



C-3 ZONING

2435 NW KLINE ST, ROSEBURG, OR

+- 7000 sqft

Schedule a private showing!

OFFERED BY



Mary Gilbert

Licensed Real Estate Agent
541.204.4646
sold@marygilbert.com
www.marygilbert.com

ABOUT THE PROPERTY

Over 7,000 sq ft available for lease in a prime Roseburg location—perfect for professional or medical office space. Situated just off Garden Valley Blvd near Mercy Medical Center and the VA Healthcare facility, this well-established building offers exceptional visibility, easy access to I-5, and close proximity to Walmart, Walgreens, Garden Valley Shopping Center, and Roseburg Marketplace. Features include multiple offices, reception area, classroom, procedure room, retail/showroom, kitchen/break room, multiple ADA restrooms, and ample on-site parking. Walking distance to dining, coffee/wine bar, banking, theater, and more.

- * High traffic location
- * Abundant On-site Parking
- * Fully built-out medical space with high-end finishes
- * Large entry/reception area
- * Conference room with kitchenette
- * 17 private offices/exam rooms
- * Break room + 4 private restrooms

2435 NW Kline
Roseburg, OR

LINKS

Photography:

https://drive.google.com/drive/folders/1FgYNH9SQCwNC7G4U3wqS2_buXks7G2St?usp=sharing

3D Matterport:

<https://my.matterport.com/show/?m=cvjs2ZkV4Ry&brand=0>

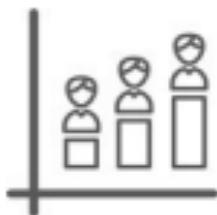
Opportunity Zone Information:

[IRS Video explaining Opportunity Zones](#)

<https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

https://www.oregon.gov/biz/programs/Opportunity_Zones/Pages/default.aspx

POPULATION INFO



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 5,053 | 27,149 | 37,042 |



AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$103,162 | \$75,378 | \$78,146 |



NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 1,928 | 11,312 | 15,364 |

Mary Gilbert

Keller Williams Southern Oregon-
Umpqua Valley541-371-
5500

sold@marygilbert.com



Agent Full

\$30.32 7166 sqft

2435 NW KLINE ST Roseburg, OR 97471

Suite/Unit #:

Status: **Active**

List Date: 8/7/2025

Year

Built: 1988/ Updated/Remodeled

XST/Dir: W on Garden Valley, North on Kline

[VirtualTour #1](#)

Commercial Lease

DOM: 4

Acres: 1.02

MLS#: 514693900

8/20/2025 10:34AM

Show: Appointment Only, Call Seller's Agent, Do Not Disturb Tenants, Key in Seller's Office, Restricted Hours, Security System

Offer/Nego:

AG: Mary Gilbert

AG Ph: [541-371-5500](tel:541-371-5500)AG Cell: [541-236-2615](tel:541-236-2615)**CoAgent:****CoPh:****Private:**

Last Updated:

Public: Over 7,000 sq ft available for lease in a prime Roseburg location—perfect for professional or medical office space. Situated just off Garden Valley Blvd near Mercy Medical Center and the VA Healthcare facility, this well-established building offers exceptional visibility, easy access to I-5, and close proximity to Walmart, Walgreens, Garden Valley Shopping Center, and Roseburg Marketplace. Features include multiple offices, reception area, classroom, procedure room, retail/showroom, kitchen/break room, multiple ADA restrooms, and ample on-site parking. Walking distance to dining, coffee/wine bar, banking, theater, and more.

Last Updated: 8/8/2025 1:19:11 PM

Property Details:

Property Type: Office

#Stories / #Buildings: 1 / 1

Unreinforced Masonry

County: Douglas

Ceiling HT in FT:

Building: NOT APPLICABLE

Area: 252

Apx Tot Avl SqFt: 7166

Telecom. Access:

Zoning: C3

Apx Ofc SqFt: 7166

Features: Accessible

Legal: WAREWOOD PLAZA,
LOT 1 & 2, ACRES 1.02

Apx Whse SqFt:

Entrance, Conforms to ADA,

Tax ID: R51985

Apx Mfg SqFt:

Ground Level, Minimal

Internet: Yes

Apx Retail SqFt:

Steps, Office, Accessible

Address: Yes

Divide Y/N: No

Doors

No Blog: No

Min. Div. SqFt: 7166

Current

No AVM: No

Max. Contig. SqFt: 7166

Use: Medical/Dental,

SqFt Type: Rentable SQFT

Professional Service

PDF Doc(s): 3

Lease Information:

Preferred Length of Lease: 3

- 5 Years Remaining

CAMS Included: N /

Electric Incl: N /

Other Utilities Incl:

Water/Sewer Incl: N /

Pricing Comments:

Insurance Incl: N /

For Sale: NO / /

Base Lease

Rate: \$30.32 / Annually

Janitorial Incl: N /

Gas Incl: N /

RE Tax Incl: N /

Lease Type: NNN

TI Allowance:

Lessee Operating Exp:

Land Information:

Lot Dimensions:

Lot Size: 1 to 2.99 Acres

Road Frontage:

Road Surface: Paved

Land Desc: Level

Approx. Lot SqFt:

Soil Cond:

Utilities Information:

Heat: Heat Pump

Cool: Heat Pump

Volts:

Amps:

Utilities: Phone Connected, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

Full Assessor Map

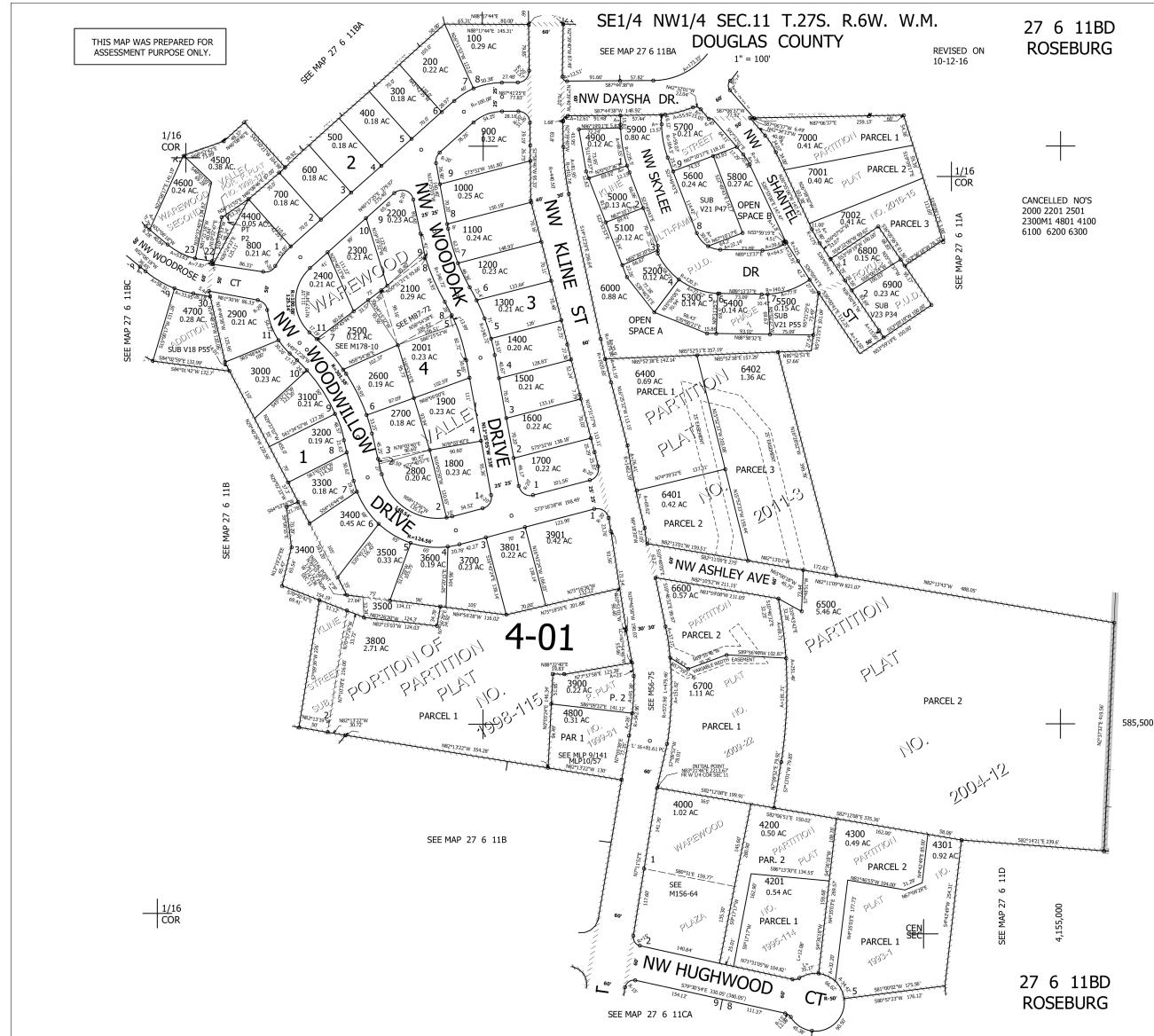
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

