

# OFFERING MEMORANDUM

— FOR SALE —

## FLEX OFFICE BUILDING & EXCESS LAND ON I-5

655 W. Umpqua Street, Roseburg, OR 97471

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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 **655 West Umpqua Street**, a former broadcast studio located in beautiful Roseburg, Oregon (the "Property").

The Property is situated on one parcel totaling 1.38 acres with a functional layout for a variety of commercial uses.

Originally starting life as an offsite gymnasium for the nearby Roseburg High School, the building was expanded and improved into a highly-active television and broadcast studio. Improvements included a substantially built-out production studio, sound-isolated control room, and extensive office and sales areas supporting the broadcast. Currently, the majority of the interior equipment has been removed, allowing a new user to step into a flexible building with a usable layout, and architectural and design significance.

One of the Property's highlights is the abundant exterior space - allowing for possible expansion of the existing building, further development of the entire parcel (buyers responsible for all due diligence) or vehicle parking

and storage. The Property also includes a small fenced yard located adjacent to the building.

Prospective buyers should note the possibility of splitting the lot, leasing excess land, or a variety of other options to maximize the Property's value which are currently not utilized.

Conveniently located in Roseburg, this property also offers excellent access, just under two minutes from Interstate 5, making it an ideal midpoint between Eugene and Medford. This location provides strong connectivity for any operations on the property.

The opportunity at 655 W Umpqua Street is clear for prospective buyers. The property is in a centralized location with a significant amount of excess land. With close proximity to I-5 and central location between Eugene and Medford, this site offers excellent access.

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

## Offering Summary

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<b>Offering Price:</b>	\$1,050,000
<b>Occupancy:</b>	To be delivered vacant
<b>Address:</b>	655 W. Umpqua St, Roseburg, OR, 97471 Douglas County
<b>Legal:</b>	27-6W-24BA TL 1200   APN R24293
<b>Annual Taxes:</b>	\$8,955.58 (2025)
<b>Zoning:</b>	C3 (General Commercial)
<b>Year Built:</b>	± 1949 (per Seller; 76 years)
<b>Lot Size:</b>	1.38 ac (60,113 SF)
<b>Yard Space:</b>	± 0.18-acre fenced yard
<b>Bldg. Size:</b>	± 9,130 SF (per County)
<b>Access:</b>	1 right/left driveway off of W Umpqua St Partially fenced and gated (1) 10'x10' overhead door
<b>Utilities:</b>	Public water, sewer, power
<b>Parking:</b>	27 marked spaces / 5.87 spaces per 1k SF
<b>Construction:</b>	Masonry lower floor on slab; wood-frame upper levels, stucco siding, comp. roof
<b>FF&amp;E:</b>	All personal property is excluded from sale.

# Investment Highlights

## Central Location

The Property is a very short 1-minute or 0.3 mile drive to Interstate 5 access, and also enjoys a central location with C-3 zoning in the heart of Roseburg.



## Significant Excess Land

As a rare public offering, 655 W Umpqua Street is one of just a handful of remaining properties near exit 124 in Roseburg that has significant excess of flat and/or buildable land. The land has the potential to be further developed and expanded upon by prospective buyers.



## Flexible Zoning

The Property is zoned C3 (General Commercial) in which a variety of retail and wholesale business occurs. These areas serve general community-wide and regional commercial needs of the city of Roseburg. The building itself also has a flexible layout allowing for a variety of uses.



Parcel boundaries are approximate and are for illustration purposes only.

