

OFFERING MEMORANDUM

FOR LEASE

HIGH-VISIBILITY IN-LINE RETAIL SPACES FOR LEASE - WHITE CITY, OR
(541) 608-6704 | www.Merit-Commercial.com | team@merit-commercial.com

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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 for lease **7334-7336 Highway 62**, two highly-visible retail spaces within Lakewood Center, in White City, Oregon (the "Spaces" or the "Space").

The Spaces are a part of the highly recognizable multi-tenant Lakewood Center and share a common area with multiple longstanding tenants. The property is also anchored by Dollar Tree. Sited at the signalized hard corner intersection of Hwy 62 and Hwy 140, Lakewood Center is prominently positioned as one of the highest visibility retail centers in the region.

7334 Highway 62, is an immediately available in-line retail storefront unit featuring approximately 2,026 rentable square feet ("SF"). The current layout could support a wide variety of uses including its prior medical office use, retail storefront, or professional office. Inside, the leaseable area includes a reception/lobby area, a large open workspace area, backrooms for storage, as well as a private restroom providing a flexible space for any user ready for occupancy.

7336 Highway 62, formerly a

high-volume cellular outlet, is a corner retail storefront featuring ±1,414 square feet ("SF") of leaseable space. The functional layout of the unit includes an open sales floor and rear admin suitable for small-scale retail or office use. The Space also includes a private restroom and room for storage.

Additionally, a user could lease both units, combine via opening up the shared wall and design a cohesive ±3,406 square foot suite.

There is an abundance of shared parking throughout the large parking lot at Lakewood Center and includes 138 paved spaces. The adjacent Starbucks drive-thru contributes significant customer traffic throughout the center and increases the prominence of the center.

The opportunity is clear for nearly any kind of user for both Spaces, each having the winning combination of an extremely flexible storefront space that checks all of a user's boxes located within the highly-visible and easily accessible Lakewood Center, strategically situated within a rapidly growing region.

Contact brokers to arrange a tour today!

Offering Summary

Availability:	Immediately available
Address:	7334 Hwy 62, White City, OR 97503 Jackson County
Base Rent:	\$1.45-\$1.55/SF/Month (+ unit utilities for power, internet; see following pages for details)
Lease Structure:	Triple Net ("NNN") NNNs estimated at \$0.56/SF/Mo
Lease Term:	Negotiable / 2-year minimum
TI:	Reasonable TI proposals considered
Space SF:	7334 Hwy 62 - 2,026 SF (per Landlord) 7336 Hwy 62 - 1,414 SF (per Landlord)
Zoning:	GC (General Commercial) Tenant is solely responsible for verifying their business use is allowed in zoning
Year Built:	±1989 (per County - 37 Years)
FF&E:	FF&E will be removed prior to occupancy
Parking:	(138) shared parking spaces (8) shared ADA parking spaces
Use Restrictions:	Landlord reserves right to approve desired use(s).

Triple Net Lease Introduction

start here



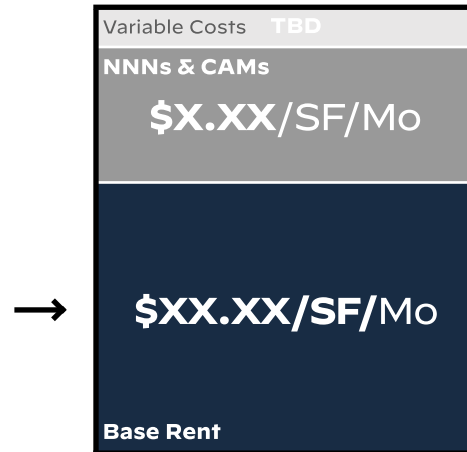
1. What is a triple net lease?

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:

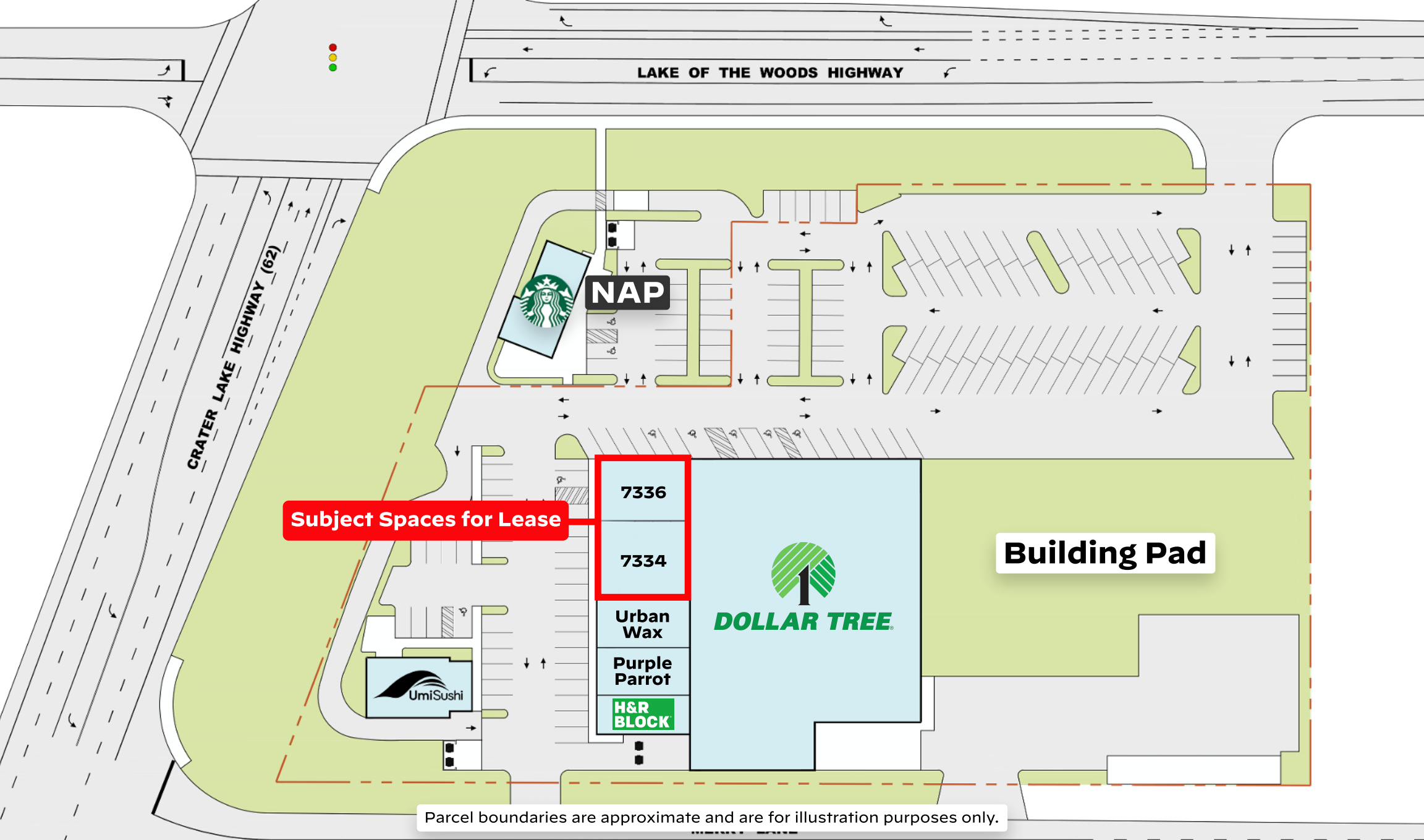
- Property taxes, insurance, management, maintenance of shared parking, landscaping, walkways (Common Area Maintenance = "CAMs". Together, these are the "NNNs")
- Security, landscaping, janitorial, other third-party services
- Sinking funds for major systems, renovations, remodels
- City service charges,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



