

# Professional Office Building

## OFFERING MEMORANDUM

206 Northeast 7th Street  
Grants Pass, OR 97526

206

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HORIZON  
Commercial Realty Group



Keller Williams Realty Southern Oregon

# The Offering New Price!

206 Northeast 7th St, Grants Pass, OR 97526

Conveniently located in the Grants Pass CBD, this versatile and well-maintained single level professional office building offers multiple conference rooms, large windows for plenty of natural light, and flexible spaces suitable for a variety of professional uses. The property includes 16 on-site parking and excellent signage.

## *SINGLE STORY PROFESSIONAL OFFICE BUILDING OWNER-USER*

<b>Price</b>	\$739,000
<b>Price/SF</b>	\$158.72
<b>Total SF</b>	4,656
<b>Market</b>	Southern Oregon
<b>Sub-Market</b>	Grants Pass
<b>County</b>	Josephine
<b>Zoning</b>	Central Business District
<b>Total Acres</b>	0.22
<b>Total Parcels</b>	3
<b>Intersection</b>	F & 7th Street
<b>Utilities</b>	City
<b>Parking Ratio</b>	3.44:1000
<b>Building Class</b>	B



# Local Overview

206 Northeast 7th St, Grants Pass, OR 97526



Subject Property



## PARCEL 1:

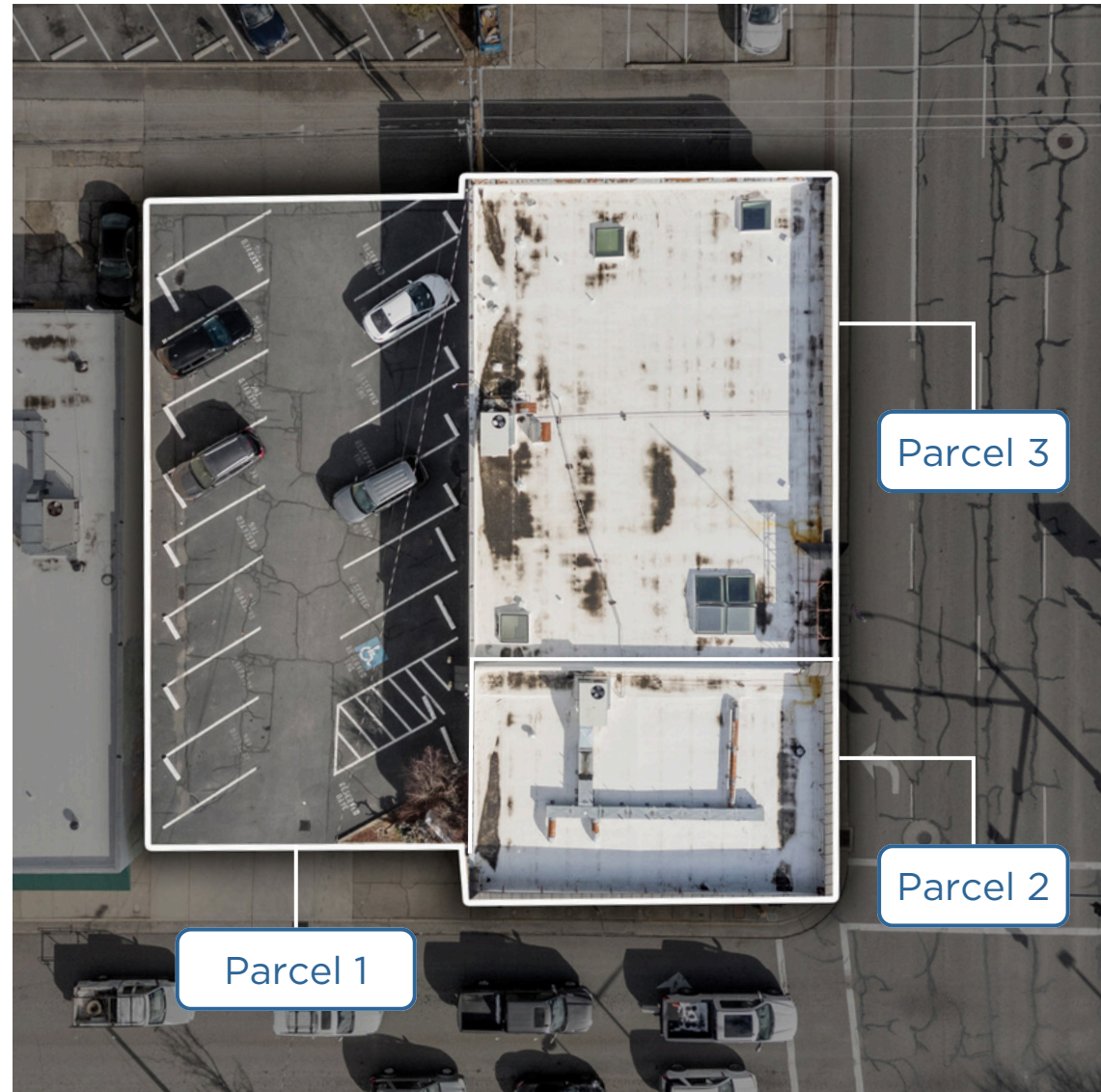
APN	R310400
Acreage	0.11
Facility Use	Parking Lot
Taxes 2024	\$1,525.51

