

OFFERING MEMORANDUM

Medford Car Dealership

1492 Burlcrest Dr
Medford OR 97504

RE/MAX
PLATINUM

Medford Car Dealership

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1492 Burlcrest Dr Medford OR 97504
COUNTY	Jackson
BUILDING SF	21,301 SF
LAND ACRES	2.68
LAND SF	116,741 SF
YEAR BUILT	1968
APN	10730236
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$4,500,000
PRICE PSF	\$211.26

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,386	42,116	109,430
2025 Median HH Income	\$84,420	\$78,225	\$74,282
2025 Average HH Income	\$99,273	\$94,526	\$95,969



Opportunity Summary

- This prime Medford commercial property presents an outstanding owner-user or redevelopment opportunity. The site combines strong existing infrastructure with excellent visibility and access along Crater Lake Highway — one of the Rogue Valley's highest-traffic commercial corridors, with over 35,000 vehicles per day. Formerly utilized as a full-service automotive dealership and repair facility, the property features a 21,301 SF building on 2.68 acres, offering a versatile layout featuring multiple roll-up doors leading into expansive clear-span service bays, a showroom and office area, and excellent circulation for vehicles or equipment. The rear +/- 0.68 acres of the site remain undeveloped, providing an opportunity for future expansion or addition to your operations. The property lies within an Opportunity Zone, providing significant capital-gains tax incentives for qualified investors and is vacant, ready for immediate occupancy.



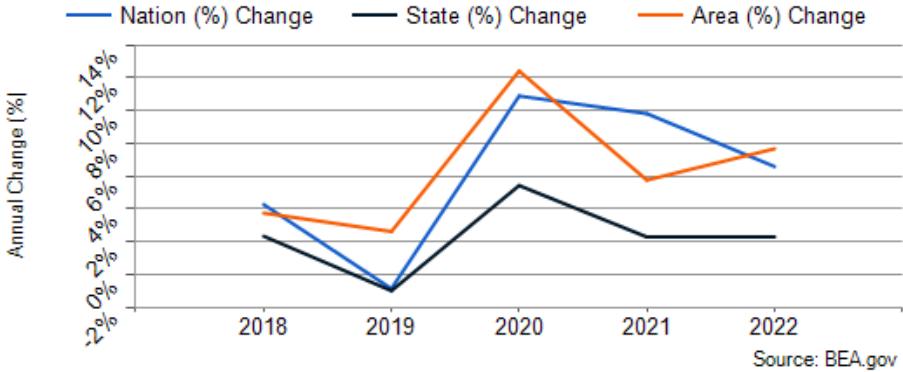
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Location

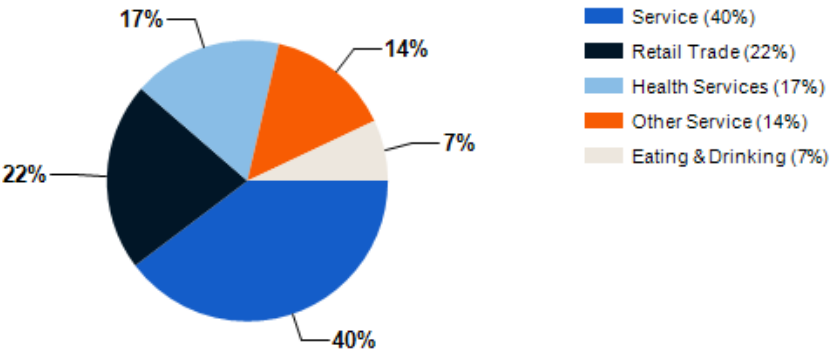
Location Summary
Local Business Map
Major Employers
Aerial View Map

- This Opportunity ideally located along Crater Lake Highway (Hwy 62), one of Medford’s busiest commercial corridors, with over 35,000 vehicles per day. The property offers direct highway frontage, dual access points, and programmable LED signage for exceptional visibility. Just minutes from Interstate 5, Rogue Valley International Airport, and downtown Medford, the site provides convenient regional connectivity for logistics, customers, and workforce access. Surrounding users include new car dealerships , service contractors, and industrial businesses, creating strong commercial synergy. Situated within a federally designated Opportunity Zone, the property also offers significant tax advantages for qualified investors. Medford serves as Southern Oregon’s primary economic and transportation hub, supported by steady population growth, diverse employment, and expanding infrastructure—making 1491 Burlcrest Drive a highly strategic location for both owner-users and investors.