Current Site Plan

7334 Crater Lake Hwy - 2,026 SF

- Availability:

Available within 30 days as of 8/3/2026
- Address:

7334 Hwy 62, White City, OR 97503
- Space SF:

2,026 SF
- Lease Term:

Negotiable (2-year minimum)
- TI:

Reasonable TI proposals considered
- Zoning:

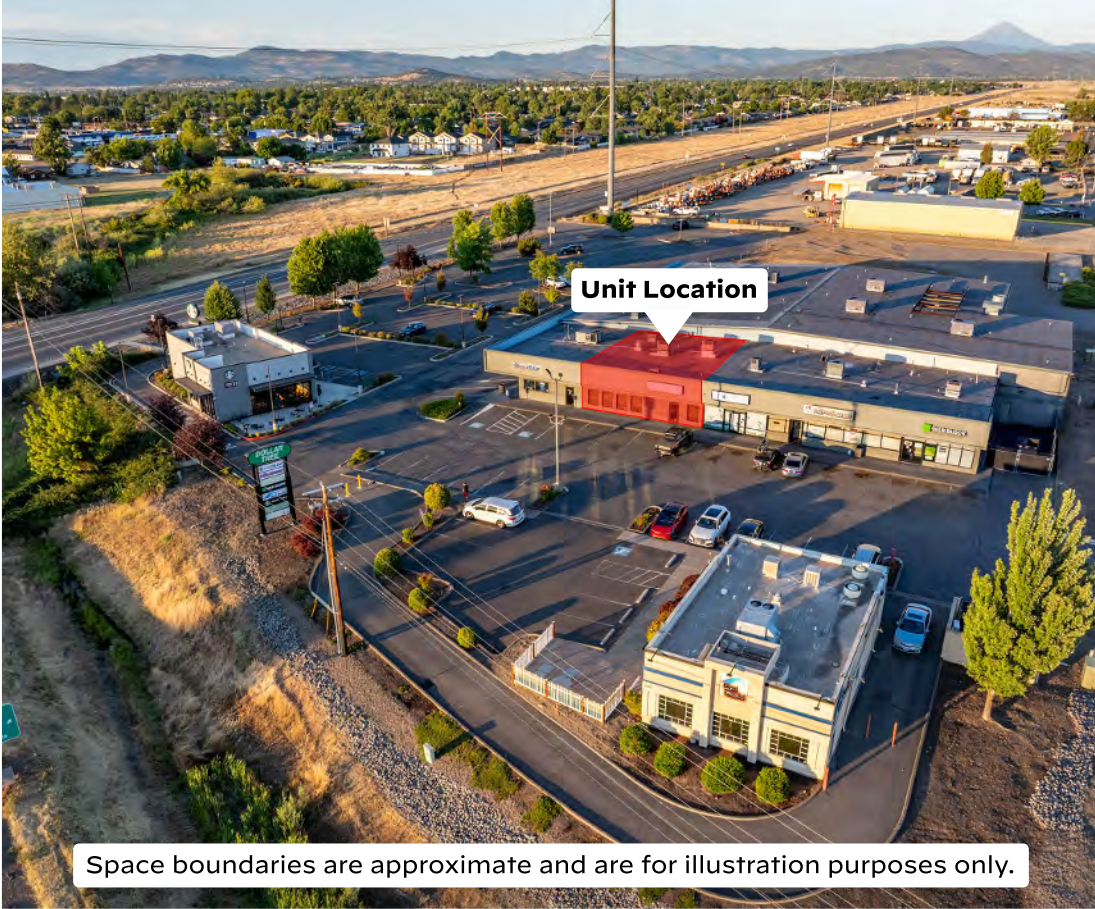
GC (General Commercial)
- Year Built:

±1989 (per County - 37 years)
- Parking:

(138) shared parking spaces
(8) shared ADA parking spaces
- Use Restrictions:

Landlord reserves right to approve desired use
- Notes:

The space itself is an in-line office/retail storefront featuring approximately 2,026 square feet ("SF"). Conveniently located on the confluence of Highway 62 and Highway 140 the Space also enjoys unimpeded line of sight. Access is convenient, with two shared left/right driveways off of both Merry Lane and Highway 140. CAMs are based on 2026 estimates.



