



OFFERING MEMORANDUM

Medical Office Building
For Sale or Lease
Offered at \$1,550,000

125 NORTHEAST MANZANITA AVE GRANTS
PASS, OR 97526

MELISSA HAYES
Commercial Broker
(541) 450-4442
Melissa@horizoncommercialrealty.com
201251085, Oregon

KELLER WILLIAMS REALTY SO. OR
Each office is independently
owned and operated.





OFFERING PRICE:	\$1,550,000
LEASING:	Contact Broker for pricing guidance
MAIN BUILDING SF:	15,978 per County
MODULAR SF:	720 SF added 2003
ZONING:	General Commercial
OCCUPANCY:	Vacant
YEAR BUILT:	Circa 1950's
YEAR RENOVATED:	2003
LOT SIZE:	1.57 Acres
APN TAXES 2025:	R308157, R308158 \$10,058.44
PRIOR USE:	Medical Office
PARKING:	50+ stalls within taxlot
TRAFFIC COUNT:	15k+ on OR 99 (7th St)
BUILDING CLASS:	C

PROPERTY OVERVIEW

Formerly home to Grants Pass Clinic and Siskiyou Community Health Center, this established medical office property with a 15,978 SF of main building and a 720 SF modular unit (added in 2003) sits on 1.57 acres zoned General Commercial. Originally constructed in the 1950s with a distinctive mid-century design, the property was expanded in 1976 with a 3,200 SF west wing addition.

Natural light fills the interior through transom windows throughout the halls, multiple skylights, and an interior atrium. The layout is purpose-built for medical use with multiple exam rooms (most with sinks), a spacious lobby, three ADA-accessible restrooms, and upgraded HVAC ventilation. Additional attributes include 7 exterior access points, a fenced internal courtyard, fiber optic wiring throughout, front ADA double entry doors, a large open reception-waiting room and a pharmacy.

Well-suited for a medical or professional office user, this property offers both functionality and architectural character in a prime Grants Pass location!



LOCATION OVERVIEW

Located along NE 7th Street—one of Grants Pass’s major north-south corridors with high daily traffic counts—this prior Medical Clinic offers visibility and convenient access with multiple points of ingress/egress and ample parking, both adjoining and street.

Within the half-mile radius, there is a strong presence of behavioral health providers, counseling services, medical clinic offices, and social services creating a defined cluster —rendering the neighborhood particularly well suited for continued healthcare or administrative service tenants.

The property sits within a federally designated Opportunity Zone, offering potential tax advantages for qualified investors. Key economic drivers in Grants Pass include a strong healthcare sector, steady retail and service industries, light manufacturing, and tourism and recreation tied to the region’s natural amenities.

Interstate 5, US 199, and Oregon Routes 99 & 238 provide strong regional access, placing the site within proximity to Medford, Cave Junction, and Roseburg.

DEMOGRAPHICS

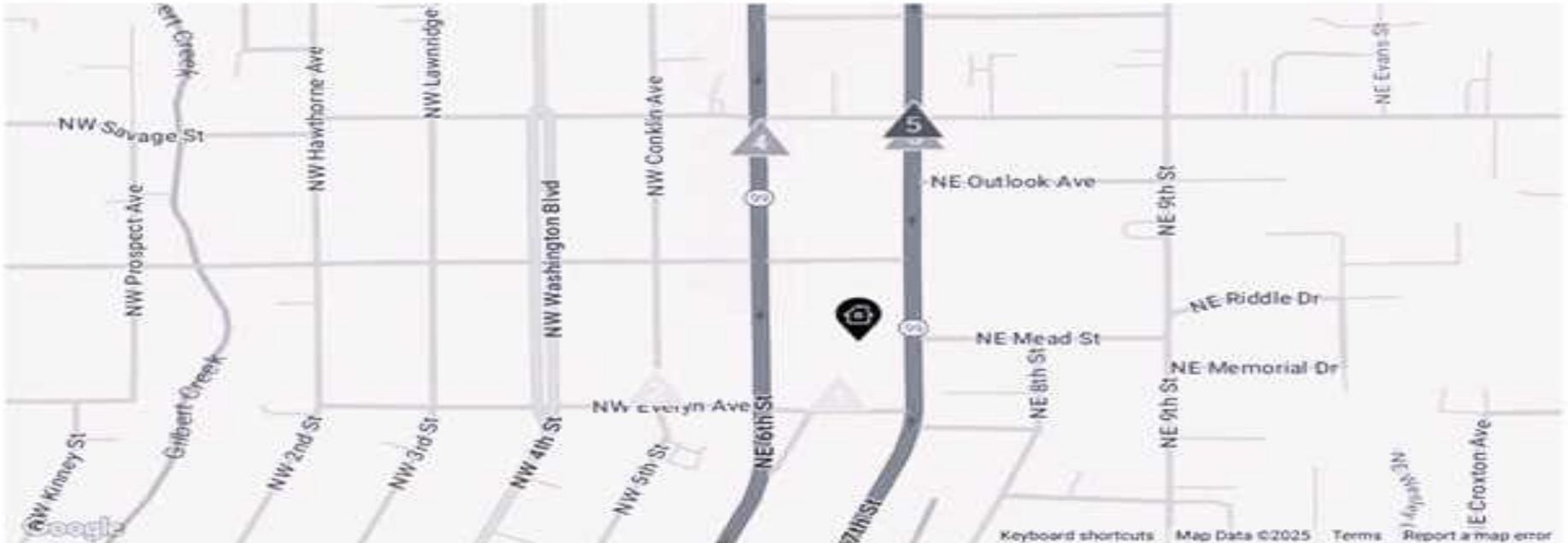
	1 Mile	3 Miles	5 Miles
Total Population	10,028	37,373	53,659
Total Units	4,695	16,798	24,096
Median Income	\$51,287	\$57,523	\$61,171



