

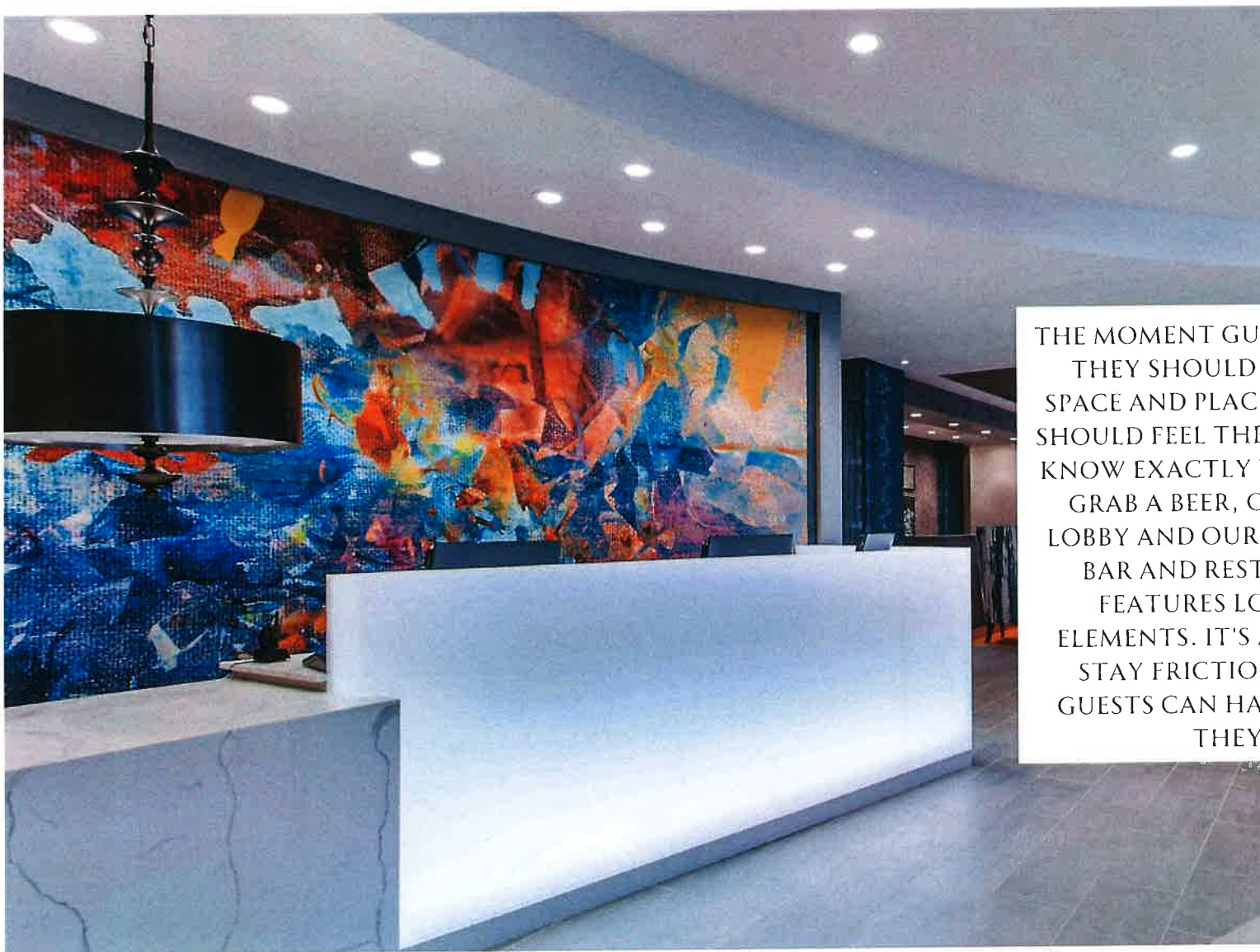


SPECIFIC ONE
REALTY



FOR SALE LAND: \$2,995,000

2577 BULLOCK RD MEDFORD, OR 97504



THE MOMENT GUESTS WALK INTO A CAMBRIA, THEY SHOULD BE GREETED BY A SENSE OF SPACE AND PLACE — IN OTHER WORDS, THEY SHOULD FEEL THE CITY THEY'RE VISITING AND KNOW EXACTLY WHERE THEY CAN CHECK IN, GRAB A BEER, OR TAKE A CALL. FROM THE LOBBY AND OUR COMMUNAL SPACES TO THE BAR AND RESTAURANT, EACH CAMBRIA FEATURES LOCALLY INSPIRED DESIGN ELEMENTS. IT'S ABOUT MAKING THE HOTEL STAY FRICTIONLESS AND EASY, SO THAT GUESTS CAN HAVE A LITTLE ME TIME WHEN THEY ARE TRAVELING.



FULL HOTEL FOOTPRINT

SITE SIZE	2.45 acres
-----------	------------

SQUARE FEET	56,500
-------------	--------

KEYS	107
------	-----

STORIES	4
---------	---

KEY MONEY	\$1.6 MILLION
-----------	---------------

*Subject to local parking requirements.

COMPANY GOALS

WE'RE FOR THE DRIVEN. WE'RE FOR THE NEVER SATISFIED. WE'RE FOR THE PEOPLE WHO LIKE TO TREAT THEMSELVES BECAUSE THEY EARNED IT. FOR THOSE WHO APPRECIATE THE SMALL, CURATED THINGS. THINGS THAT AREN'T YOUR TYPICAL INDULGENCE. CAMBRIA HOTELS GUESTS WANT THE TYPES OF LUXURY CONSISTENT WITH THEIR PERSONAL ASPIRATIONS







THE NEW PROTOTYPE BY CAMBRIA PROVIDES DEVELOPERS WITH 300+ NEW LOCATIONS TO BUILD THE RIGHT-SIZED HOTELS FOR THE RIGHT MARKET, REDUCING COSTS WHILE MAINTAINING THE SENSE OF SPACE AND PLACE, BRAND HALLMARKS, AND SIGNATURE FEATURES UPSCALE GUESTS PREFER.





LOCATION

RIGHT NEXT TO AIRPORT

- 55 FLIGHTS PER DAY
- THIRD BUSIEST AIRPORT IN OREGON
- THE AIRPORT HAS INTERNATIONAL FLIGHTS
- OREGON POPULATION IS INCREASING





A photograph of a building facade featuring a large window with a grid pattern. The word "CAMBRIA" is displayed in large, white, sans-serif capital letters above the window. The letter 'i' in "CAMBRIA" has a small orange dot above it. The window reflects the sky and surrounding buildings. To the right of the window, there is a white rectangular box containing text.

CAMBRIA

**CAMBRIA
BECAUSE YOUR COMFORT
IS OUR CHOICE**



★ DALIP GUPTA
PRESIDENT/REAL ESTATE BROKER
CERTIFIED BUSINESS BROKER
BRE# 01844830
CORP. ID# 01898096
(916) 308-9130

SIMRAN DHINDSA
ASSOCIATE
REALTOR®
DRE# 02101319
(510) 894-9914