Space boundaries are approximate and are for illustration purposes only.

Variable Costs ±\$100-400+/mo

NNNs & CAMs

\$0.57/SF/Mo

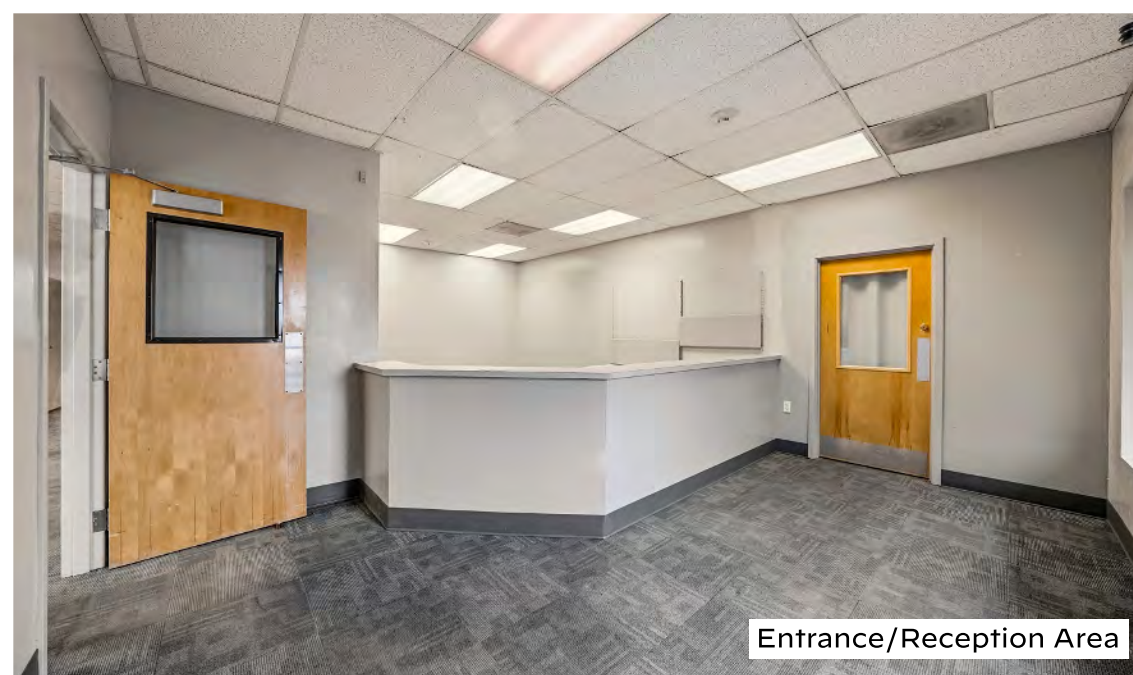
\$1.45/SF/Mo

Base Rent

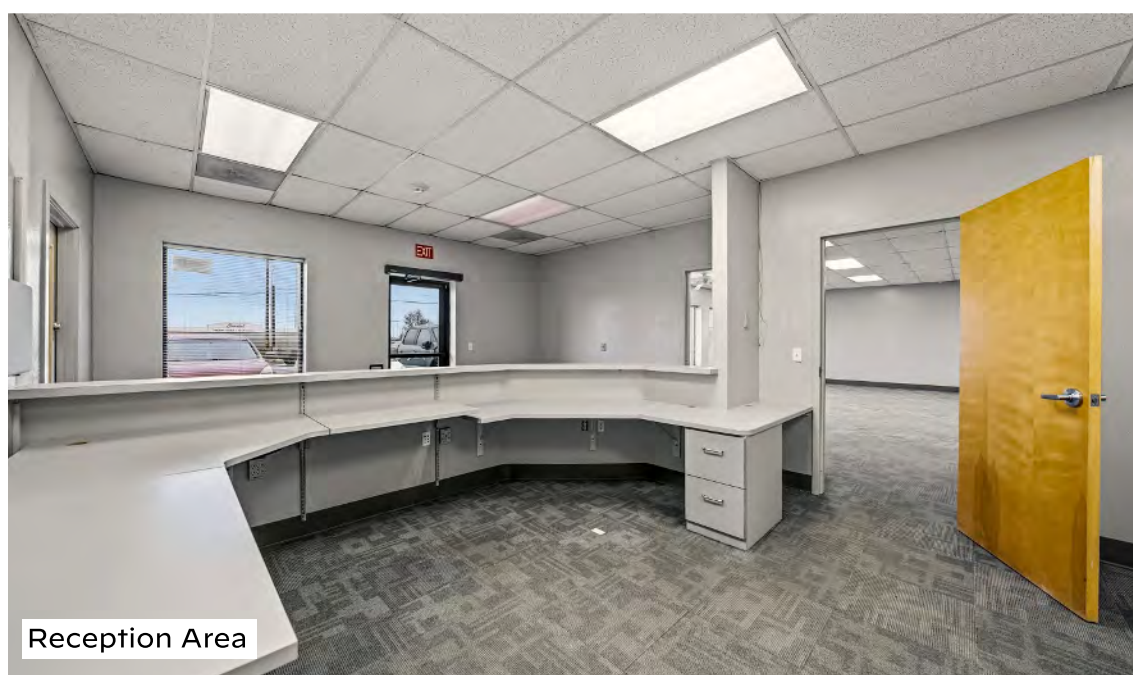
total asking rent

\$2.02/SF/mo.
(\$4,093/month)





Entrance/Reception Area



Reception Area



Open Workspace Area



Open Workspace Area

Subject Photos - Interior (7334)



