



CRATER

LAKE AVENUE MEDICAL CLINIC

3860 Crater Lake Avenue
Medford, OR 97504



Rob Jellested

CCIM

RE/MAX Platinum

5416017649

License: 201225921

rhjellested@gmail.com

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PROPERTY INFORMATION

Purchase Price
\$4,300,000.00

Property Address
3860 Crater Lake Avenue
Medford, OR 97504

Year Built
2000

Property Size
12,982 Sq. Ft.

Land Size
43,996.00 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

Here is a rare opportunity to own your own medical building, with room for expansion. This Class A building includes a space to occupy approximately 6,500 sq.ft. ideal for medical or dental use or general office use. The property has just been rezoned to allow for a wide range of medical uses. The vacant suite has 7 exam rooms, 7 executive offices, conference room, library, 2 laboratory rooms, 2 bathrooms and upstairs file storage space. The adjacent tenant has been in the building since construction. Their rent provides funds to offset ownership costs, and/or future expansion.

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PROPERTY DETAILS



This Medical Office Building includes many premium features, including cathedral and decorative ceiling soffits, recessed lighting, mahogany solid wood doors, reception cabinets and trim, tile and brass accents, elegant brass mortice locks, leaded glass fitted interior doors and windows, etc.

The building is situated on the heavily travelled Crater Lake Highway arterial, and includes advertising on three large Monument Signs to advertise the Tenants in the building.

It is located within a newly developing community commercial neighborhood of Medford, but is still easy for customers and patients to travel in and out by automobile. The neighborhood has little traffic congestion compared to the established traditional Medford OR medical office neighborhoods on Barnett Drive and on McAndrews Ave.

There is a brand-new local commercial development close by, near the intersection of Crater Lake Ave. and Owen's Drive. The just-built businesses include a new Mountain Mike's Pizza and a Cascade Coffee store. This recent vibrant local community development raises the value of the existing medical office building property as either a lease space or an owned investment.

PROPERTY PHOTOS



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LAKE AVENUE MEDICAL CLINIC



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PROPERTY PHOTOS



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PROPERTY PHOTOS



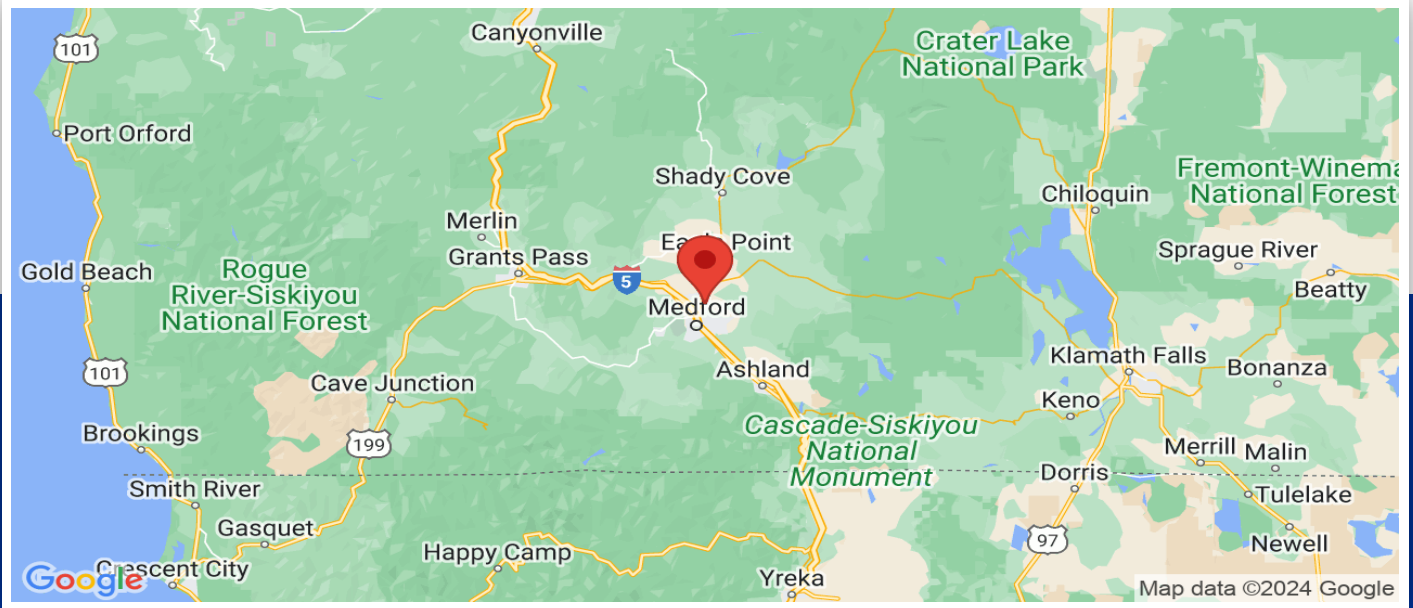
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PROPERTY PHOTOS