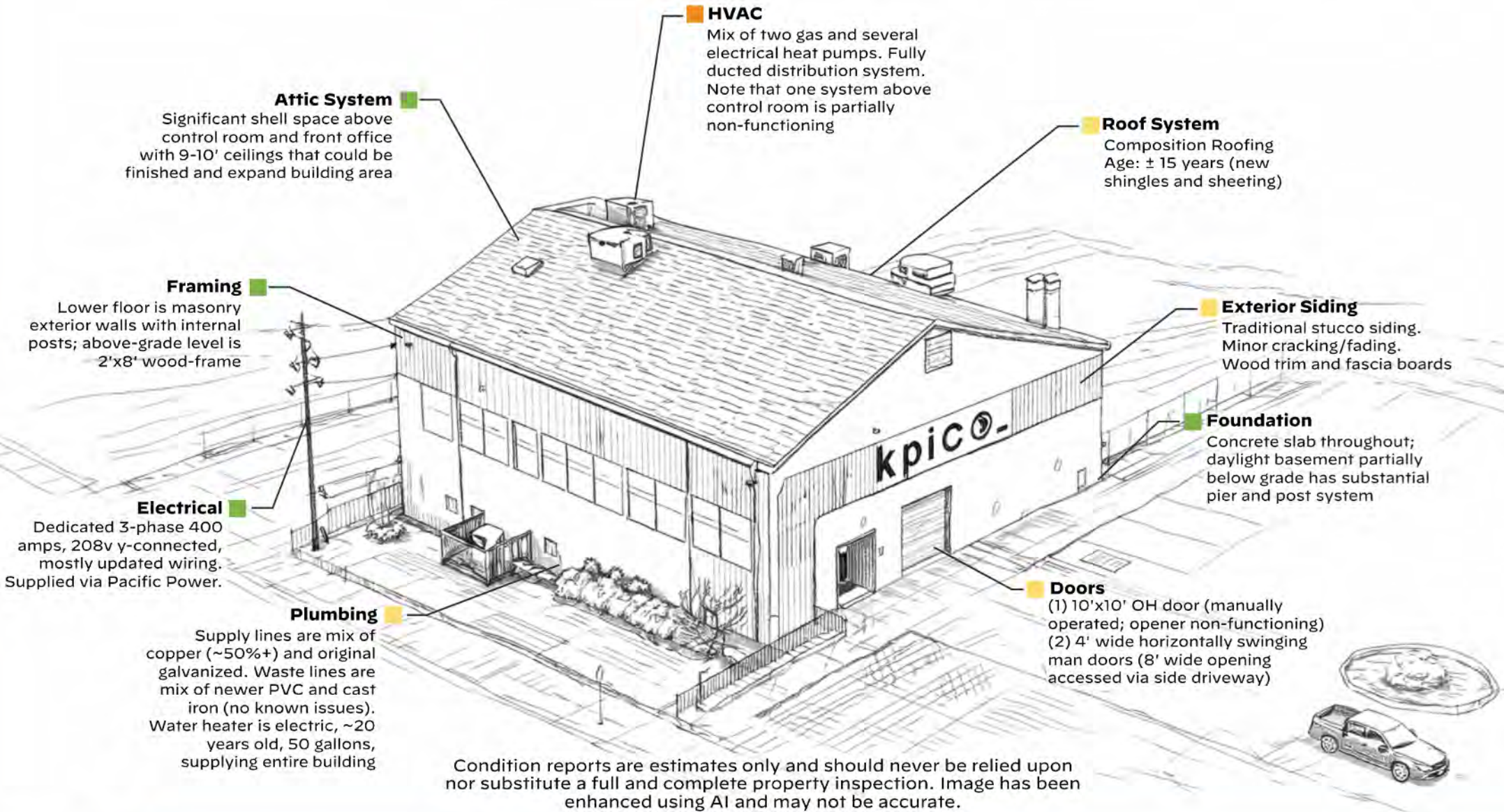
655 W Umpqua St | Merit Commercial Real Estate | 4

The Subject Property is located in immediate proximity of Exit 124 on Interstate 5, and is located on the south side of West Harvard Avenue, a main road providing access to downtown Roseburg.