MELISSA HAYES
(541) 450-4442
Melissa@horizoncommercialrealty.com



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1

900

2024 Est. daily traffic counts

Street: **Northeast Evelyn Avenue**
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2018	▲ 1,810	AADT

▲ 2

870

2024 Est. daily traffic counts

Street: **Northwest Conklin Avenue**
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2018	▲ 1,800	AADT

▲ 3

13,720

2024 Est. daily traffic counts

Street: **NE 7th St**
 Cross: **NE Outlook Ave**
 Cross Dir: **S**
 Dist: –

Historical counts

Year	Count	Type

▲ 4

13,899

2024 Est. daily traffic counts

Street: **NE 6th St**
 Cross: **NE Savage St**
 Cross Dir: **N**
 Dist: –

Historical counts

Year	Count	Type

▲ 5

15,324

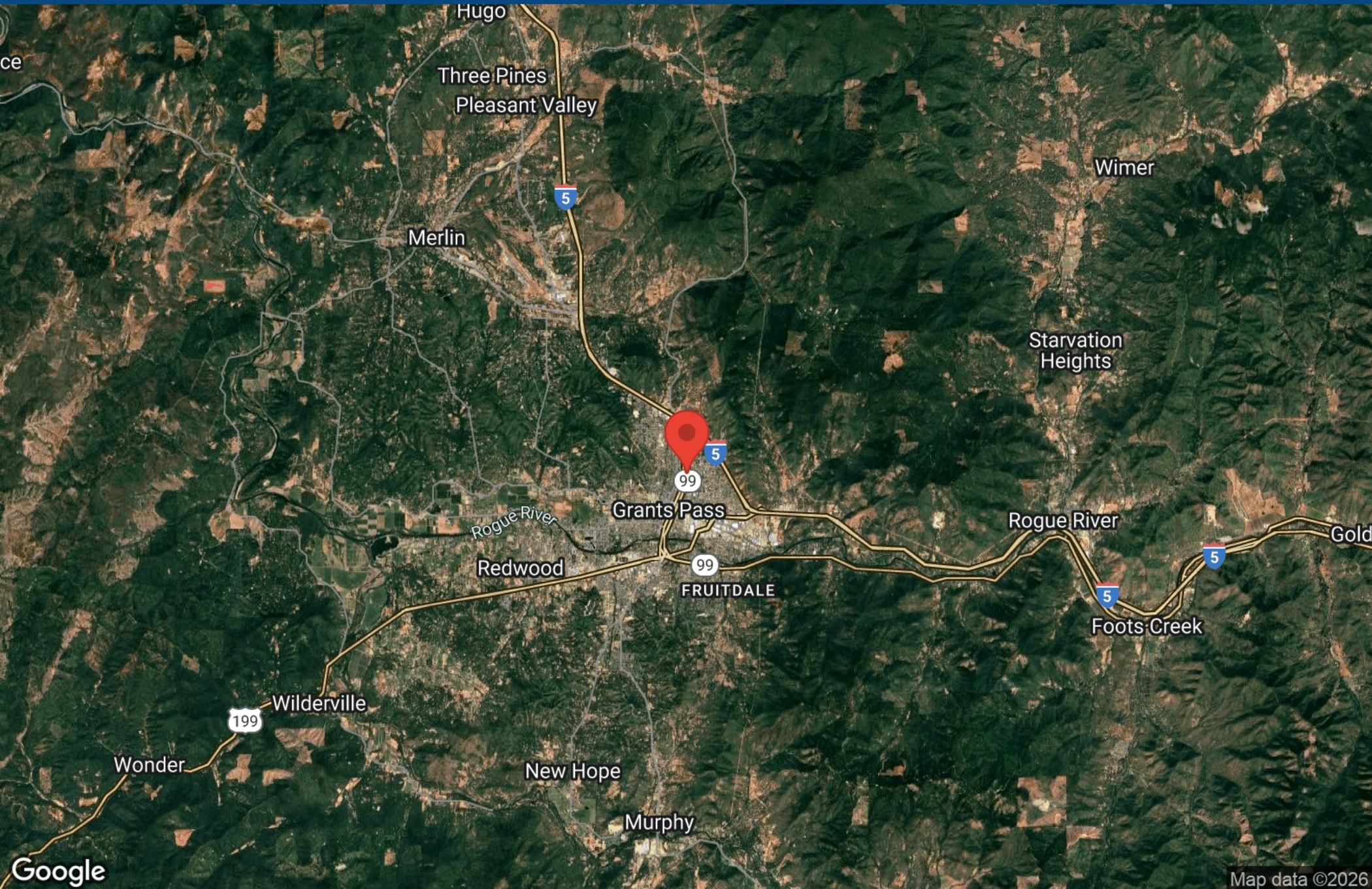
2021 Est. daily traffic counts

Street: **OR 99**
 Cross: **NE Savage St**
 Cross Dir: **N**
 Dist: **0.62 miles**