Jackson County GDP Trend



Major Industries by Employee Count



Largest Employers

Asante Rogue Regional Medical Center	2,000
Providence Medford Medical Center	2,000
Harry & David Operations Corp.	1,700
Lithia Motors	1,000
Rogue Valley Mall	1,000
Medford School District 549C	1,000
Fred Meyer	500
Costco Wholesale	400



Asante Rogue Regional Medical Center

Approx. 2,000 Employees
Approx. 1 mile

Harry & David Holdings Inc.

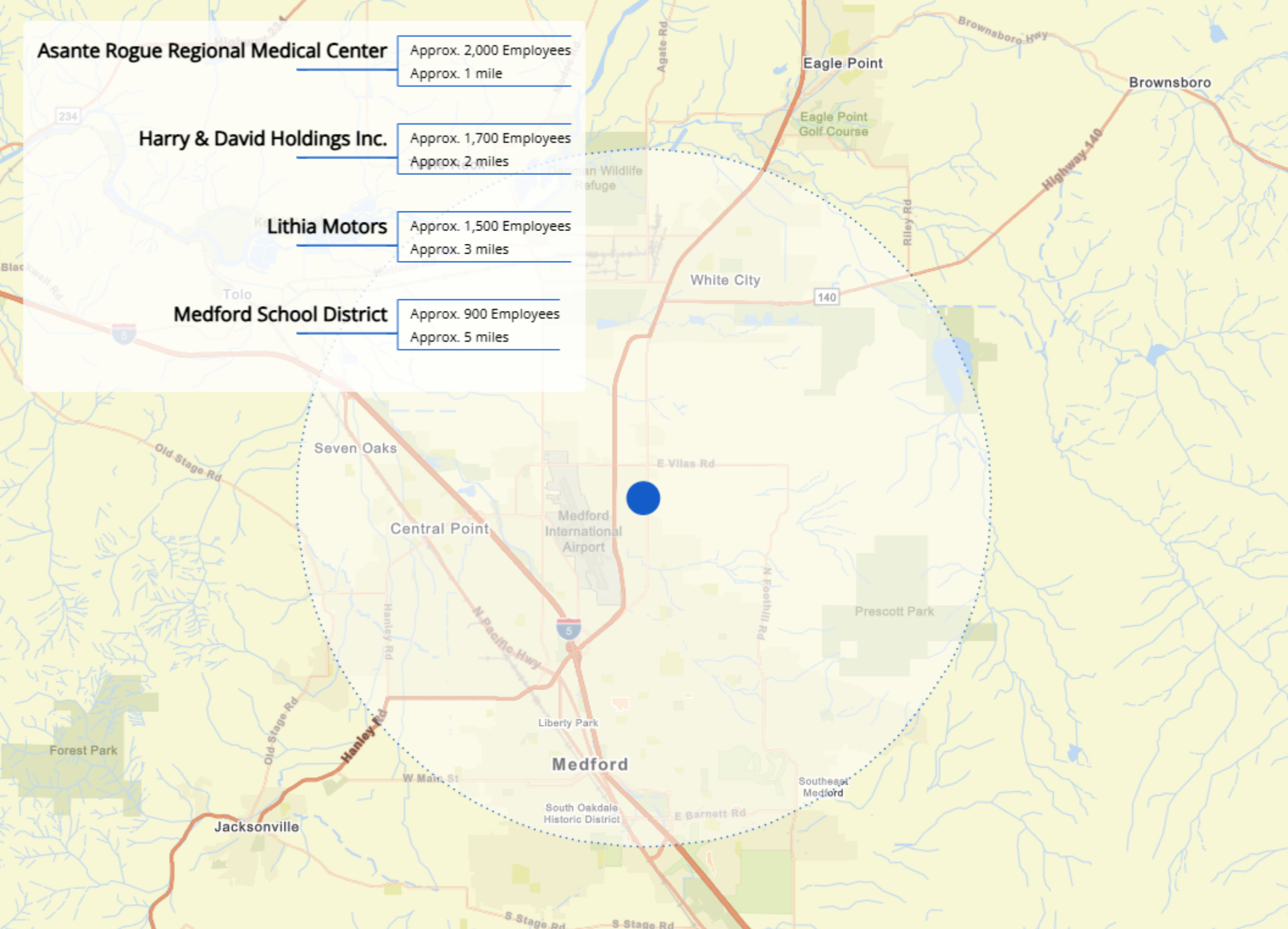
Approx. 1,700 Employees
Approx. 2 miles

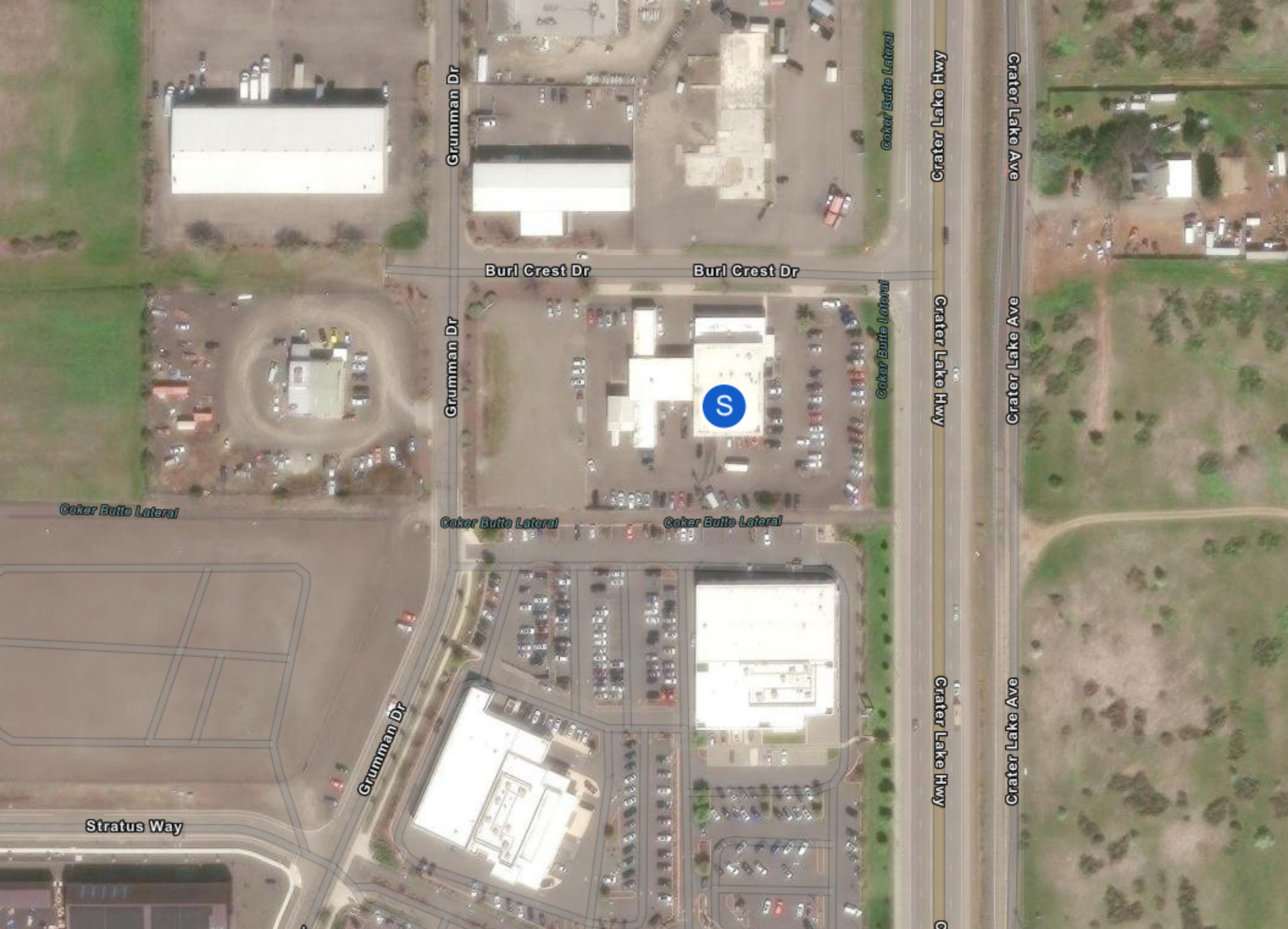
Lithia Motors

Approx. 1,500 Employees
Approx. 3 miles

Medford School District

Approx. 900 Employees
Approx. 5 miles





MEDFORD CAR DEALERSHIP

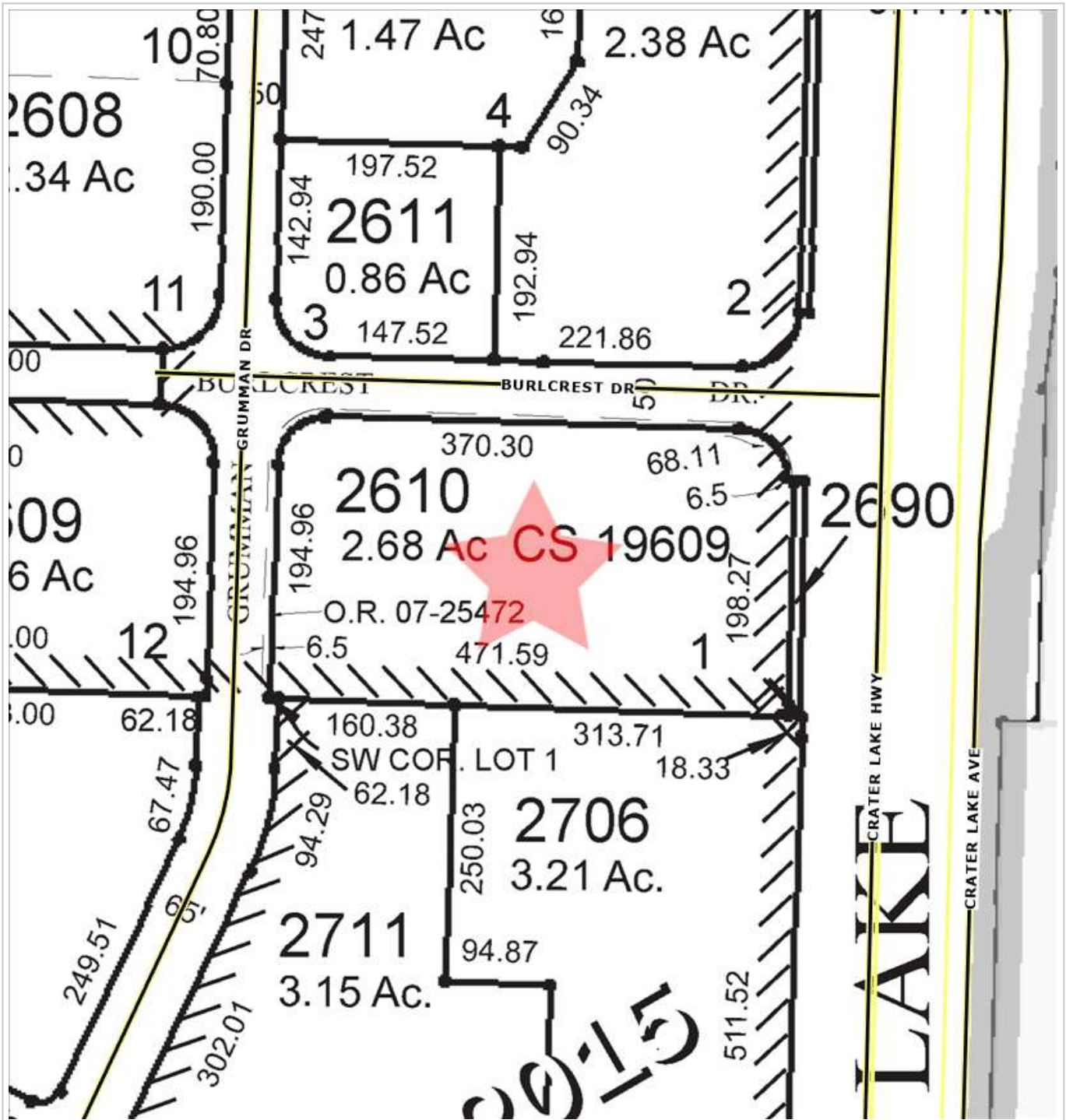
03 Property Description

Property Features
Site Plan
Parcel Map
Property Images

PROPERTY FEATURES	
BUILDING SF	21,301
LAND SF	116,741
LAND ACRES	2.68
YEAR BUILT	1968
# OF PARCELS	1
ZONING TYPE	Light Industrial
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	80 Spaces, additional extensive parking in the rear
OPPORTUNITY ZONE	Yes
LED BILLBOARD	Yes