Open Workspace Area



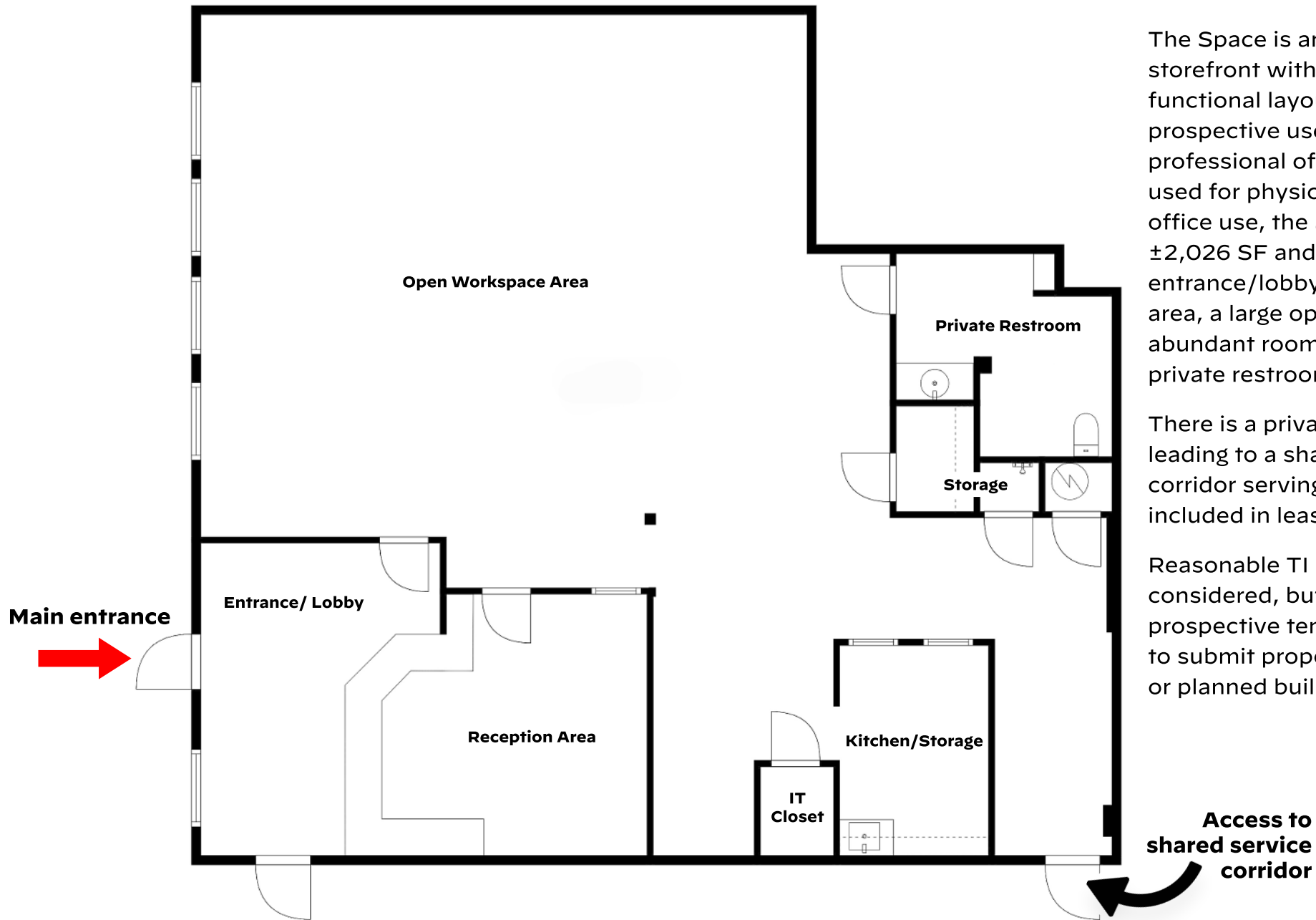
Backroom Storage Area



Kitchenette/Break



Private Restroom

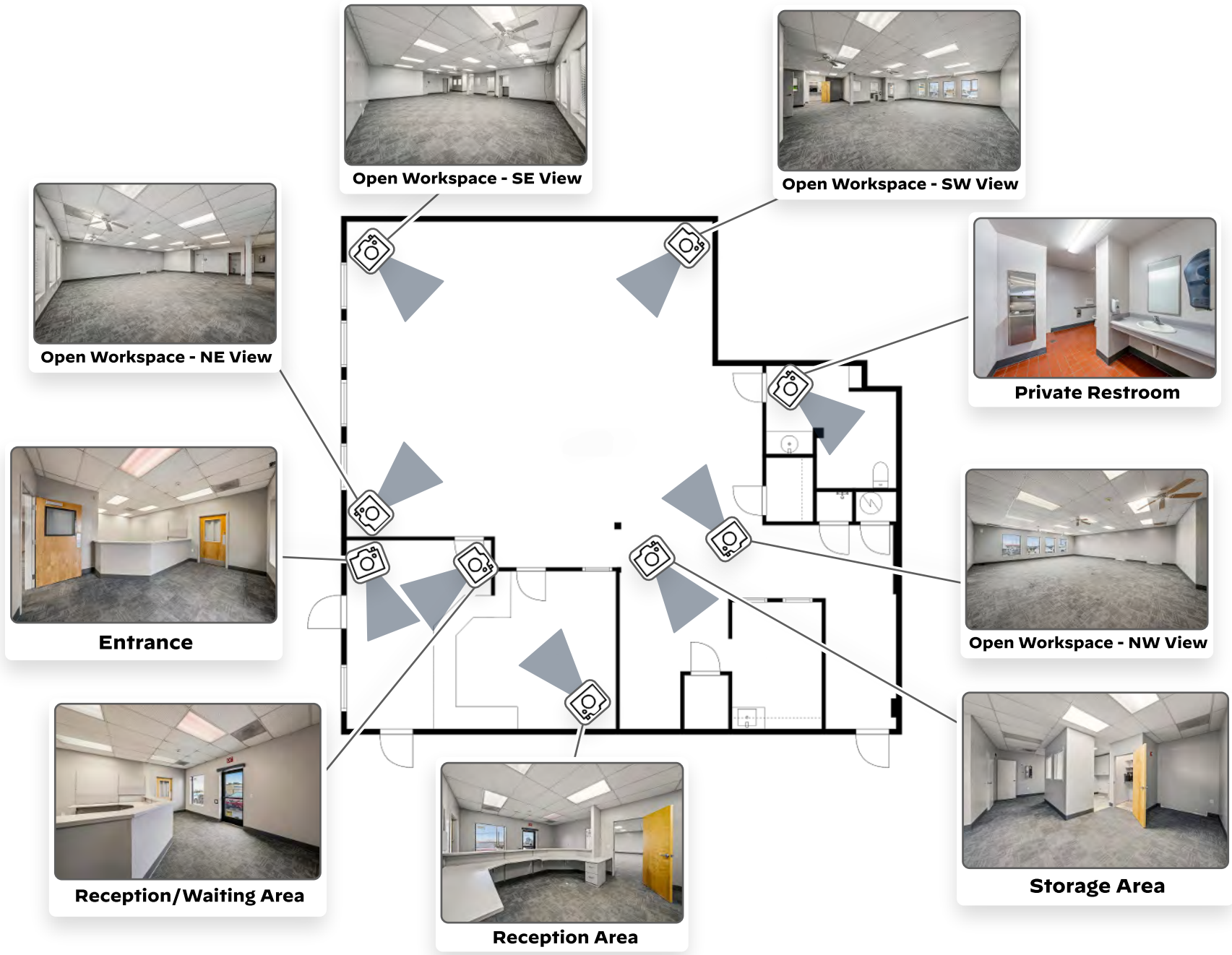


The Space is an in-line retail storefront with a flexible and functional layout for many prospective uses related to retail or professional office use. Previously used for physical therapy/medical office use, the Space includes $\pm 2,026$ SF and features a bright entrance/lobby room, reception area, a large open workspace area, abundant room for storage and a private restroom.

There is a private, locking rear door leading to a shared service/loading corridor serving each in-line unit (not included in leased area).

Reasonable TI proposals will be considered, but not guaranteed. All prospective tenants are encouraged to submit proposals for their desired or planned buildout.

7334 Hwy 62 - Floor Plan



Floor Plan w/ Photos (7334)

7336 Crater Lake Hwy - 1,414 SF

- Availability:** Available within 30 days as of 8/3/2026
- Address:** 7334 Hwy 62, White City, OR 97503
- Space SF:** 1,414 SF
- Lease Term:** Negotiable (2-year minimum)
- TI:** Reasonable TI proposals considered
- Zoning:** GC (General Commercial)
- Year Built:** ±1989 (per County - 37 years)
- Parking:** (138) shared parking spaces
(8) shared ADA parking spaces
- Use Restrictions:** Landlord reserves right to approve desired use
- Notes:** The space itself is an end unit retail storefront featuring ±1,414 square feet ("SF"). Formerly a high-volume cellular outlet. Includes open sales floor and rear admin space. Access is convenient, with two shared left/right driveways off of both Merry Lane and Highway 140. CAMs are based on 2026 estimates.



Variable Costs ±\$100-400+/mo

NNNs & CAMs

\$0.57/SF/Mo

\$1.55/SF/Mo

Base Rent

total asking rent
\$2.12/SF/mo.
(\$2,997.68/month)