Historical counts

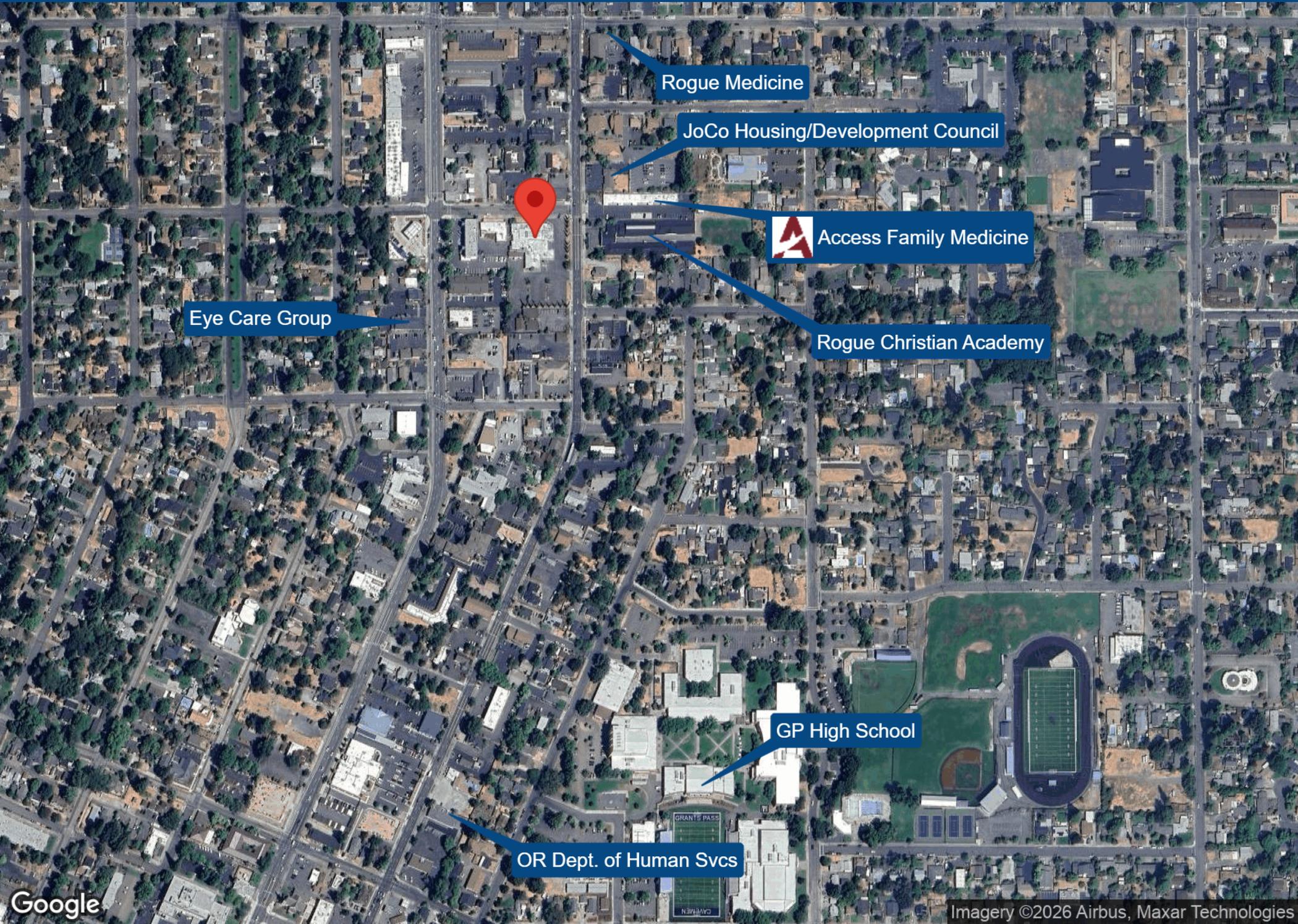
Year	Count	Type
2018	▲ 16,200	AADT





MELISSA HAYES
(541) 450-4442
Melissa@horizoncommercialrealty.com