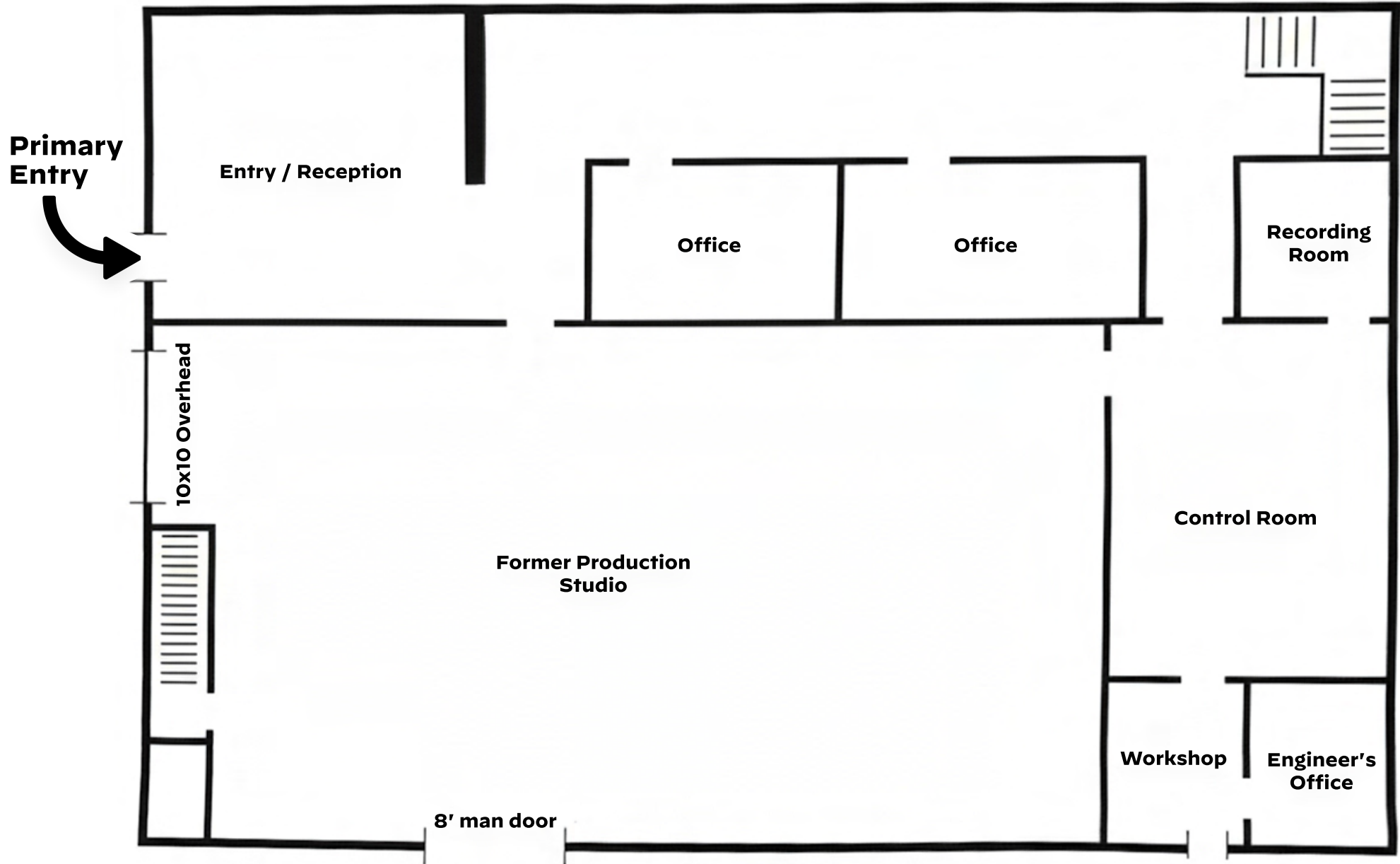


Parcel boundaries are approximate and are for illustration purposes only.

