

— SUBLEASE WITH DRIVE-THRU —

1835 NE 7TH STREET

GRANTS PASS, OREGON



LOCATION

1835 NE 7th Street | Grants Pass, OR 97526

BUILDING

2,924 SF

LOT SIZE

Approx. 60,000 SF with Drive-Thru

RENT

\$98,479.44/YR (\$33.68/SF)

TERM

Primary term through 2032 with 3 5-year options

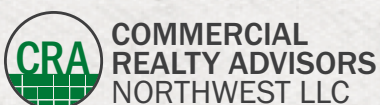
TRAFFIC COUNTS

I-5 – 27,581 ADT ('22)

NE 7th St – 12,921 ADT ('22)

HIGHLIGHTS

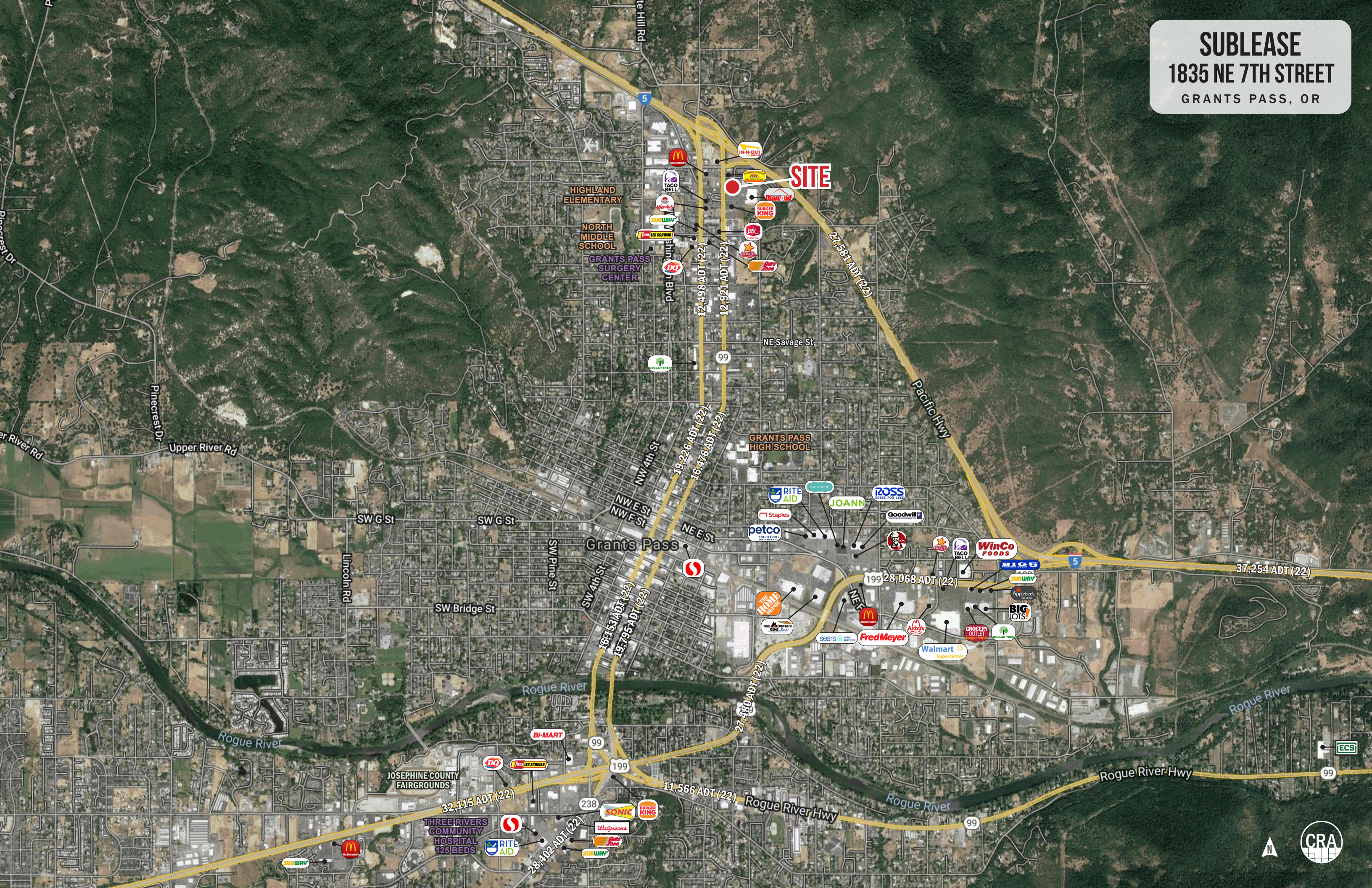
- Prime location in close proximity to I-5 with great visibility off NE 7th St (Hwy 99)
- Busy tourist area in close proximity to six motels/hotels.
- Nearby retailers include In-N-Out Burger, Black Bear Diner, Wendy's, McDonald's, Taco Bell, The Human Bean, Carl's Jr, BestMed Urgent Care, Les Schwab and many more