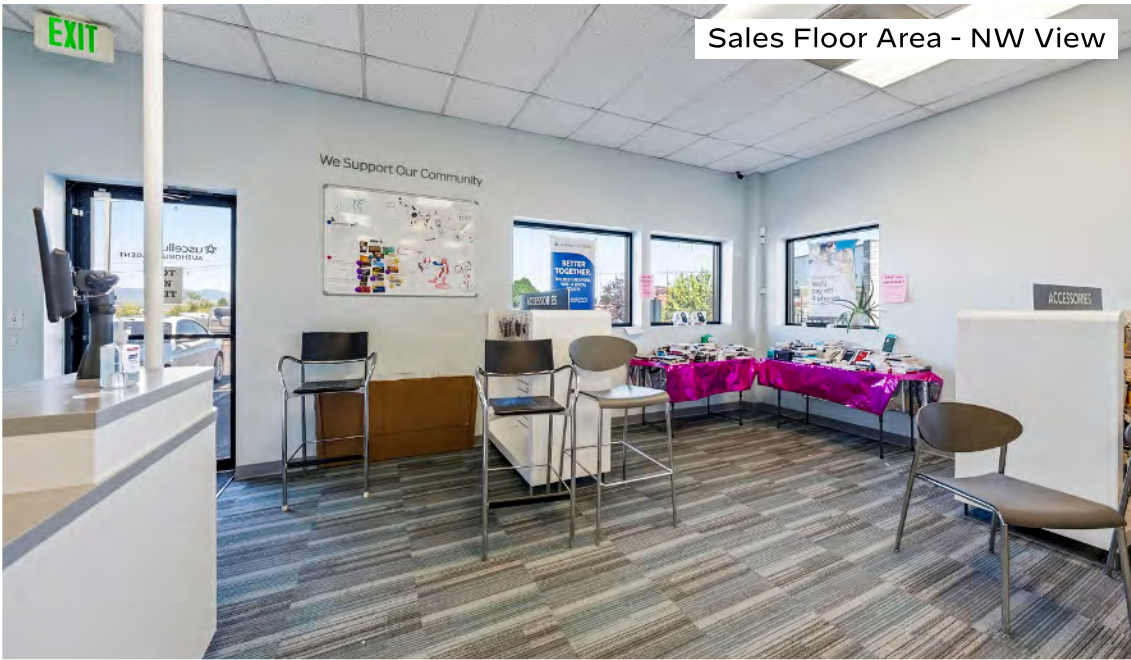




Sales Floor Area - SW View



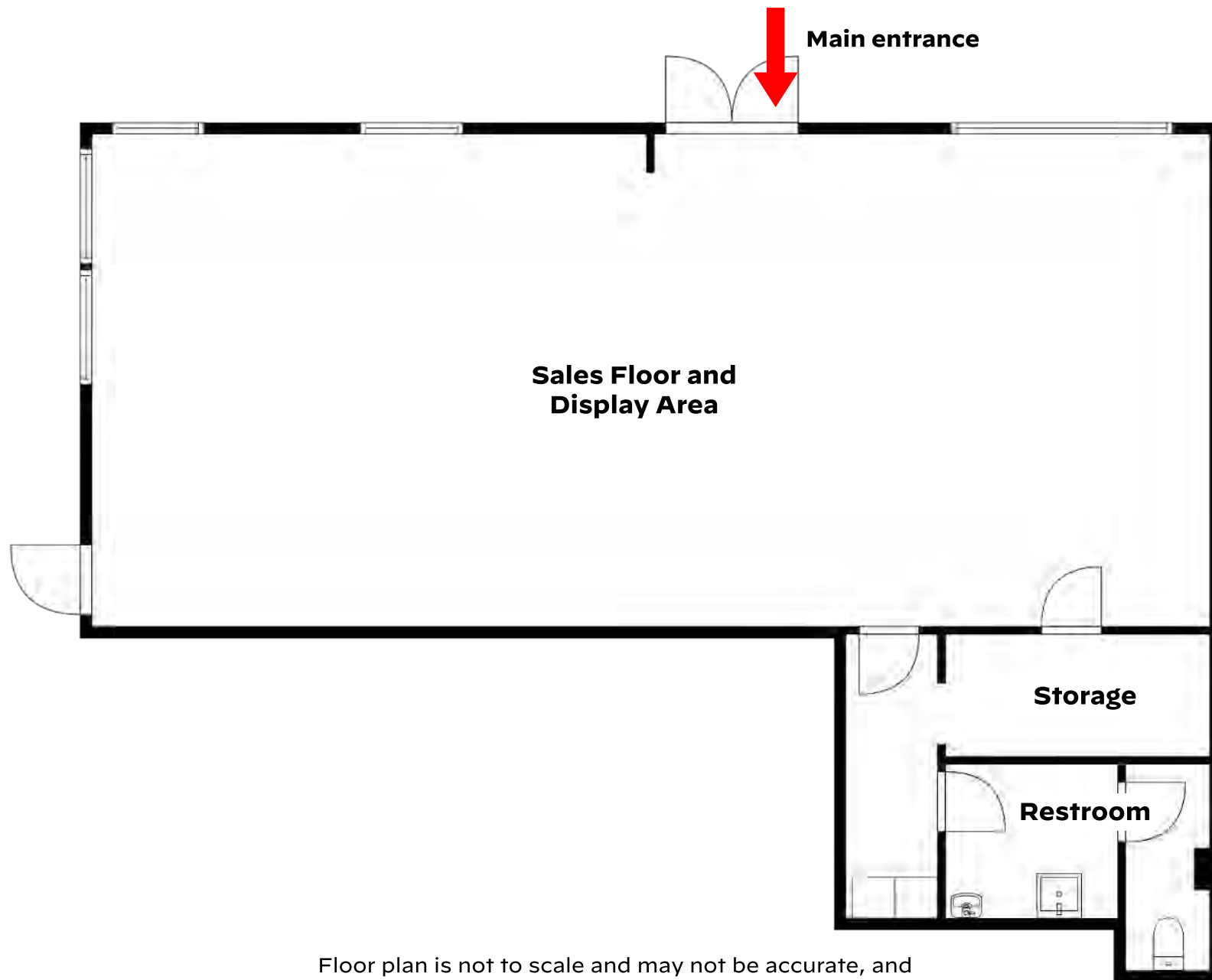
Sales Floor Area - East View



Sales Floor Area - NW View



Private Restroom



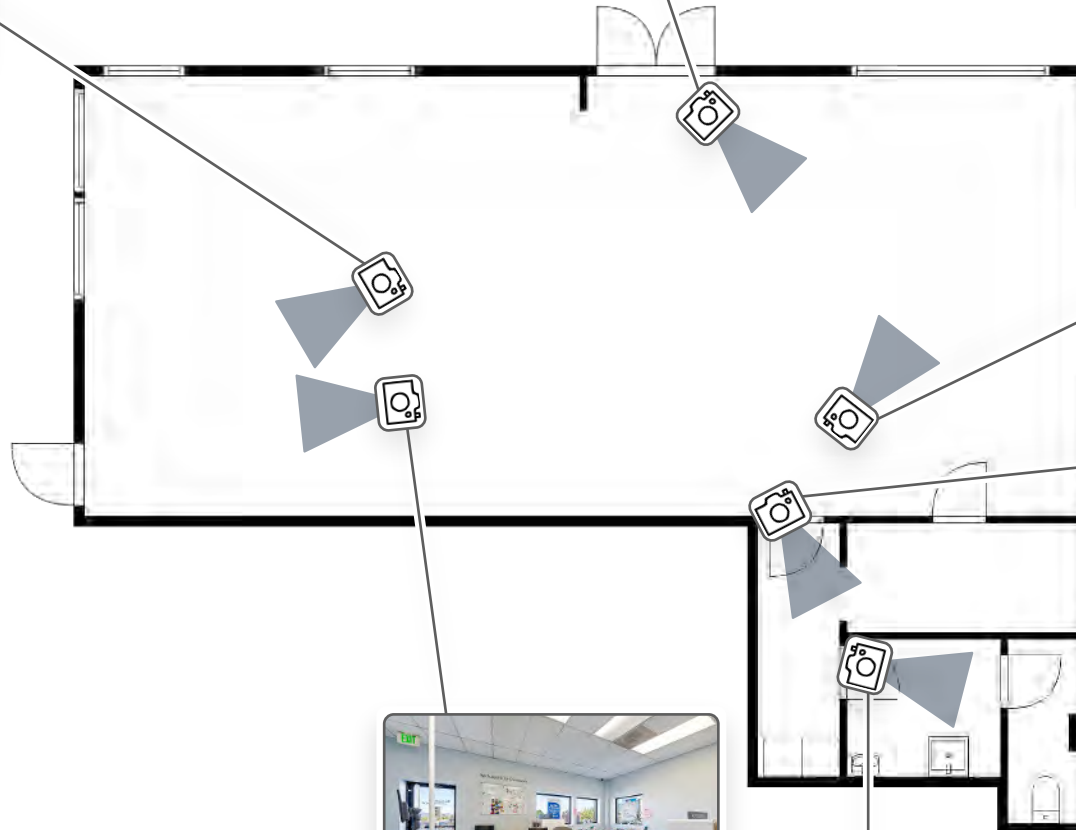
Floor plan is not to scale and may not be accurate, and is provided for ease of reference only.