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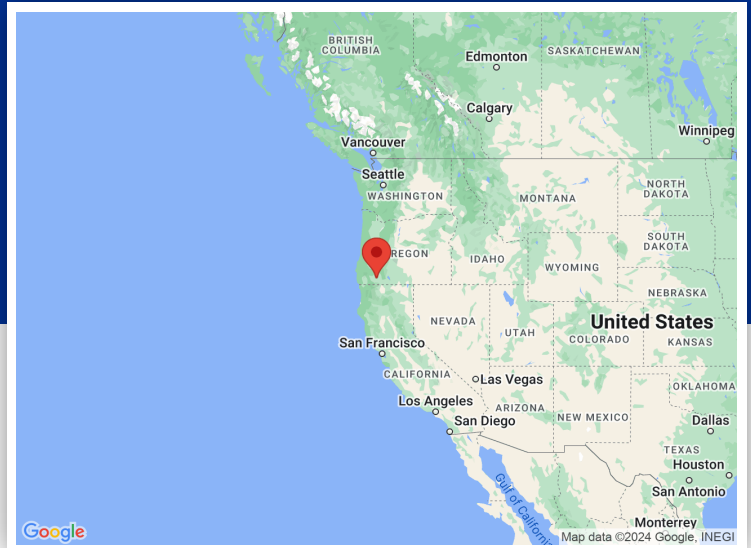
AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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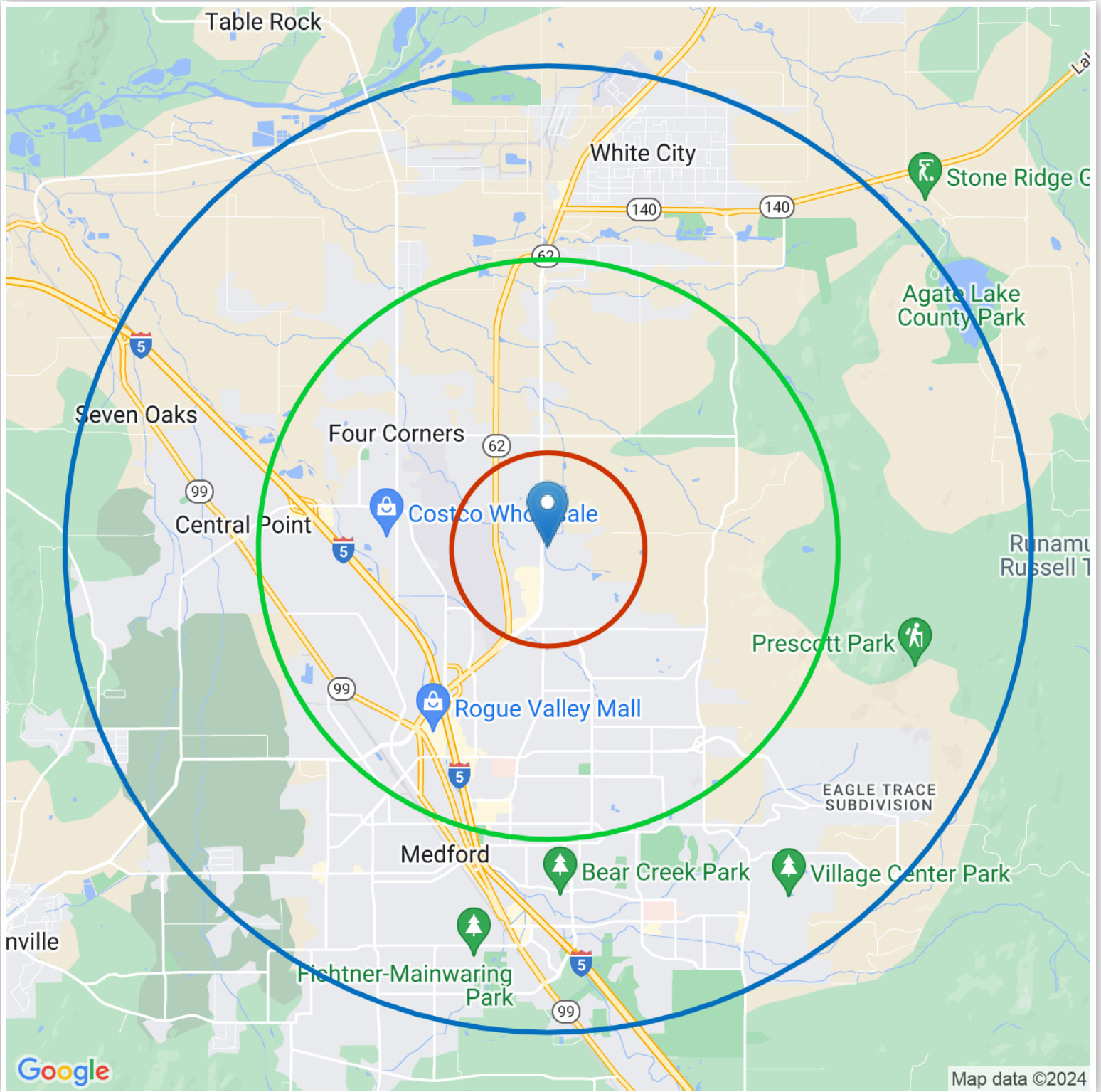
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)