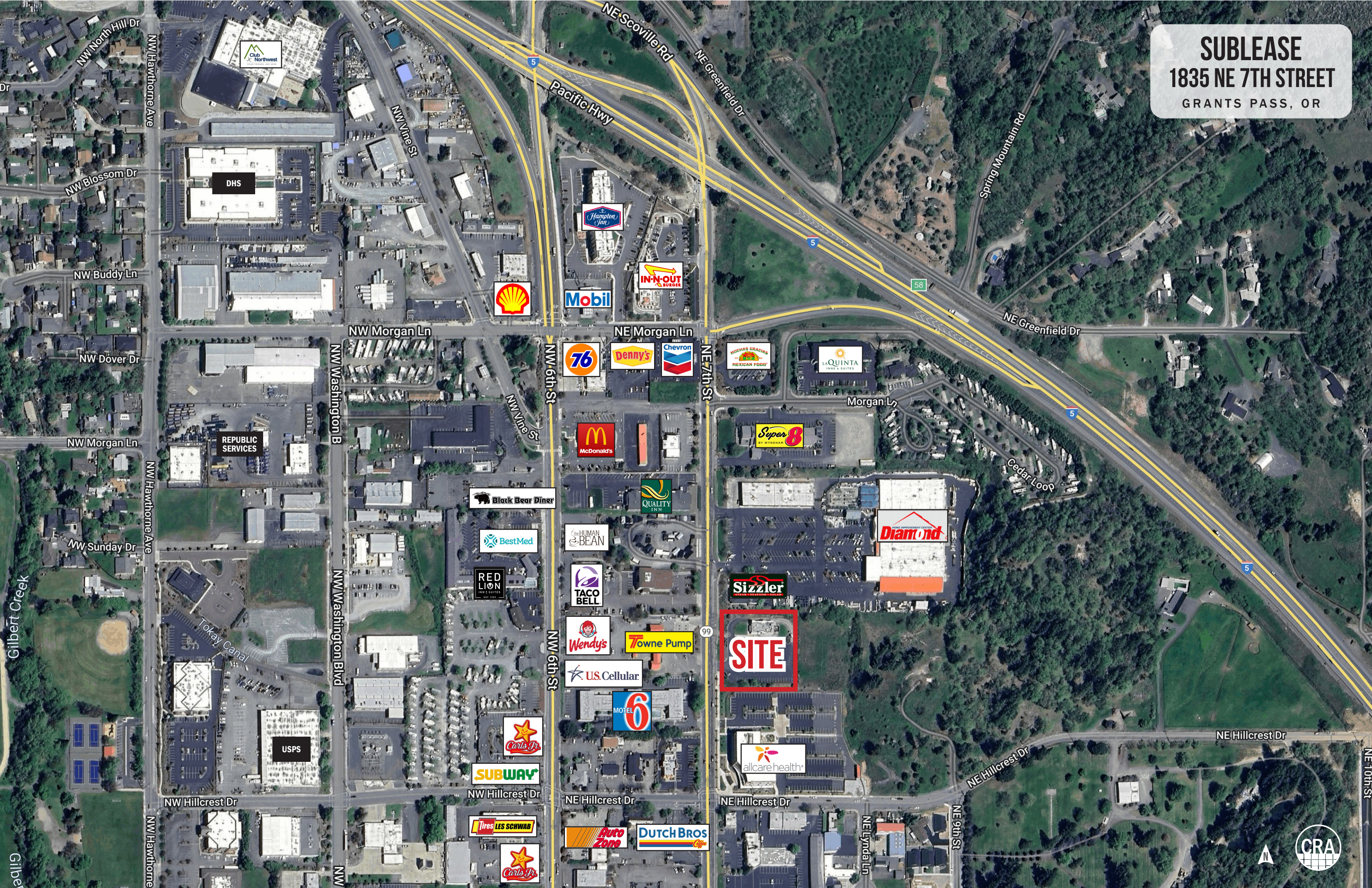
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SITE