## PARCEL 2:

APN	R310402
Acreage	0.03
Facility Use	Professional Office
Taxes 2024	\$1,737.11

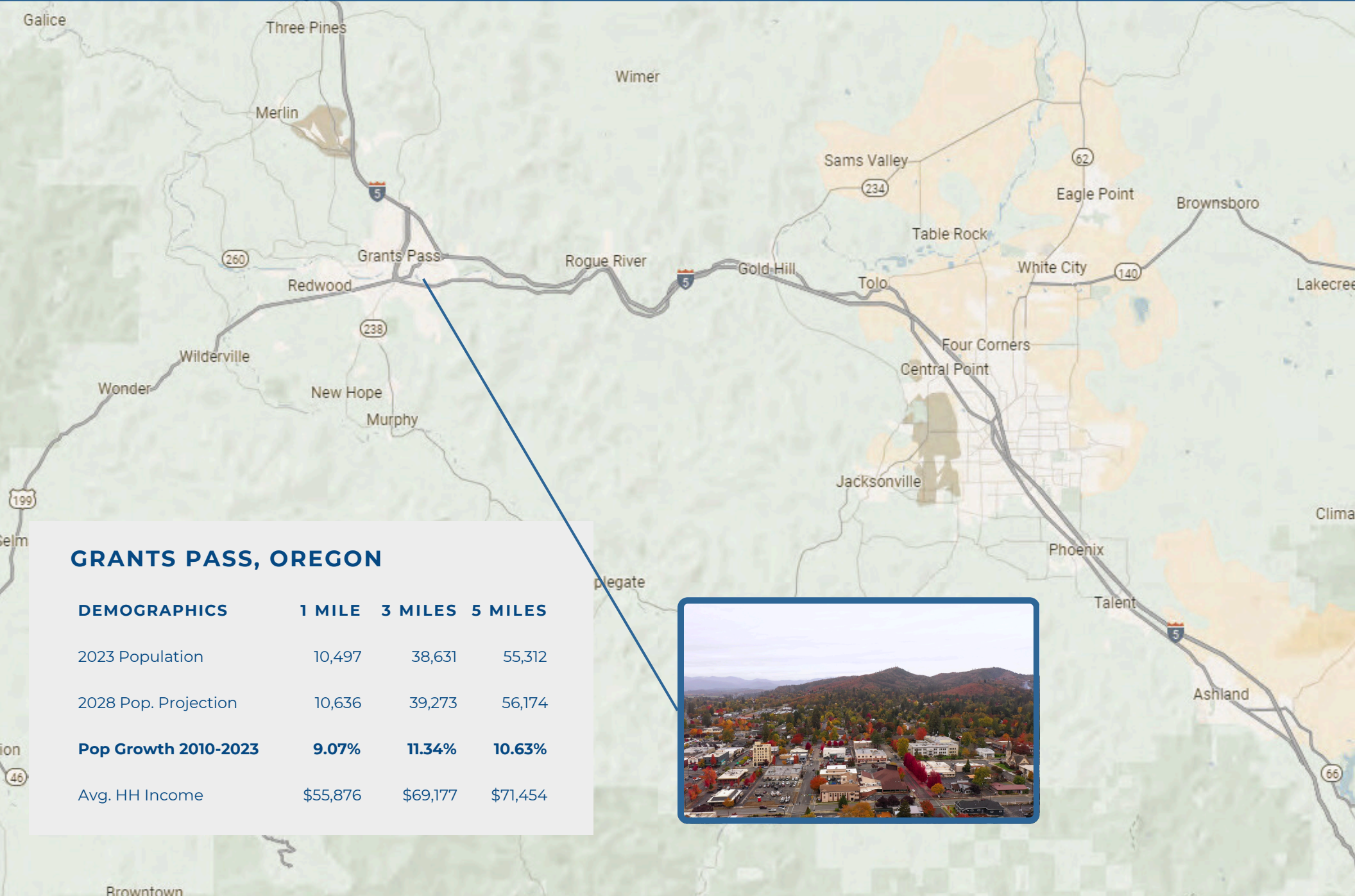
## PARCEL 3:

APN	R310401
Acreage	0.08
Facility Use	Professional Office
Taxes 2024	\$4,393.65



## PRIME LOCATION

Within blocks of Historic Downtown Grants Pass shops and services, this prime location offers excellent signage and visibility along 7th Street and easy access to major thoroughfares, including I-5 and U.S. Route 199.