First American Title

Parcel ID: 10730236

Site Address: 1492 Burlcrest Dr

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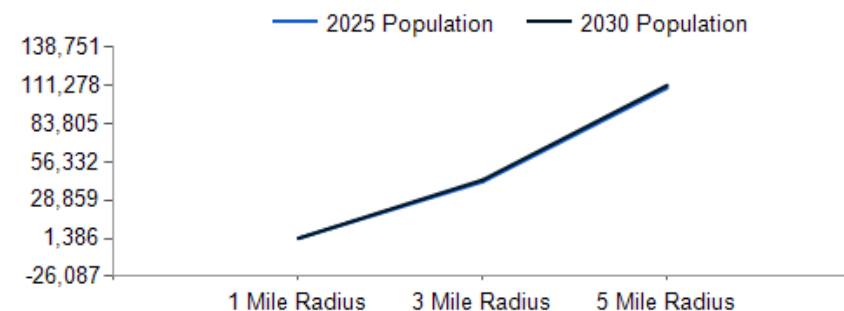
Demographics

General Demographics

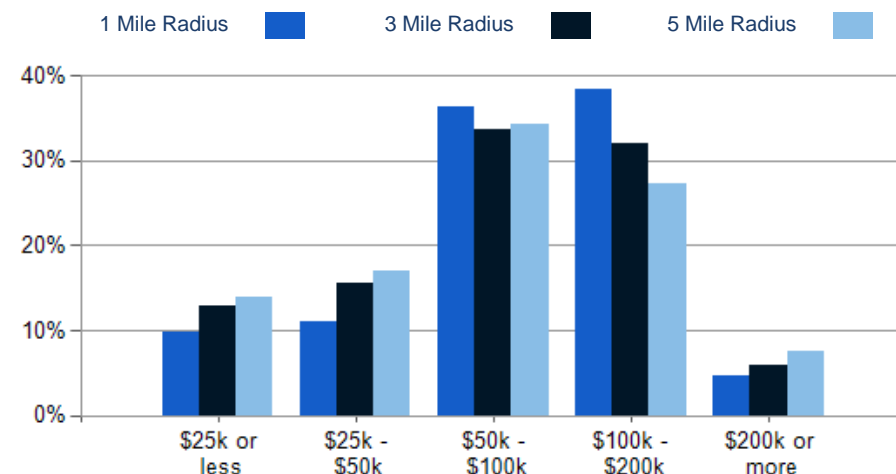
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	801	32,733	83,977
2010 Population	1,127	37,383	95,520
2025 Population	1,386	42,116	109,430
2030 Population	1,418	43,419	111,278
2025 African American	13	396	1,100
2025 American Indian	16	600	1,512
2025 Asian	45	921	2,147
2025 Hispanic	234	7,367	21,569
2025 Other Race	73	2,660	8,552
2025 White	1,059	31,617	80,746
2025 Multiracial	176	5,596	14,714
2025-2030: Population: Growth Rate	2.30%	3.05%	1.70%

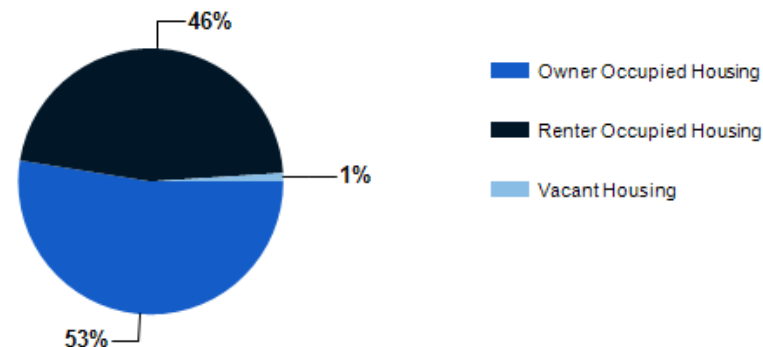
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	26	1,187	3,398
\$15,000-\$24,999	27	913	2,446
\$25,000-\$34,999	12	858	2,690
\$35,000-\$49,999	48	1,657	4,474
\$50,000-\$74,999	127	3,086	8,160
\$75,000-\$99,999	71	2,346	6,236
\$100,000-\$149,999	136	3,924	8,302
\$150,000-\$199,999	73	1,245	3,157
\$200,000 or greater	26	967	3,136
Median HH Income	\$84,420	\$78,225	\$74,282
Average HH Income	\$99,273	\$94,526	\$95,969