Sales Floor



Sales Floor



Product Display Area



Storage



Restroom



Sales Floor

Floor Plan w/ Photos (7336)



Subject Property

Parcel boundaries are approximate and are for illustration purposes only.

Corporate Neighbors



Lower Table Rock



White City Industrial Area



Rogue River



White City, OR History and Profile

White City, Oregon - White City is an unincorporated community located in Southern Oregon, known for its unique blend of natural beauty, intriguing history, and successful industrial sector. Located at the junction of OR Route 62 and OR Route 140, White City is just north of Medford, the fourth largest metropolitan area in Oregon.

Originally established as Camp White, a military training facility during the interwar years of WWII, the site laid the groundwork for what became White City. After the war, its infrastructure supported the growth of the Southern Oregon timber industry and fueled post-war expansion. In 1960, the area was renamed White City to reflect the surrounding unincorporated community.

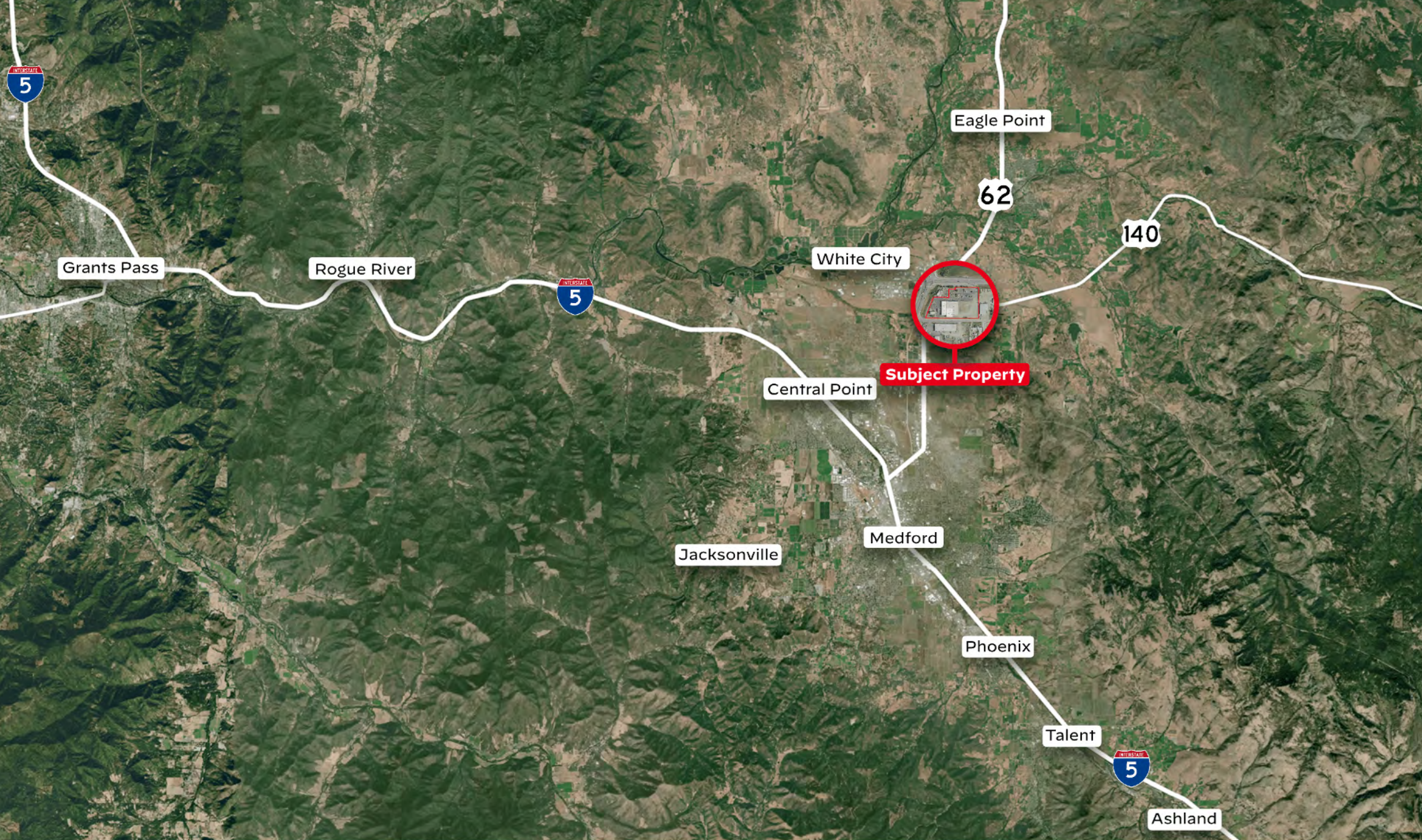
Economically, White City is known for its diverse base, with manufacturing, healthcare, social assistance and retail being significant contributors. The city is home to the US Department of Veterans Assistance Hospital which serves the majority of Southern Oregon. The industrial sector has performed increasingly well, anchored by Biomed Diagnostics, Metal Masters, and Boise Cascade which are all significant employers of White City.