# Subject Property Relative Location

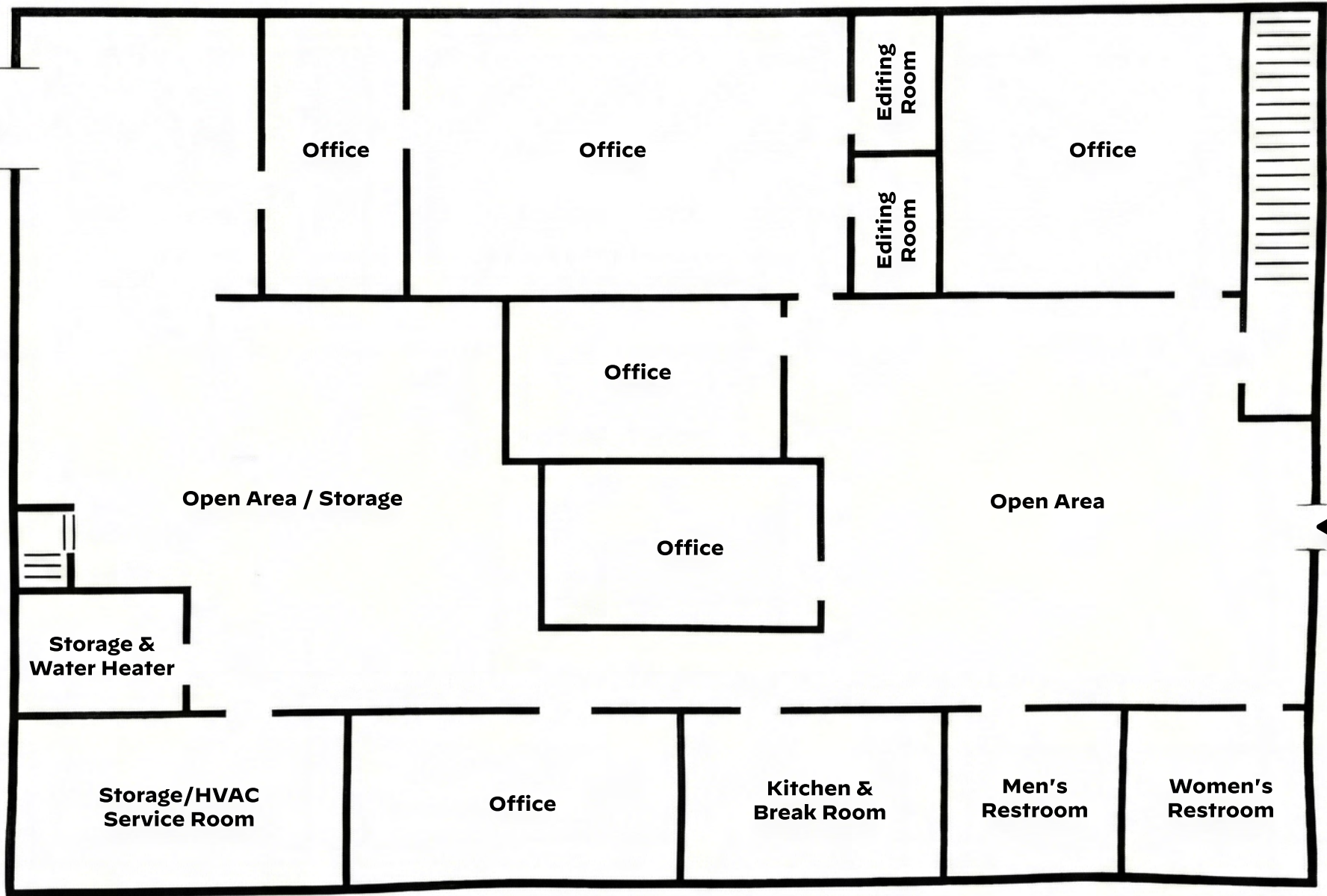


# Systems and Infrastructure Overview



# Floorplan - Upper (Main) Level

**Fenced-off  
Alternative  
Egress**



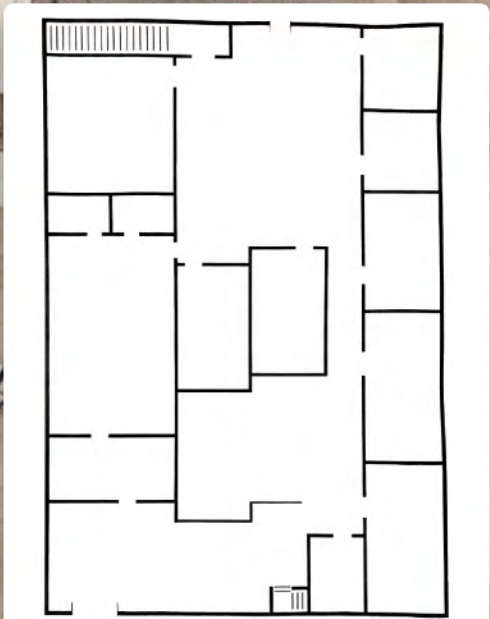
**Primary  
Ingress &  
Egress to  
Lower  
Level**

# Floorplan - Lower Level



Parcel boundaries are approximate and are for illustration purposes only.