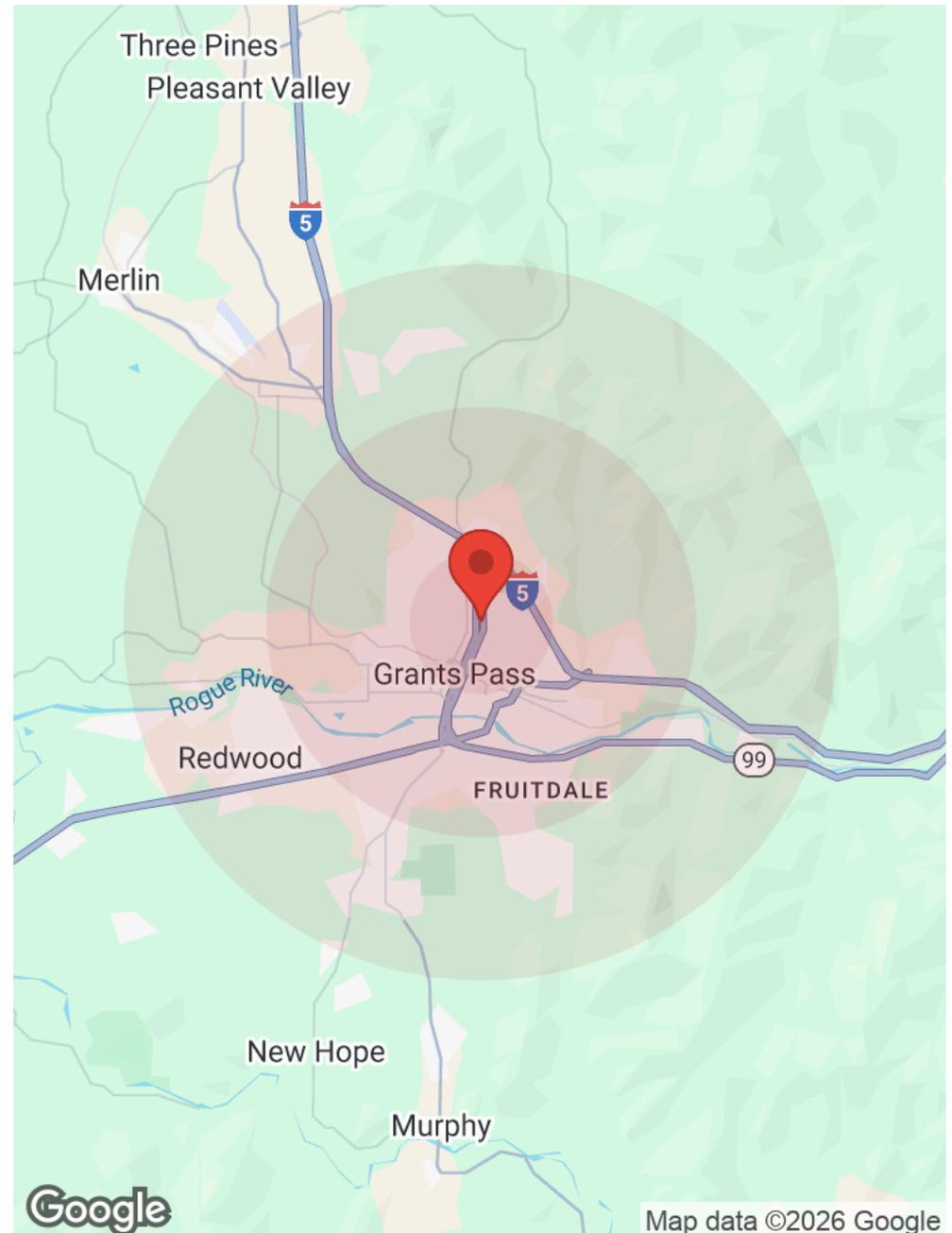




DEMOGRAPHICS

Manzanita Medical Plaza LLC
125 Northeast Manzanita Avenue | Grants Pass, OR 97526