TEAM BIO

Professional Profile

Thomas W Fischer

Title: Principal Broker

Specialties: General Services, Investments

RE/MAX Platinum Commercial Group

2594 E. Barnett Rd., Suite B

Medford, 97504

o: 541.734.5500

c: 541.944.8174

email: tom@fischercommercialnw.com

web: www.PlatinumBrokers.com



Scope of Service Experience:

Sales and leasing of office in industrial buildings and investment properties in Southern Oregon.

Education: Bachelor of Science, Business Management and Wildlife Biology, 1983

University of California, Davis

Background and Experience:

Thomas has over 37 years of experience in commercial real estate, with experience and corporate relocation, investment analysis and land acquisition. Tom has strong acumen in negotiations with a wide breath and expertise in market knowledge. He is known for his abilities in coordinating and conducting negotiations, due diligence studies, market analysis, and the escrow process for real estate acquisitions and leasing. In 1993, Tom was the cofounder of catalyst real estate group specializing in assisting biotech firms in the San Francisco Bay Area. In 2008, Tom became the owner of Coldwell Banker Commercial NW, and is now working for the RE/MAX Platinum Commercial Group in Medford. A license to principal broker in both California and Oregon, Tom has consistently been a top producer and built loyal client relationships.

Married to Melissa for 40 years, two children: Ashley, 37, a graduate of NYU and Stanford and Yvette 34 a graduate of Portland State University.

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rjellesed@gmail.com



TEAM BIO

Professional Profile

Robert H Jellesed, CCIM

Title: Principal Broker

Specialties: General Services, Investments

RE/MAX Platinum Commercial Group

2594 E. Barnett Rd., Suite B

Medford, 97504

o: 541.734.5500

c: 541.601.7649

email: rhjellesed@gmail.com

web: www.PlatinumBrokers.com



Scope of Service Experience:

Sales and leasing of office, hospitality, restaurants, warehouses, retail, multi family, healthcare, development, land, and industrial in the Pacific Northwest.

Education: Bachelor of Agriculture in Fisheries Science, Oregon State, Bachelor of Science in Mechanical Engineering, Portland, State University

Designations: Certified Commercial Investment Member (CCIM), 2022

Background and Experience:

Rob is a key principle commercial broker with the RE/MAX Platinum Commercial Group. His business acumen and negotiation skills allow him to work with a wide variety of clients to help them to define their needs, wants and wishes and match them to set of tangible business goals. He provides clients with a no-nonsense approach to business opportunity analysis, real estate investment, portfolio optimization and investment risk assessment. His approach to critical thinking, and problem-solving provides his clients with a pragmatic approach to working through some of the most complex, commercial real estate and business opportunities.

Married to Laura for 42 years, two children: Clint, 31 a graduate of Oregon Institute of Technology in Software Engineering and Ben, 27, a warehouse supervisor.

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Phone: 5416017649
Email: rhjellesed@gmail.com
License: 201225921



Tom Fischer

Phone: 541-944-8174
Email: tom@fischercommercialnw.com
License: 200511034



CONTACT



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rhjellesed@gmail.com



2594 E Barnett Rd
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