(1) 10'x12' OH door (manually operated) located on the northern side of the building.

Fire Sprinkler System

The building is protected by a hydraulically designed wet-pipe fire sprinkler system with an approximately 4-inch riser, supervised main control valve, waterflow alarm, pressure gauge, main drain, and Silent Knight monitoring panel.

Utilities Summary

All utilities are public and are serviced via Avista, Pacific Power, Medford Water Commission and Rogue Valley Sewer Services.

Plumbing / Water / Irrigation

Supply waste line materials are unknown but appear to have no known issues. A ±23 year old, 47 gallon electric Bradford White water heater, model MI50L6DS1 is installed and supplies entire building. Hunter Irrigation system and Pro-C model irrigation controller.

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.

Building Systems Overview

Parcel borders are approximate and for reference only. Aerial photo has been enhanced using AI and may not be exactly accurate.



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial

Parcel borders are approximate and for reference only. Aerial photo has been enhanced using AI and may not be exactly accurate.



Westinghouse RTU

Specs not verified; buyer to confirm operational status and unit specs.

Goodman 5-ton RTU

Make/type: Goodman GPGM3 RTU
Model #: GPGM36112041AB
Serial #: 2403068067
Refrigerant: R-410A
Built/Age: March 2024 (2 years)

Additional RTUs

Specs not verified; buyer to confirm operational status and unit specs.

Goodman 5-ton RTU

Make/type: Goodman GPGM3 RTU
Model #: GPGM36110041AA
Serial #: 2311066758
Refrigerant: R-410A
Built/Age: November 2023 (3 years)

Parcel boundaries are approximate and are for illustration purposes only.

HVAC Inventory (RTUs)

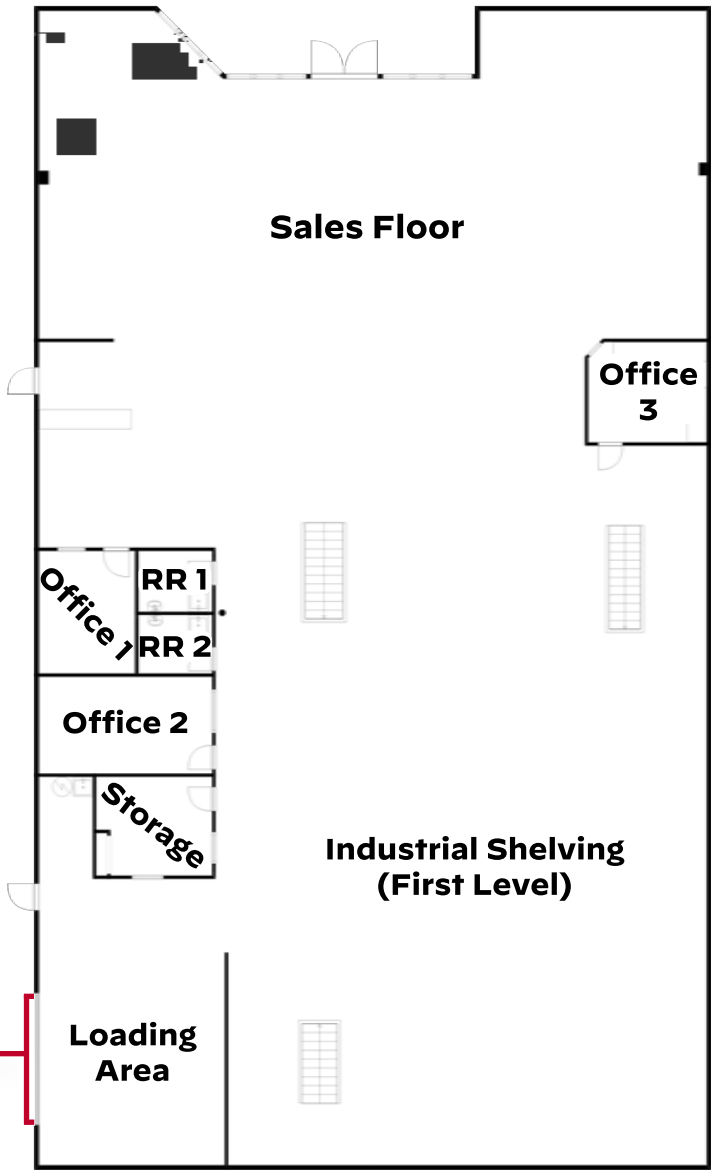
The Property, in its current state, enjoys a rare combination of a publicly-accessible sales floor, multiple customer service/POS counters, and a significant area of inventory storage/warehousing, offices, good loading, breakroom, restrooms, and more.