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,904	18,575	26,582
	Female	5,093	18,789	27,086
	Total Population	9,996	37,365	53,668
Age	Ages 0-14	1,608	5,972	8,559
	Ages 15-24	1,192	4,141	5,670
	Ages 25-54	3,759	13,375	18,654
	Ages 55-64	1,204	4,491	6,578
	Ages 65+	2,233	9,385	14,207
Income	Median	\$51,617	\$57,986	\$61,777
	< \$15,000	464	1,649	2,067
	\$15,000-\$24,999	529	1,555	2,066
	\$25,000-\$34,999	406	1,470	1,860
	\$35,000-\$49,999	680	1,974	2,910
	\$50,000-\$74,999	683	2,499	3,741
	\$75,000-\$99,999	409	1,847	2,557
	\$100,000-\$149,999	607	2,409	3,509
	\$150,000-\$199,999	314	912	1,401
> \$200,000	156	825	1,619	
Housing	Total Units	4,676	16,789	24,094
	Occupied	4,250	15,140	21,729
	Owner Occupied	2,135	8,614	13,297
	Renter Occupied	2,115	6,526	8,432
	Vacant	426	1,649	2,364





Main Entrance



Waiting Area



Staff Area



Reception



Modular



Fenced Courtyard



Check-in Area



Check-in Area



Check-in Area



Waiting Area



Exam Room



Exam Room



ADA Bathroom



Staff Breakroom



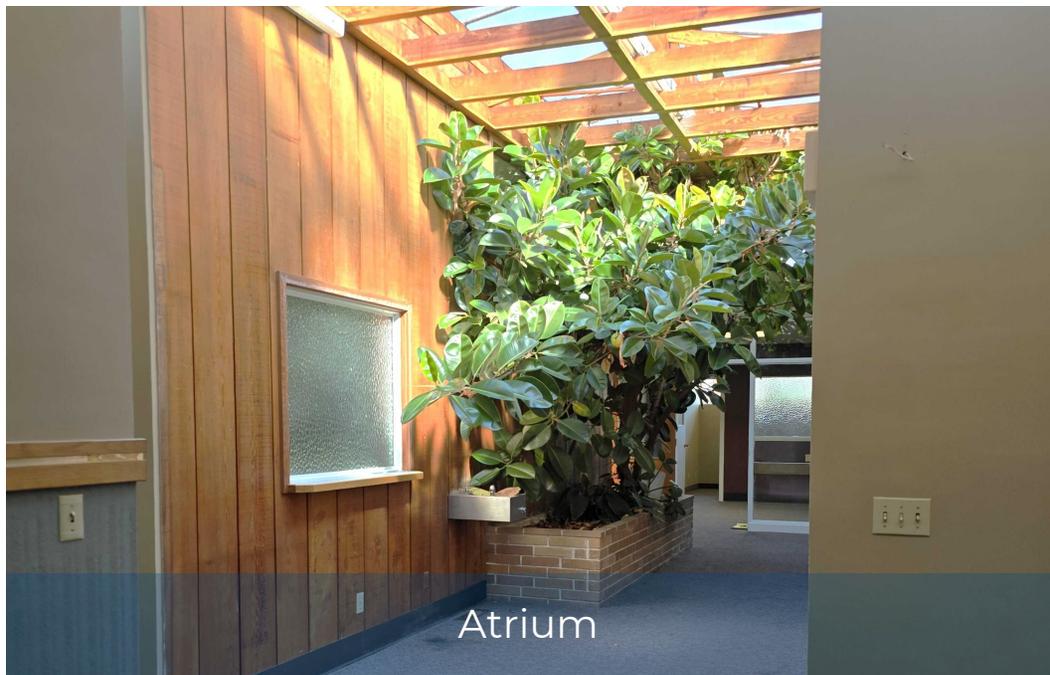
Pharmacy



Large workroom



Large workroom



Atrium

DISCLAIMER

Manzanita Medical Plaza LLC
125 Northeast Manzanita Avenue | Grants Pass, OR 97526

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.