# Subject Property Aerial



**Lower Level Floorplan**



Parcel boundaries are approximate and are for illustration purposes only. Image has been enhanced using AI and may not be accurate. Floorplans are not to scale.

# Subject Floorplan Overlay



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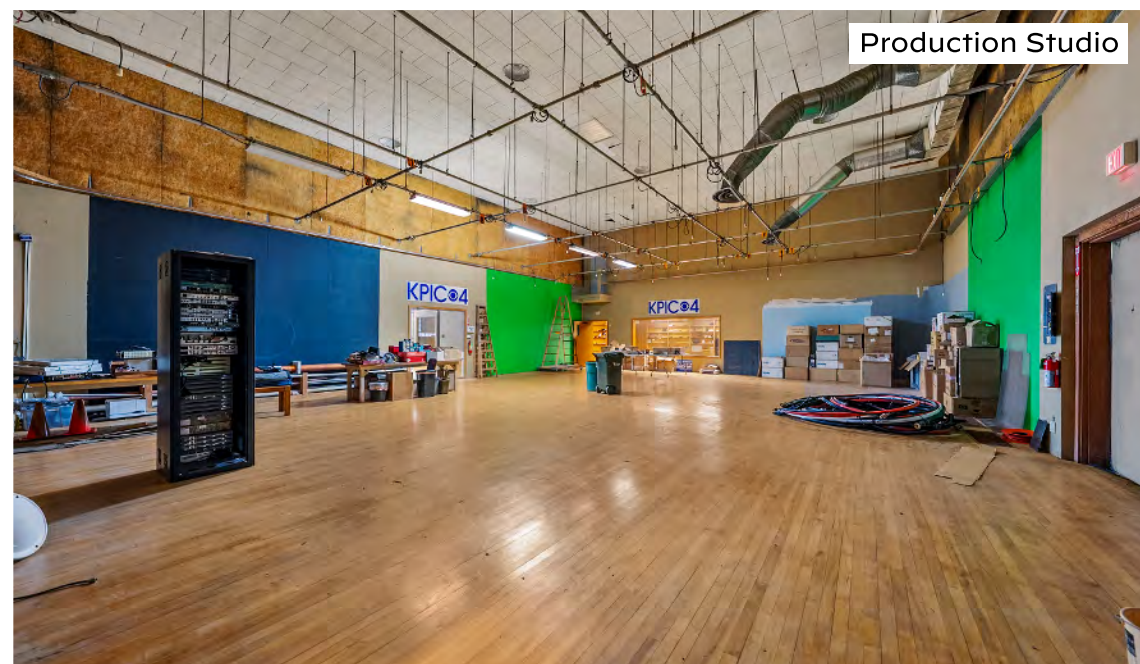
# Subject Photo - Exterior