SE1/4 NW1/4 SEC.11 T.27S. R.6W. W.M.
DOUGLAS COUNTY

REVISED ON
10-12-16

27 6 11BD
ROSEBURG

CANCELLED NO'S
2000 2201 2501
2300M1 4801 4100
6100 6200 6300



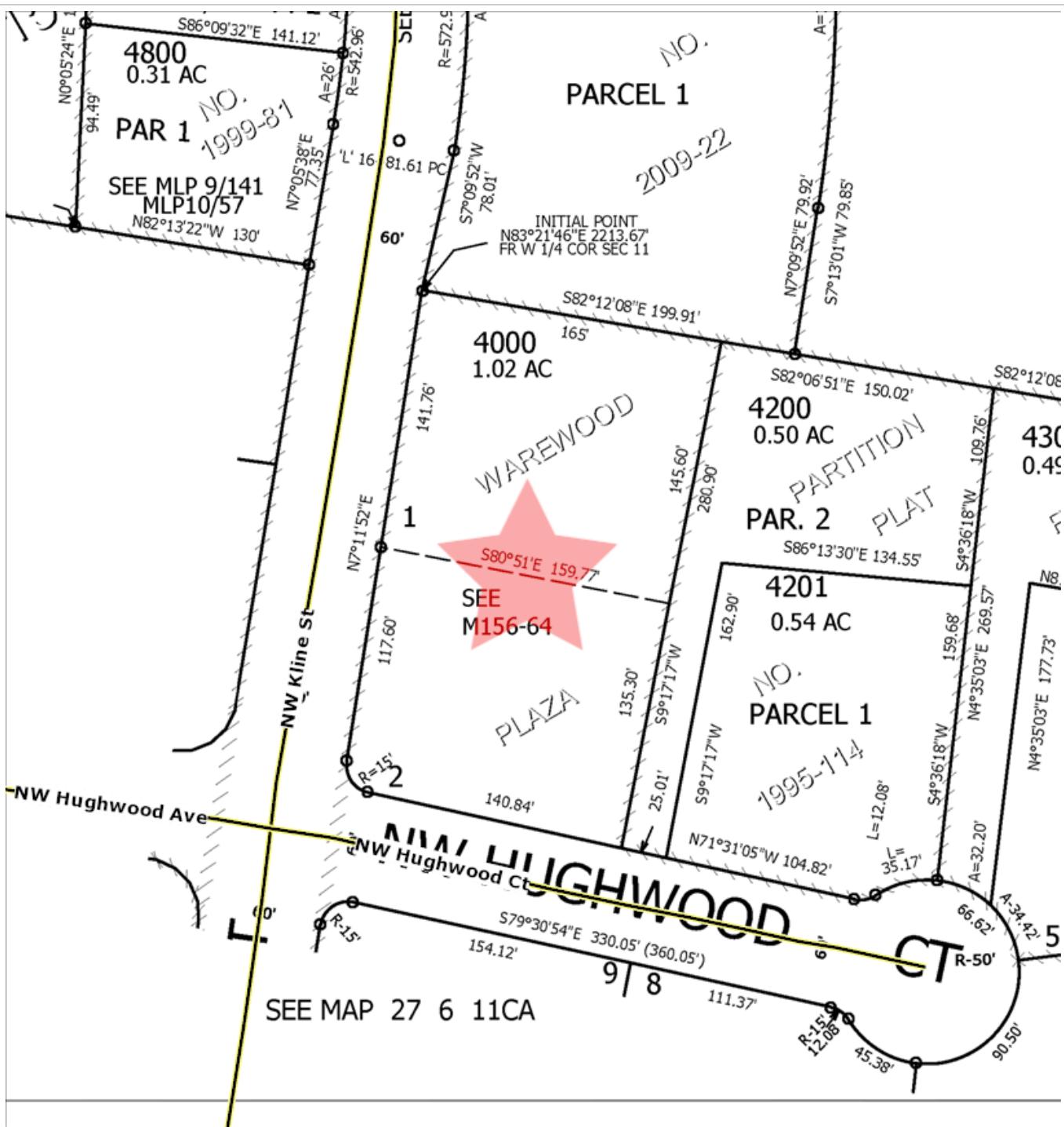
Parcel ID: R51985

Site Address: 2435 NW Kline St