The area has a strong sense of community as well as a diverse economy. Within an 18 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, Touvelle State Recreation Area, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, White City blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.



Region Aerial - White City



Region Map - Rogue Valley



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

7334 Highway 62 (the "Space") is 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 Space. 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 Space, such LOIs should, at a minimum, include the following:

- Lease rate; asking is \$1.45/SF/Mo (\$17.40/SF/Yr), NNN (estimated at \$0.57/SF/Mo and \$0.58/SF/Mo)
- TI package, if any (only 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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Additional Buyer/Tenant Resources





The Merit Pages - 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
- Taylor Elements**, taylordelements.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..... (541) 592 9203
- 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**, alpineabatement.com..... (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



The Merit Pages - 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) 249 7914

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) 876 8209
Purelight Power, purelightpower.com.....	(541) 816 4047
Rivas Roofing, rivasconstructionandroofing.com.....	(541) 512 1337
Sunshine Solar, sunshinesolarinc.com.....	(541) 236 1767
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

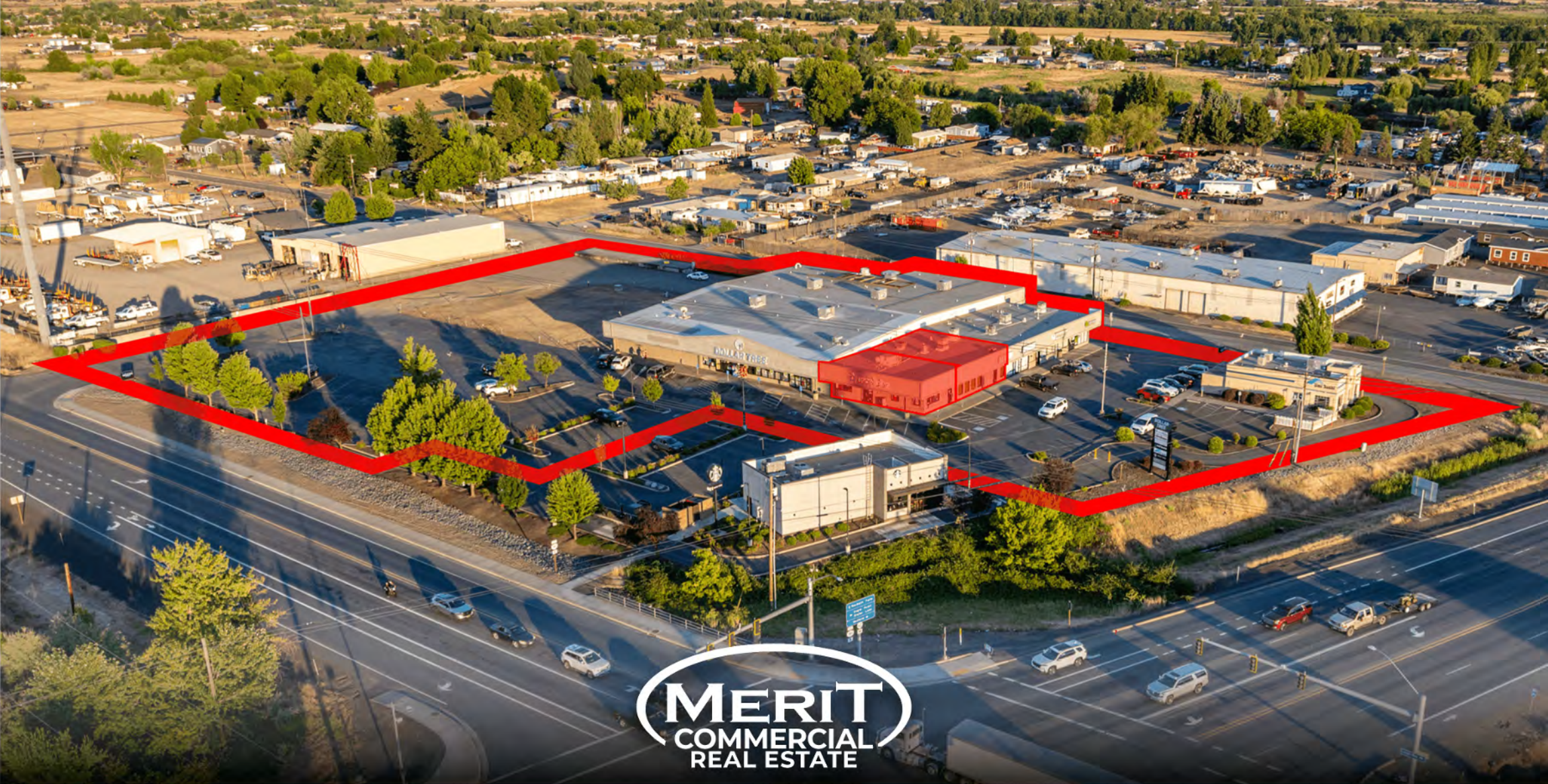
Hoffbuhr & Assoc., hoffbuhr.com.....	(541) 779 4641
L.J. Friar & Assoc., friarandassociates.com.....	(541) 772 2782
Metzger Survey, metzgersurveying.com.....	(541) 727 2749
Neathamer Survey, neathamer.com.....	(541) 732 2869
Pacific Crest Survey, pacificcrestsurveying.com.....	(408) 375 5220
Pariani 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

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.



Contact listing brokers for additional information

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