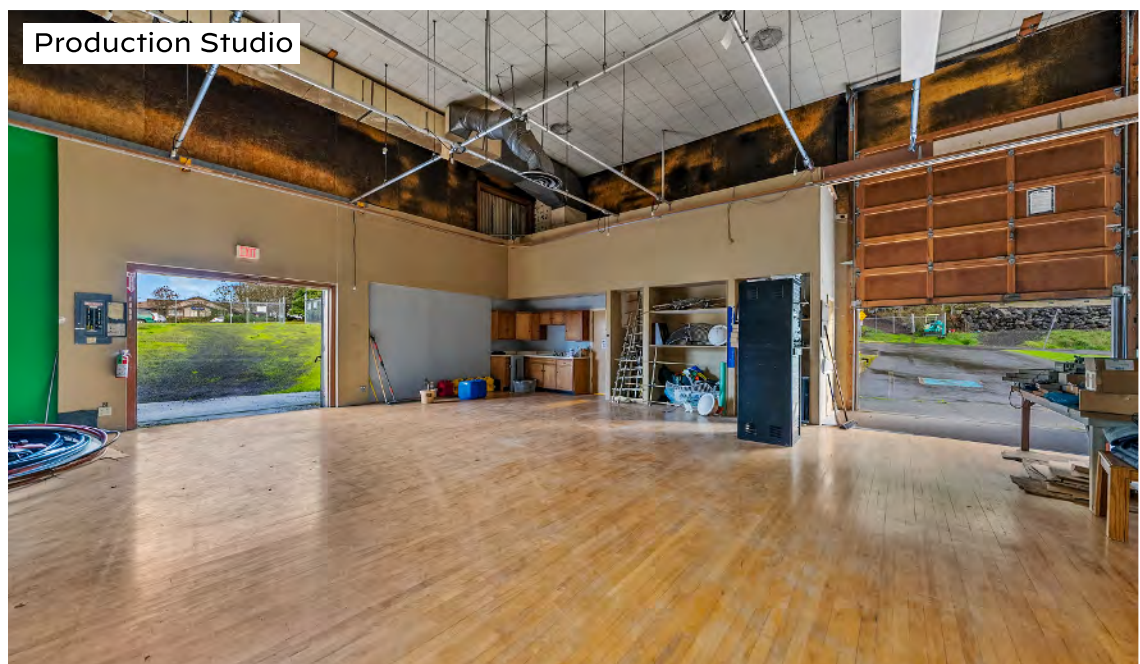
Entry & Reception



Control Room



Production Studio



Production Studio

# Subject Photos - Interior



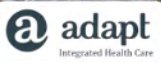
# Subject Photos - Interior



Roseburg High School



Department of Human Services



Subject Property

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

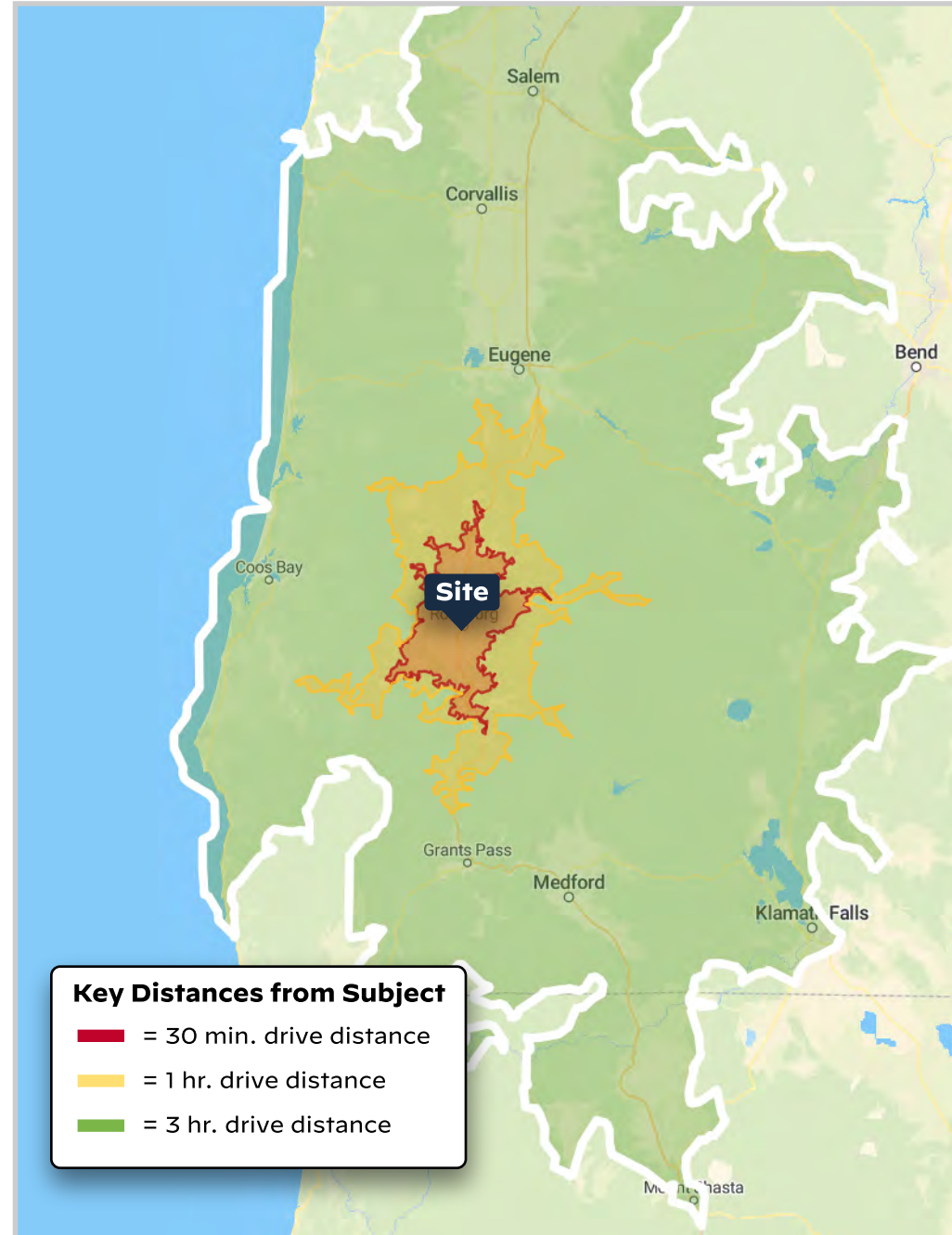
- Zoning:** C-3 (General Commercial)  
External link to Roseburg Zoning Code
- City Limits:** Inside city limits of Roseburg
- County Limits:** Within Douglas County limits
- UGB:** Inside Urban Growth Boundary
- Floodzone:** No
- Wetlands:** No
- Soils:** 48C - Curtin Clay
- RVSS:** Yes (Rogue Valley Sewer boundary)
- Fire District:** City of Roseburg
- School District:** #4 - Roseburg
- Airport:** N/A
- Air Quality Mgmt:** N/A
- Wildfire Hazard:** Yes
- Vernal Pools:** N/A
- Natural Area:** N/A