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

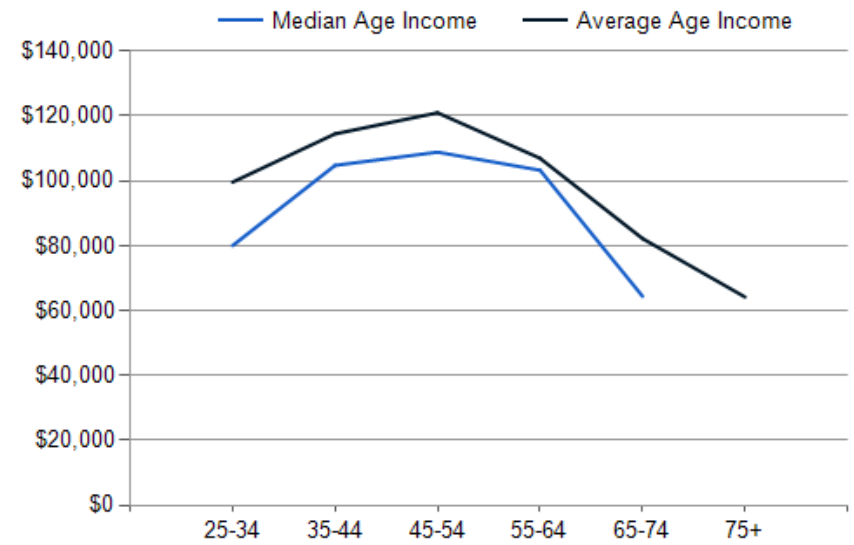
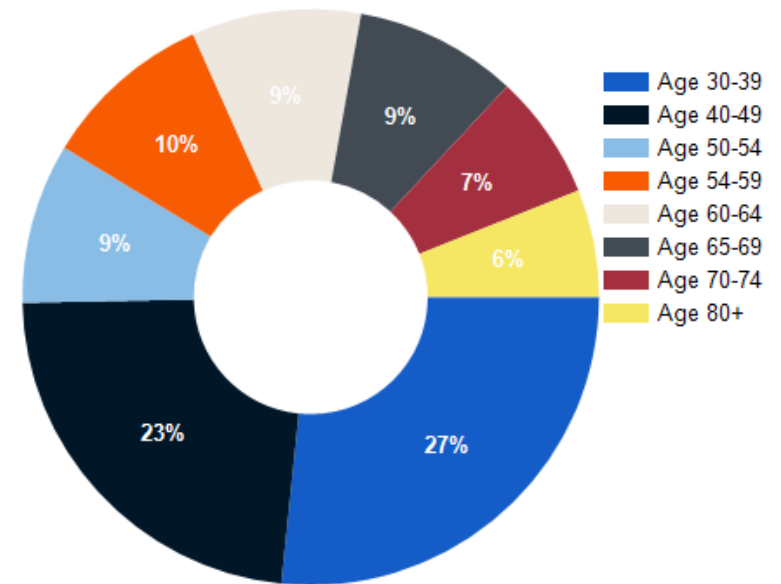


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	98	2,977	7,831
2025 Population Age 35-39	118	2,916	7,669
2025 Population Age 40-44	94	2,922	7,483
2025 Population Age 45-49	93	2,548	6,527
2025 Population Age 50-54	73	2,357	5,986
2025 Population Age 55-59	78	2,217	5,890
2025 Population Age 60-64	77	2,346	6,196
2025 Population Age 65-69	74	2,405	6,186
2025 Population Age 70-74	57	2,077	5,643
2025 Population Age 75-79	49	1,765	4,623
2025 Population Age 80-84	22	1,213	2,960
2025 Population Age 85+	20	1,137	2,665
2025 Population Age 18+	1,056	32,703	84,918
2025 Median Age	38	40	40
2030 Median Age	40	41	41