NW North Hill Dr
NW Blossom Dr
NW Buddy Ln
NW Dover Dr
NW Morgan Ln
NW Sunday Dr
Gilbert Creek
Gilbert

NW Hawthorne Ave
DHS
REPUBLIC SERVICES
USPS

NW Vine St
NW Morgan Ln
NW Washington B
NW Washington Blvd
NW Hillcrest Dr

Shell
Mobil
76
Denny's
Chevron
McDonald's
Black Bear Diner
BestMed
RED LION
TACO BELL
Wendy's
U.S. Cellular
MOTEL 6
SUBWAY
Tires LES SCHWAB
Auto Zone
Dutch Bros

Hampton Inn
IN-N-OUT BURGER
7-11
Highasgracias MEXICAN FOOD
LAQUINTA INNS & SUITES
Super 8
Diamond
Sizzler
allcare health

Spring Mountain Rd
NE Greenfield Dr
Morgan Ln
Cedar Loop
NE Hillcrest Dr
NE 10th St

SUBLEASE

1835 NE 7TH STREET

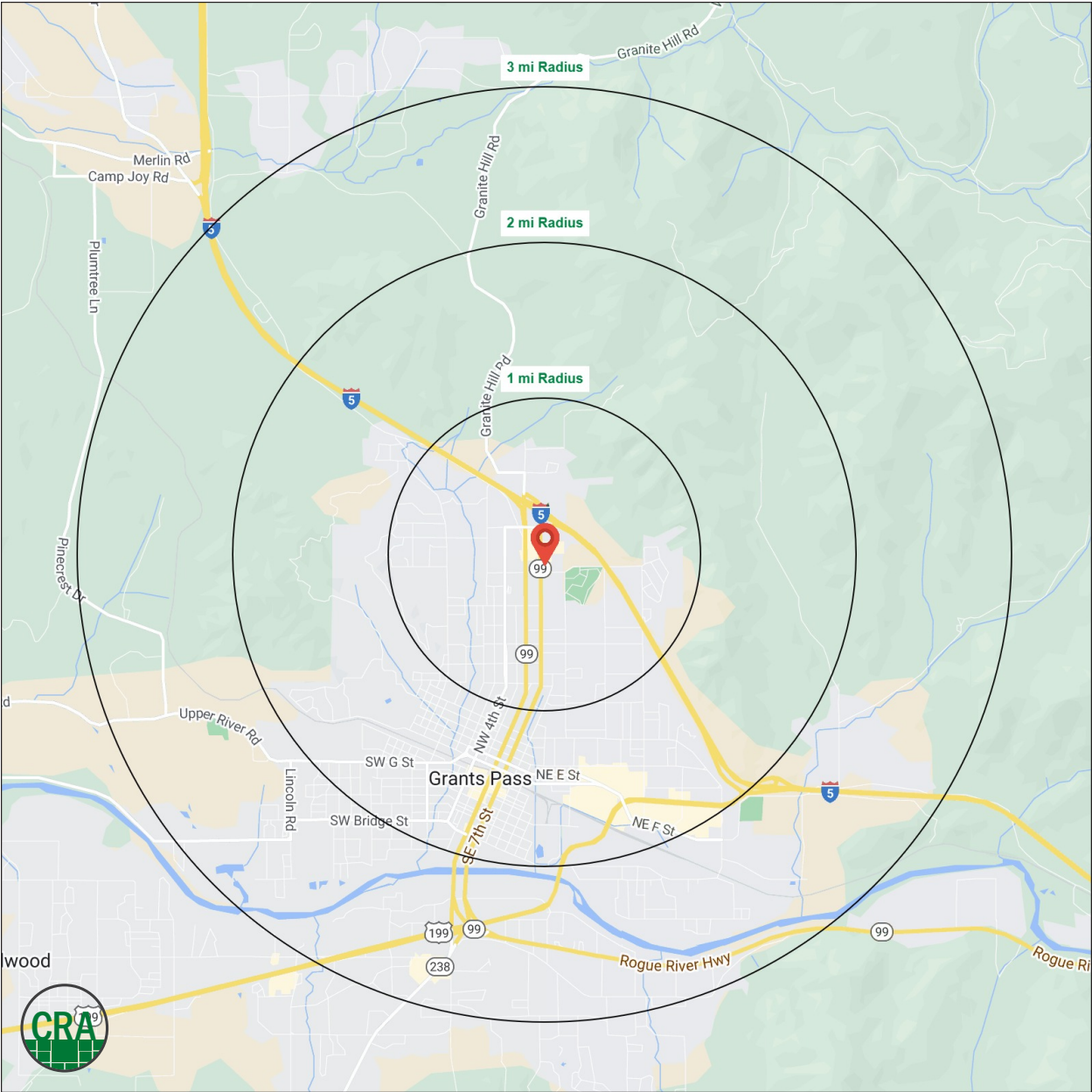
GRANTS PASS, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	7,052	18,602	31,823
Estimated Households	2,802	7,375	12,888
Average HH Income	\$88,677	\$85,538	\$83,673
Median Home Value	\$361,305	\$346,027	\$355,565
Daytime Demographics 16+	6,839	19,247	30,162
Some College or Higher	64.4%	60.1%	59.7%