First floor envelope of the building is reported at 8,015 square feet, with an additional ±893 square feet of permanent, finished space on the second floor (breakroom, two offices).

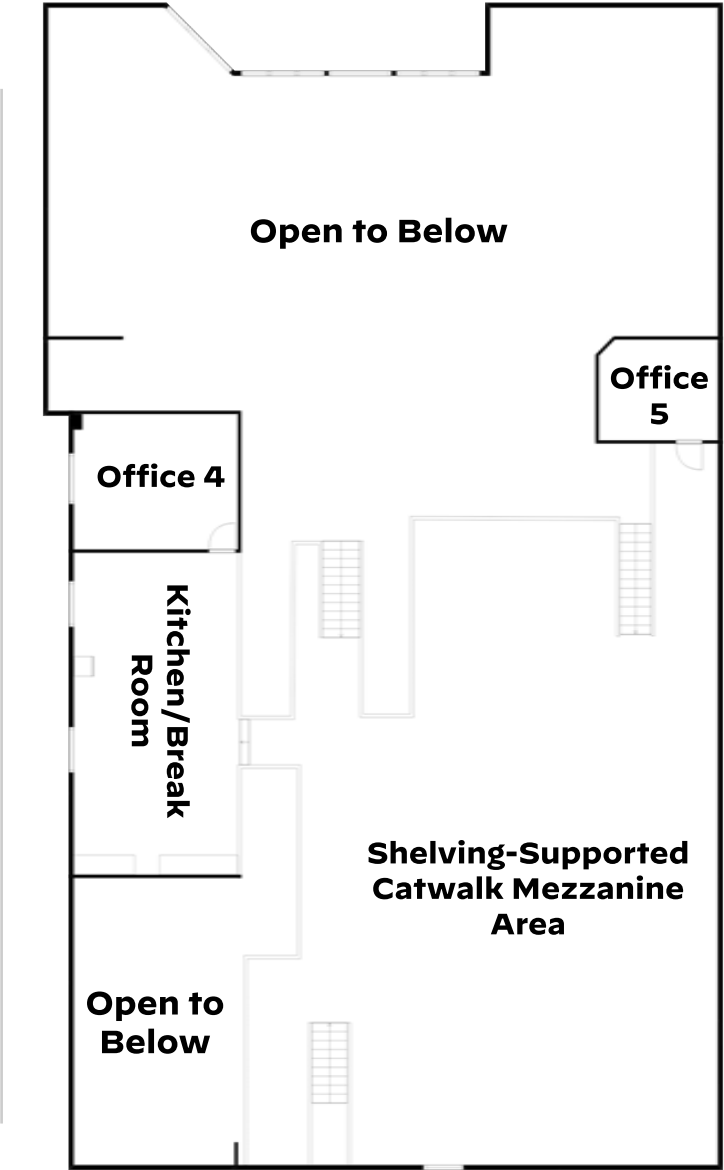
A significantly large multi-story industrial shelving system is currently installed, providing abundant inventory storage and turnkey parts picking system. The second level of racking is a shelving-supported catwalk mezzanine system, effectively doubling the shelving capacity.

Floorplans are approximate and may not be exactly accurate. Buyer to verify dimensions, square footage, exact layout, and building usability.