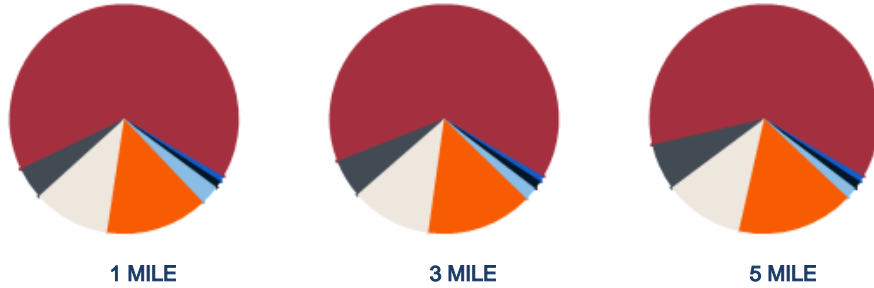
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,031	\$81,476	\$76,643
Average Household Income 25-34	\$99,627	\$94,316	\$92,862
Median Household Income 35-44	\$104,773	\$101,275	\$90,571
Average Household Income 35-44	\$114,494	\$113,447	\$112,369
Median Household Income 45-54	\$108,861	\$102,954	\$94,521
Average Household Income 45-54	\$120,990	\$117,252	\$116,250
Median Household Income 55-64	\$103,284	\$84,893	\$78,795
Average Household Income 55-64	\$106,989	\$103,726	\$104,204
Median Household Income 65-74	\$64,415	\$64,842	\$64,179
Average Household Income 65-74	\$82,222	\$81,277	\$87,333
Average Household Income 75+	\$64,184	\$60,348	\$67,815

Population By Age



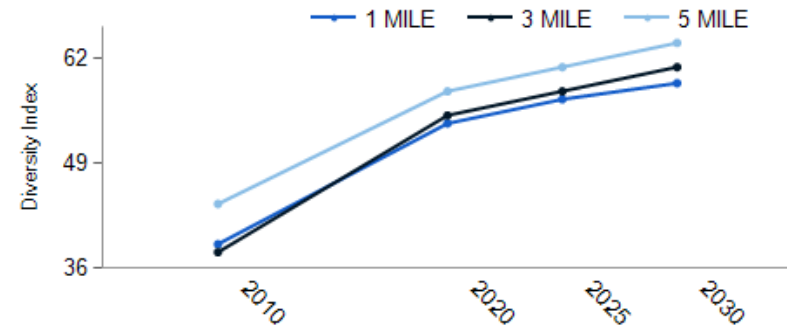
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	59	61	64
Diversity Index (current year)	57	58	61
Diversity Index (2020)	54	55	58
Diversity Index (2010)	39	38	44

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	3%	2%	2%
Hispanic	14%	15%	17%
Multiracial	11%	11%	11%
Other Race	5%	5%	7%
White	66%	64%	62%

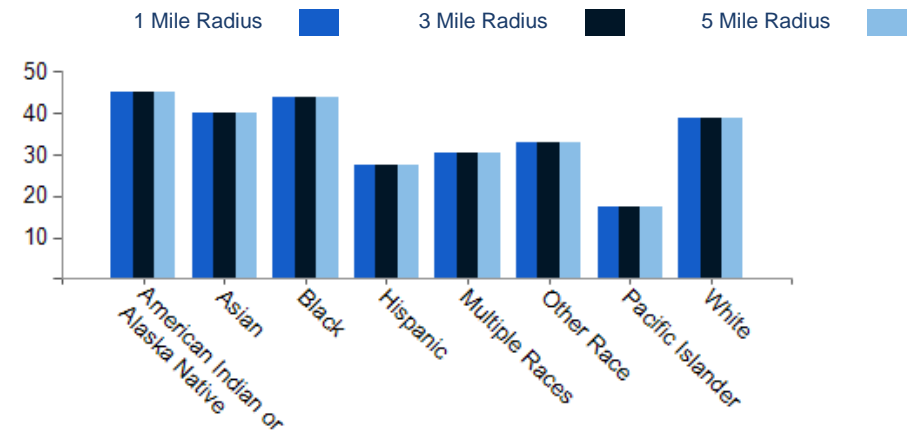
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	38	36
Median Asian Age	40	41	41
Median Black Age	44	37	34
Median Hispanic Age	27	27	27
Median Multiple Races Age	30	30	29
Median Other Race Age	33	29	30
Median Pacific Islander Age	18	30	32
Median White Age	39	43	43

2025 MEDIAN AGE BY RACE



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