## GRANTS PASS, OREGON

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population	10,497	38,631	55,312
2028 Pop. Projection	10,636	39,273	56,174
<b>Pop Growth 2010-2023</b>	<b>9.07%</b>	<b>11.34%</b>	<b>10.63%</b>
Avg. HH Income	\$55,876	\$69,177	\$71,454



# Site Overview

206 Northeast 7th St, Grants Pass, OR 97526



# Location Map

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# Foyer & Reception Areas

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# Conference & Work Space

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# Upgrades and Amenities

206 Northeast 7th St, Grants Pass, OR 97526



- 2020 - REPLACED TWO GAS FURNACES
- 2022 - NEW ROOF

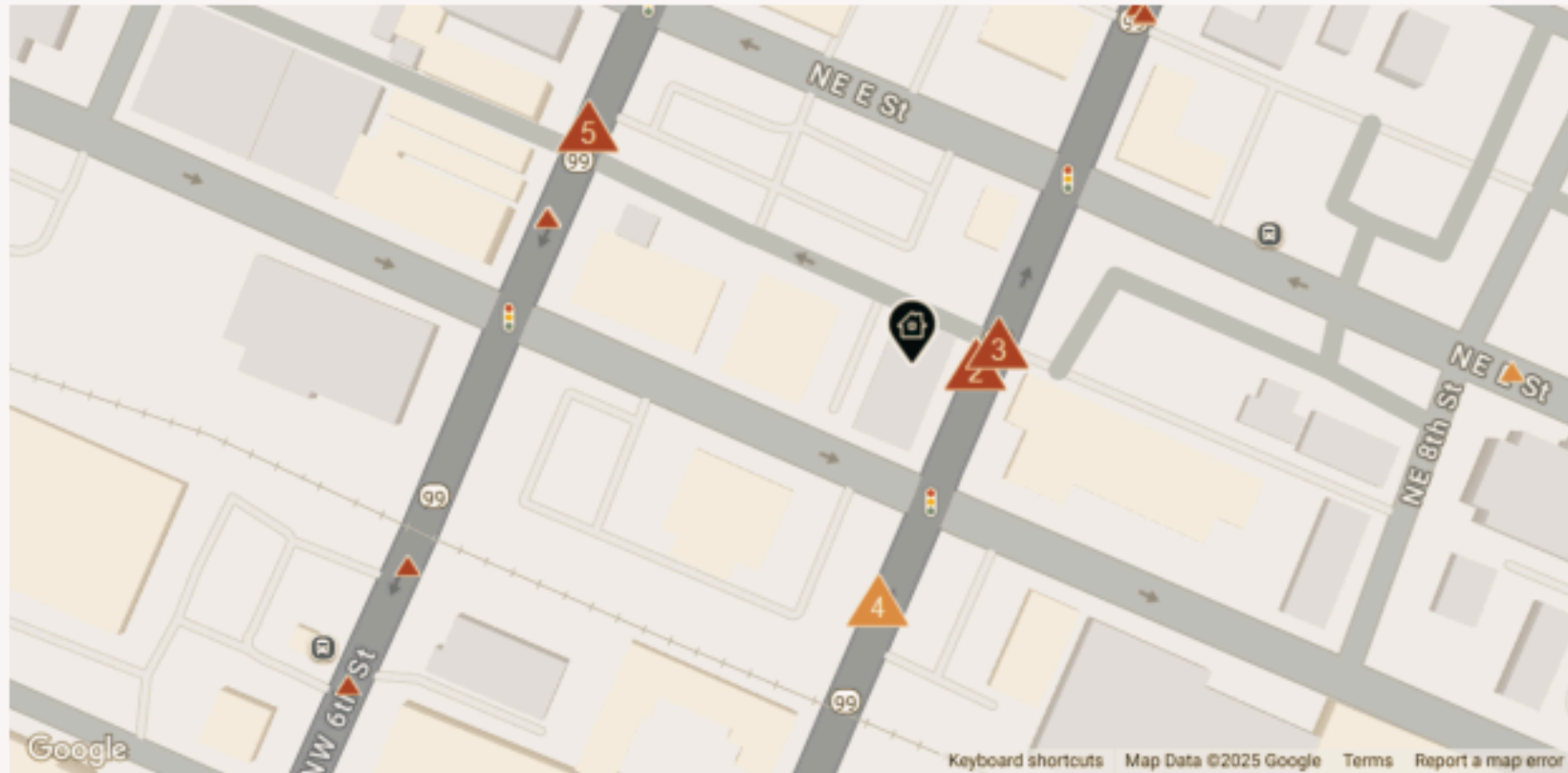


- MARQUEE SIGNAGE
- KITCHENETTE
- TWO RESTROOMS
- FOUR SKYLIGHTS



# Daily Traffic Counts

206 Northeast 7th St, Grants Pass, OR 97526



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

**14,814**  
2022 Est. daily traffic counts

Street: Northeast 7th Street  
Cross: NE F St  
Cross Dir: SW  
Dist: 0.02 miles

**16,552**  
2021 Est. daily traffic counts

Street: Northeast 7th Street  
Cross: NE Midland Ave  
Cross Dir: S  
Dist: 0.03 miles

**15,218**  
2024 Est. daily traffic counts

Street: NE 7th St  
Cross: NE F St  
Cross Dir: SW  
Dist: -

**11,400**  
2024 Est. daily traffic counts

Street: Northeast 7th Street  
Cross: -  
Cross Dir: -  
Dist: -

**16,562**  
2024 Est. daily traffic counts

Street: NE 6th St  
Cross: NW E St  
Cross Dir: NE  
Dist: -

# Disclosures

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