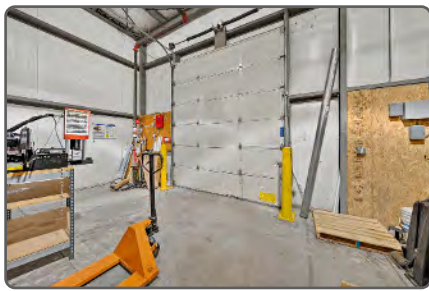
10'w x 12'h
OH Door



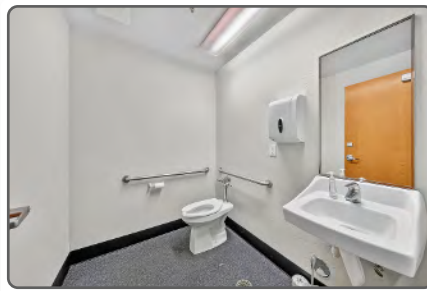
First Level



Second Level



Loading Area and OH Door



Restroom 2



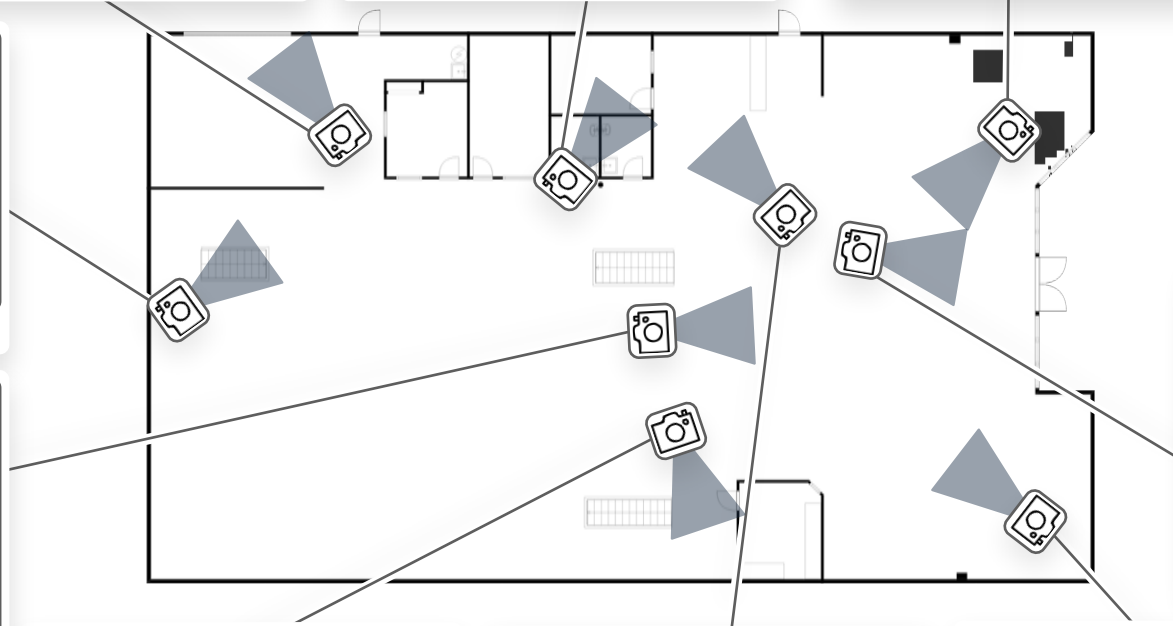
Sales Floor - SE View



Shelving System & Stairs



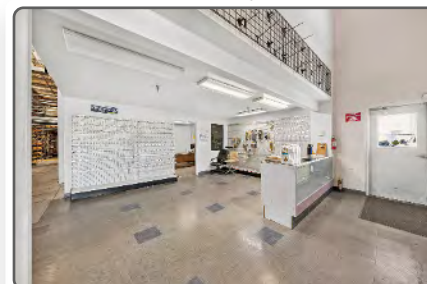
Sales Floor - East View



Entrance



Metal Storage Area - South View



Open Flex Space



Sales Floor - SE View

First Story

Floor Plan with Photo Locations



Break Room/Kitchenette



Mezz. Shelving Area



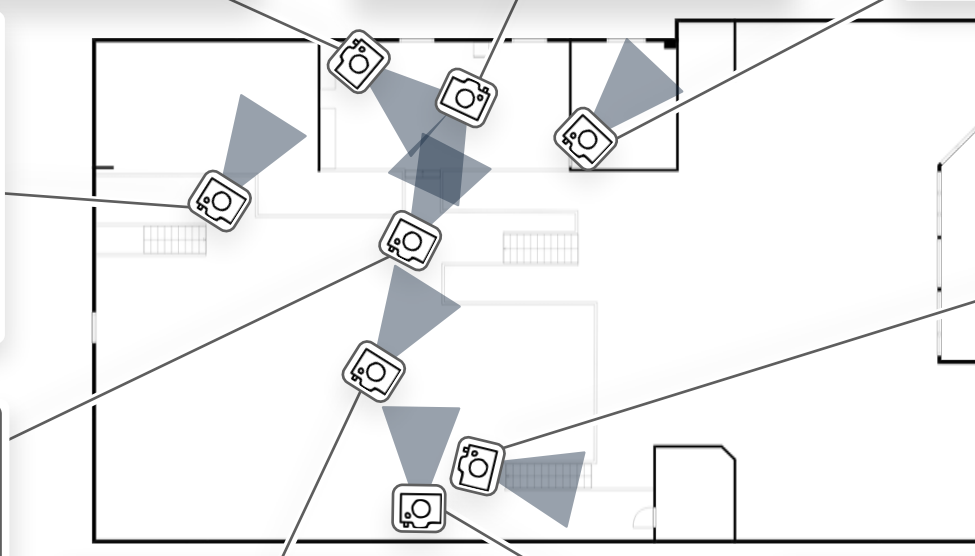
Office 4



Mezz. Shelving - NE View



Break Room - North View



Mezz. Shelving - SE View



Mezz. Shelving - NE View



Mezz. Shelving - North View

Second Story

Floor Plan with Photo Locations



Parcel boundaries are approximate and are for illustration purposes only.

