



THE SHOPPES AT GRANTS PASS

820-834 NE E St | Grants Pass, OR 97526

Asking Price: \$6,720,000 | In-Place Cap Rate: 8.00% | Cash-on-Cash Return: 8.31%

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INVESTMENT HIGHLIGHTS

- ◇ Priced well below replacement cost (\$213/SF), with additional upside upon lease-up of the sole vacancy. Cash on cash return is well above 8%.
- ◇ Pads to the larger Grants Pass Shopping Center, which welcomes over three million annual visits (Placer.ai). 85,000+ square feet has been leased to national tenants since 2021.
- ◇ Significant leasing momentum, with five new leases and one extension in 2025.
- ◇ Occupied by a diverse mix of service-oriented retail and medical tenants.
- ◇ Built-in rent growth, with nine of eleven tenants having annual rent increases.
- ◇ Additional upside potential upon lease-up of the sole vacancy.
- ◇ Directly off Grants Pass Pkwy, the primary thoroughfare which sees over 23,000 vehicles per day.
- ◇ Adjacent to four national grocers, which combine for over six million visits annually.
- ◇ The Property received a new TPO roof in 2021, with a transferrable warranty.



Northmarq
4949 Meadows Rd, Suite 490
Lake Oswego, OR 97035
northmarq.com



Sean Tufts
Managing Director
seantufts@northmarq.com
206.693.3352

Kevin Adatto
Managing Director
kadatto@northmarq.com
503.675.7726
OR Lic. #200003168

Joe Dugoni
Associate
jdugoni@northmarq.com
206.693.3329

Michael Federico
Senior Associate
mfederico@northmarq.com
208.213.0051