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Western Title & Escrow

Assessor Map



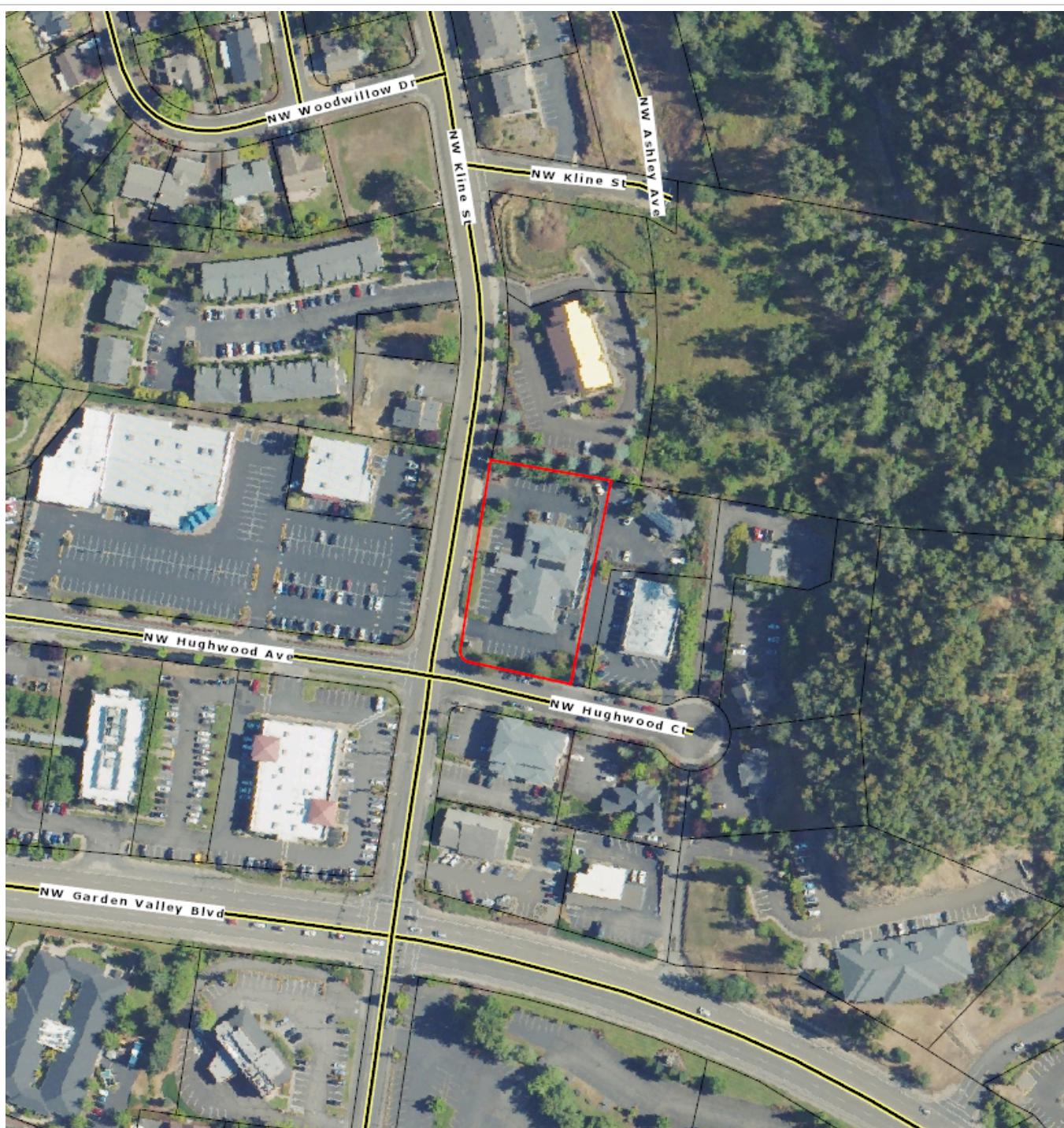
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Aerial Map



Parcel ID: R51985

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