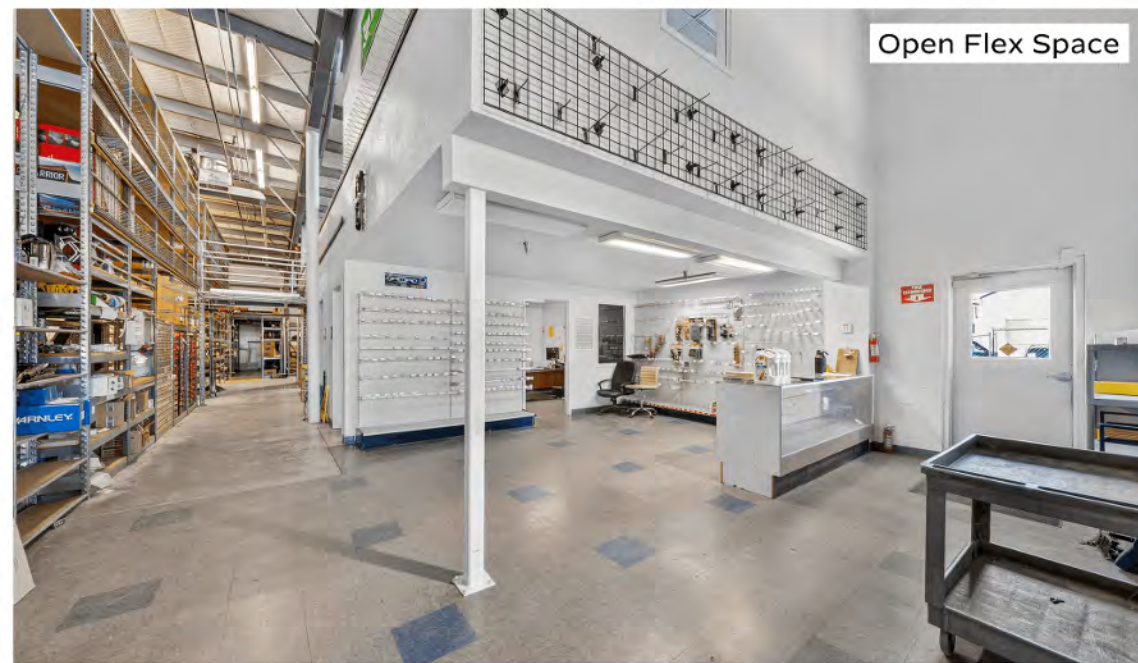
Subject Photo - Exterior



Sales Floor - SW View



Sales Floor - NW View



Open Flex Space



10'x12' Overhead Door - NW View

First Floor Interior



Mezzanine Shelving - SW View



Break Room/Kitchenette

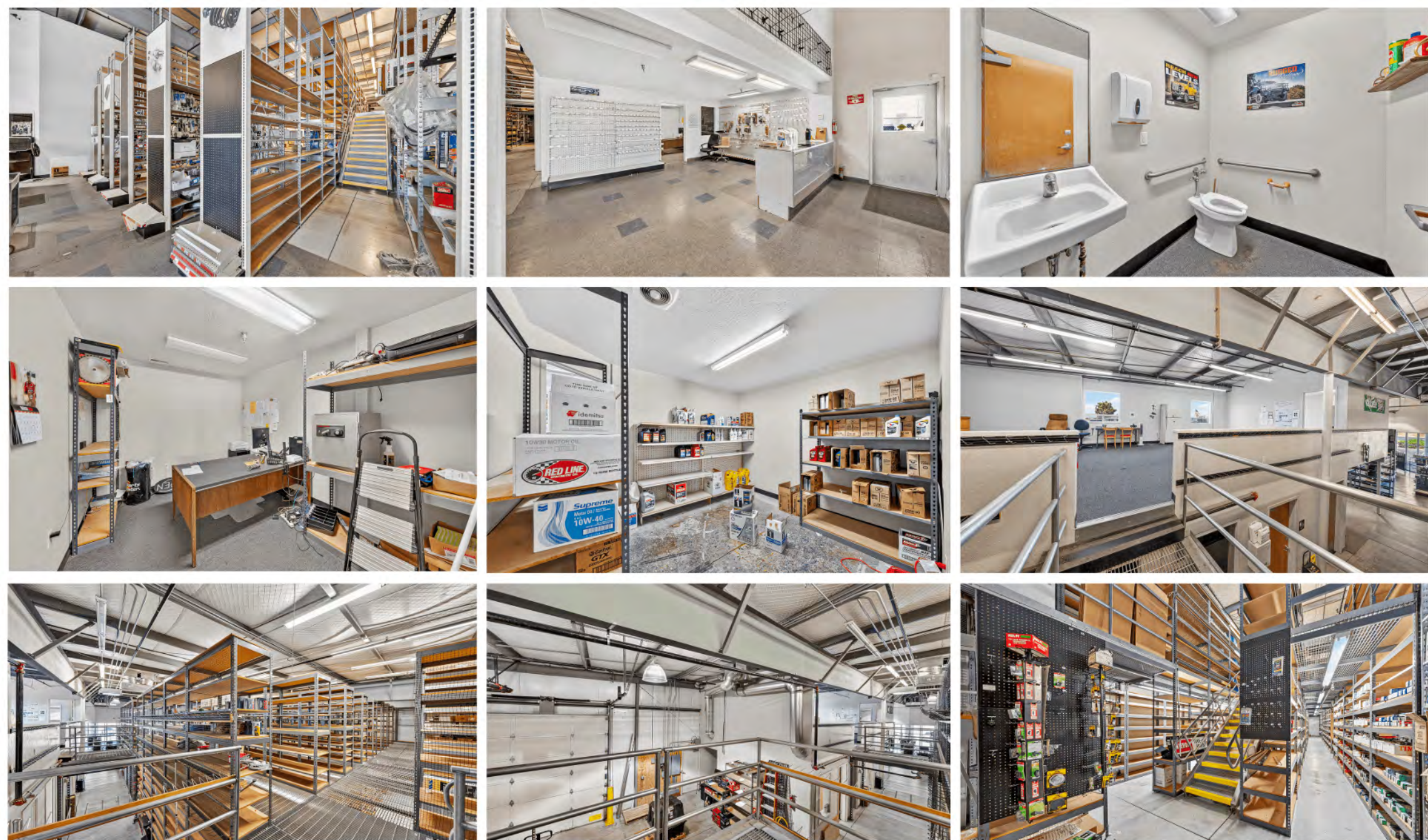


Office 4



Mezzanine Shelving - NW View

Second Floor Interior



Interior Photos



Parcel boundaries are approximate and are for illustration purposes only.

Corporate Neighbors

Overlay Report



Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

Zoning:	I-G (General Industrial) External link to Medford Zoning Code
City Limits:	Inside city limits of Medford
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	No
Soils:	6B - Agate-Winlo complex
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	City of Medford
School District:	549c (Medford)
Airport:	Yes; min. elevation 1,500'
Air Quality Mgmt:	Yes
Wildfire Hazard:	No
Vernal Pools:	Developed
Natural Area:	N/A

Market Summary

	Demographics	Medford	Jackson County	National
Population	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%	-
Personal/Education	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%
Housing	Bachelor's Degree	24.5%	25.1%	36.0%
	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.