# Market Summary

	Demographics	Roseburg	Douglas County	National
Population	2021 Census Population	23,551	112,255	-
	2015 Population	21,937	107,685	-
	2010 Population	21,094	107,638	-
	Pop. Growth 2010-2015	4.00%	0.04%	-
	Pop. Growth 2016-2021	7.36%	4.00%	-
Personal/Education	Median HH Income	\$52,928	\$60,889	\$75,989
	Per Capita Income	\$27,994	\$34,889	\$35,384
	Median Age	39.8	46.7	38.1
	Unemployment Rate	4.9%	6.7%	3.7%
	High School Degree	91.9%	91.9%	91.1%
	Bachelor's Degree	21.3%	19.3%	36.0%
Housing	Median Home Value	\$266,600	\$326,900	\$428,700
	# Households	17,906	47,773	-
	Owner Occupied	63.8%	73.6%	64.4%
	Tenant Occupied	36.2% (±)	26.4% (±)	29.3%
	Vacancy	N/R*	N/R	5.8%

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

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



**Key Distances from Subject**

- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance



City of Roseburg



# Roseburg, OR History and Profile

**Roseburg, Oregon** - Roseburg, the "Timber Capital of the Nation" is a city located in Oregon, known for its unique blend of natural beauty, small-town feel, and economic vitality. It serves as the county seat of Douglas County and is the 24th largest city in Oregon. The city is renowned for its picturesque location in the Umpqua Valley, which includes a large variety of outdoor activities such as hiking and fishing.

Roseburg was first settled in the mid-1800s by pioneers in search of gold. The city itself was named after Aaron Rose, a settler who established a homestead and donated three acres to the county courthouse, which then named the settlement 'Roseburgh' in 1857. By 1894, 'Roseburgh' became a significant town along the Sacramento-Portland stagecoach line and eventually dropped the 'h' in the name.

Roseburg has a diverse base industry-wise, predominately rooted in the timber industry since the 1900s; with healthcare, retail, and manufacturing being significant contributors. The city's largest employer is Roseburg Forest Products, followed closely by Mercy Medical Center.

Roseburg is also home to a large viticulture which includes numerous vineyards and wineries surrounding the city. The oldest estate winery in Oregon, HillCrest Vineyard, is located in close proximity to the city.