40.4

Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4596/-123.3201

1835 NE 7th St Grants Pass, OR 97526	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	7,052	18,602	31,823
2028 Projected Population	6,764	18,097	31,018
2020 Census Population	6,985	18,436	31,067
2010 Census Population	6,494	17,403	28,940
Projected Annual Growth 2023 to 2028	-0.8%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2023	0.7%	0.5%	0.8%
2023 Median Age	44.9	40.4	41.8
Households			
2023 Estimated Households	2,802	7,375	12,888
2028 Projected Households	2,714	7,243	12,690
2020 Census Households	2,850	7,478	12,840
2010 Census Households	2,678	7,140	12,176
Projected Annual Growth 2023 to 2028	-0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.3%	0.4%
Race and Ethnicity			
2023 Estimated White	87.8%	85.5%	85.9%
2023 Estimated Black or African American	1.0%	2.2%	1.7%
2023 Estimated Asian or Pacific Islander	1.6%	1.5%	1.5%
2023 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
2023 Estimated Other Races	8.8%	9.9%	10.0%
2023 Estimated Hispanic	9.3%	10.7%	10.8%
Income			
2023 Estimated Average Household Income	\$88,677	\$85,538	\$83,673
2023 Estimated Median Household Income	\$65,866	\$56,274	\$55,464
2023 Estimated Per Capita Income	\$35,521	\$34,472	\$34,329
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.3%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	7.7%	7.7%	7.8%
2023 Estimated High School Graduate	26.6%	30.9%	30.3%
2023 Estimated Some College	33.5%	31.2%	32.0%
2023 Estimated Associates Degree Only	7.1%	10.5%	9.6%
2023 Estimated Bachelors Degree Only	16.3%	12.3%	12.1%
2023 Estimated Graduate Degree	7.6%	6.0%	5.9%
Business			
2023 Estimated Total Businesses	530	1,565	2,320
2023 Estimated Total Employees	3,915	12,187	17,505
2023 Estimated Employee Population per Business	7.4	7.8	7.5
2023 Estimated Residential Population per Business	13.3	11.9	13.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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