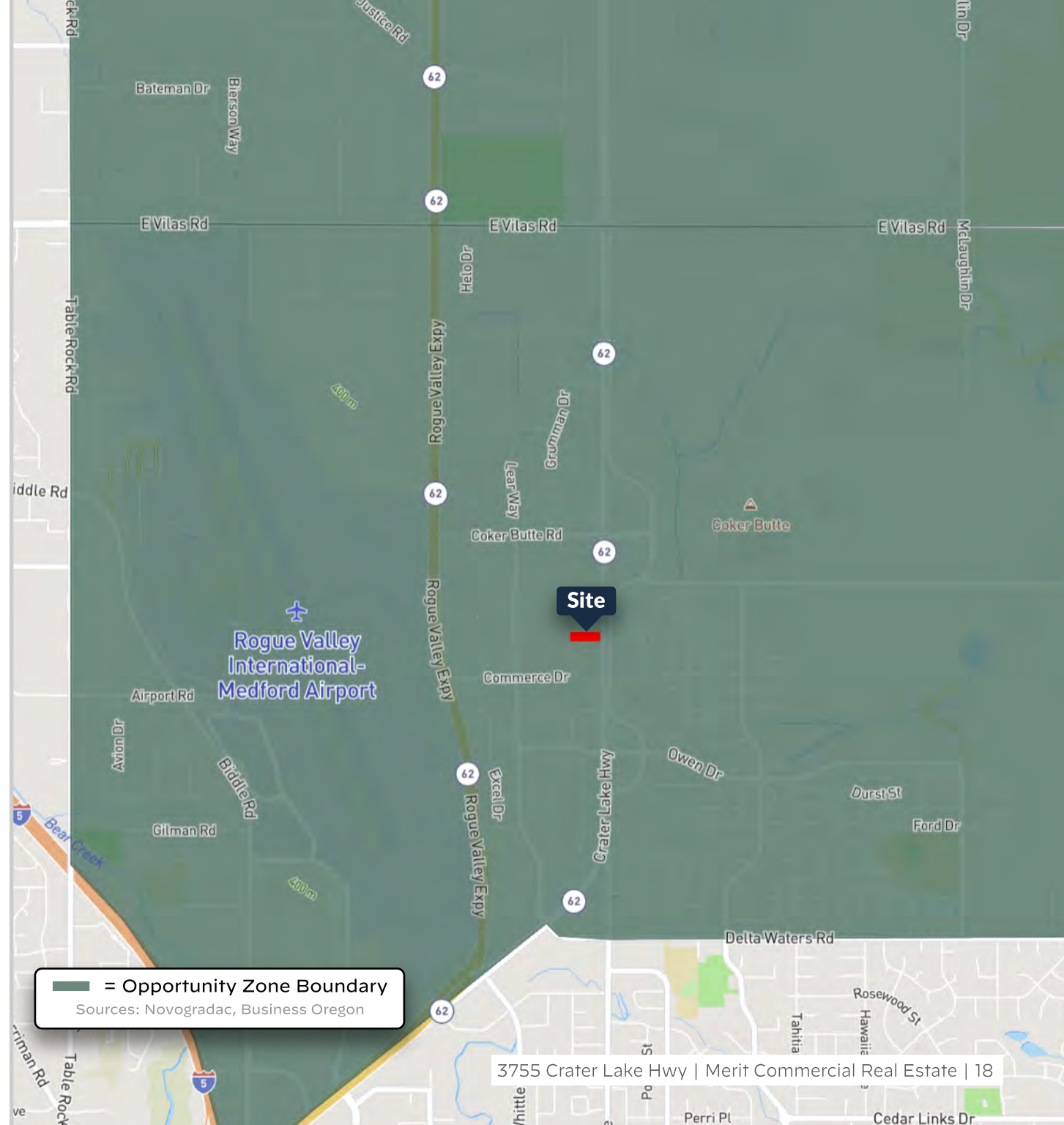
Opportunity Zones

3755 Crater Lake Highway is located within a federal Opportunity Zone, offering

potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount of the original deferred gain, regardless of improvements.
3. After a 10-year hold, all appreciation on the OZ investment is excluded from federal capital gains taxes, but for real property like 3755 Crater Lake Highway, this would require substantial improvement, defined as doubling the adjusted basis of the property (excluding land value) within 30 months through renovations or construction.

Without substantial improvement, investors can still defer gains and claim the 5-year 10% reduction, but the 10-year tax-free appreciation would not apply. All parties must consult qualified tax professionals or OZ experts to ensure compliance with IRS regulations. The listing brokers are not qualified to guarantee tax benefits.





Regional Map - Rogue Valley



The Rogue Valley



Downtown Medford



Asante Hospital Expansion



Medford, OR History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. 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; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

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



Southern Oregon Market

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

3755 Crater Lake 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 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.

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.

Scott King

Principal Broker / Owner
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Licensed Broker
d: (541) 944-9967
caspian@merit-commercial.com





Additional 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.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscp.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**, diamondddwelding.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

Local Vendor Directory

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**, partneresi.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**, naturelandscapemedfordoregon.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**, terralandscapelandconstruction.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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