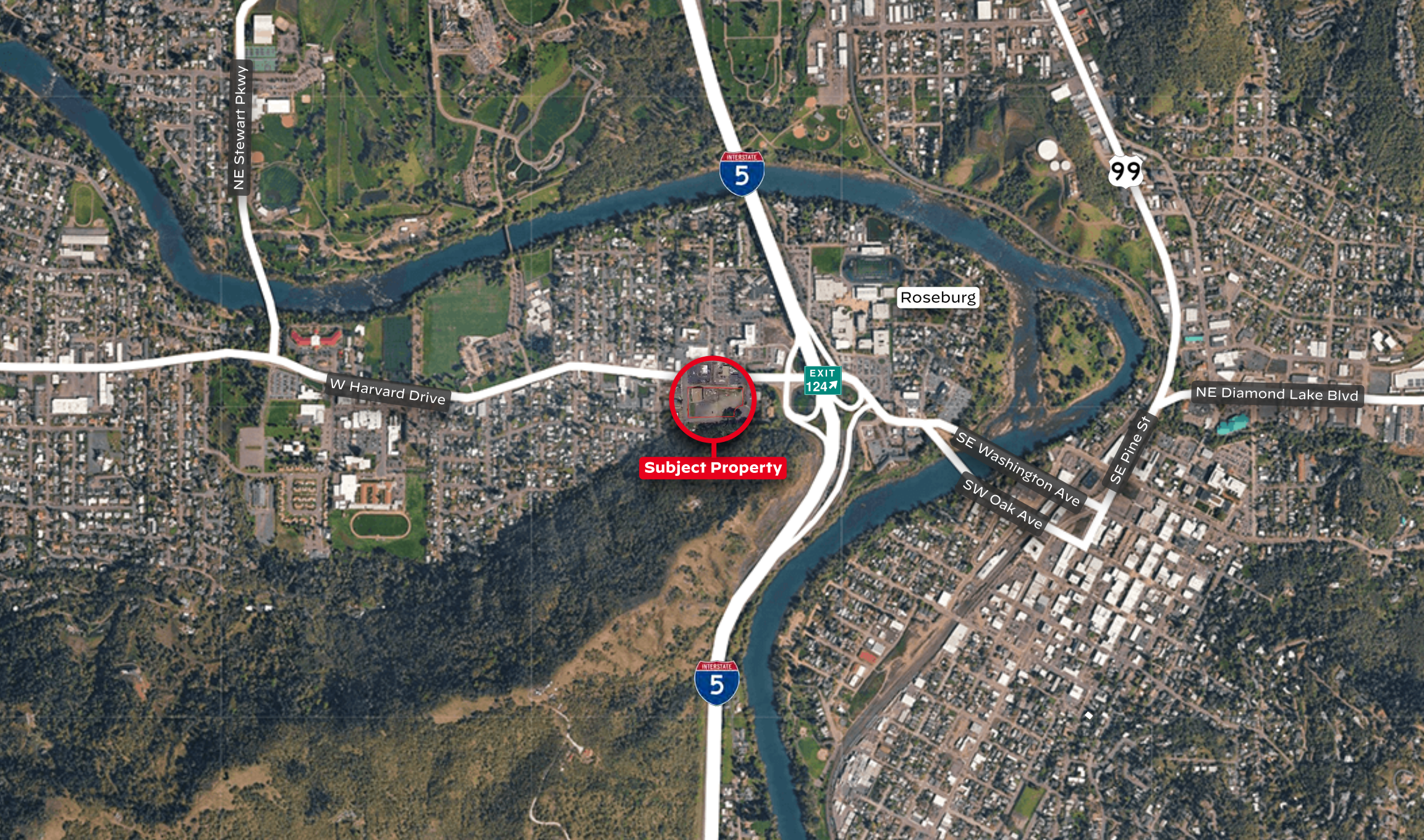
Overall, Roseburg is a quiet, nature-rich city nestled in the Umpqua Valley defined by its forests, wineries and peaceful small-town charm, making it a desirable destination for businesses and residents alike.



Umpqua Valley Vineyards



North Umpqua River



# Region Map - Roseburg



# Aerial Map

# Why Southwest Oregon?

Southwest Oregon, largely encompassing Douglas, Curry, Coos, 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.

**Southwest 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 Roseburg, Medford, Grants Pass, and Ashland, and has dedicated highways Northeast to Bend and West to the beautiful Oregon Coast.

**Multiple billion-dollar companies** call Southwest 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 few hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.



# Transaction Guidelines

655 W Umpqua 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 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.

**Interest to be Transferred:** Fee Simple, via Special Warranty deed.

**Offers:** There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Scott and Caspian for additional information.

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Caspian Hoehne | Broker

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