



OFFERING MEMORANDUM

Medical Office Building For Sale or Lease

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:	\$1,750,000
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:	1980
LOT SIZE:	1.13 Acres
APN TAXES 2024:	R308158 \$9,473.80
PRIOR USE:	Medical Office
PARKING:	28 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 1.13 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
Total Population	10,028	37,373
Total Units	4,695	16,798
Median Income	\$51,287	\$57,523



Traffic Counts



900

2024 Est. daily traffic counts

Street: Northeast Evelyn Avenue

Cross: -

Cross Dir: -

Dist: -

Historical counts

Year

Count

Type

2018

▲ 1,810

AADT

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: 0.02 miles

Historical counts

Year

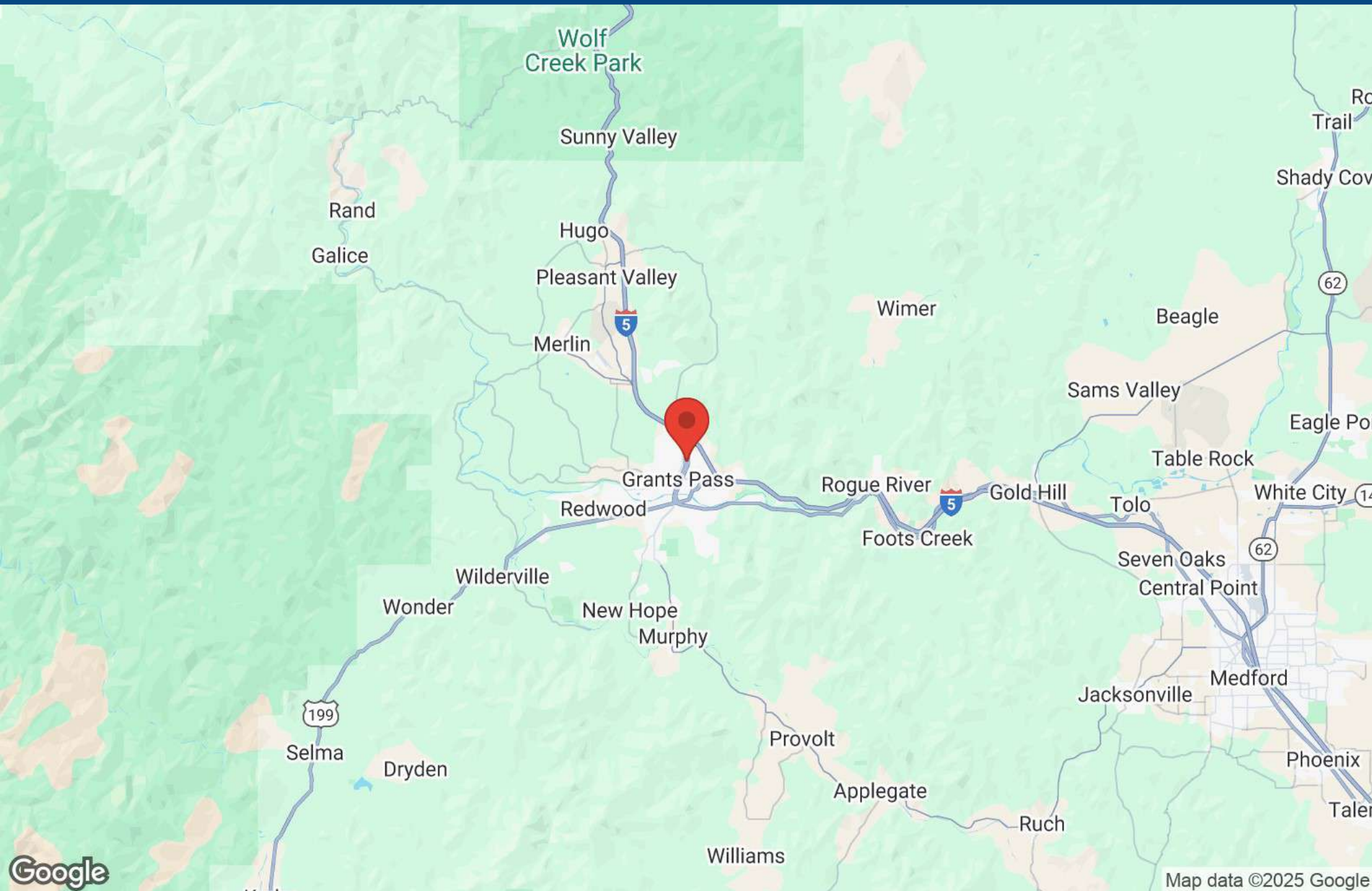
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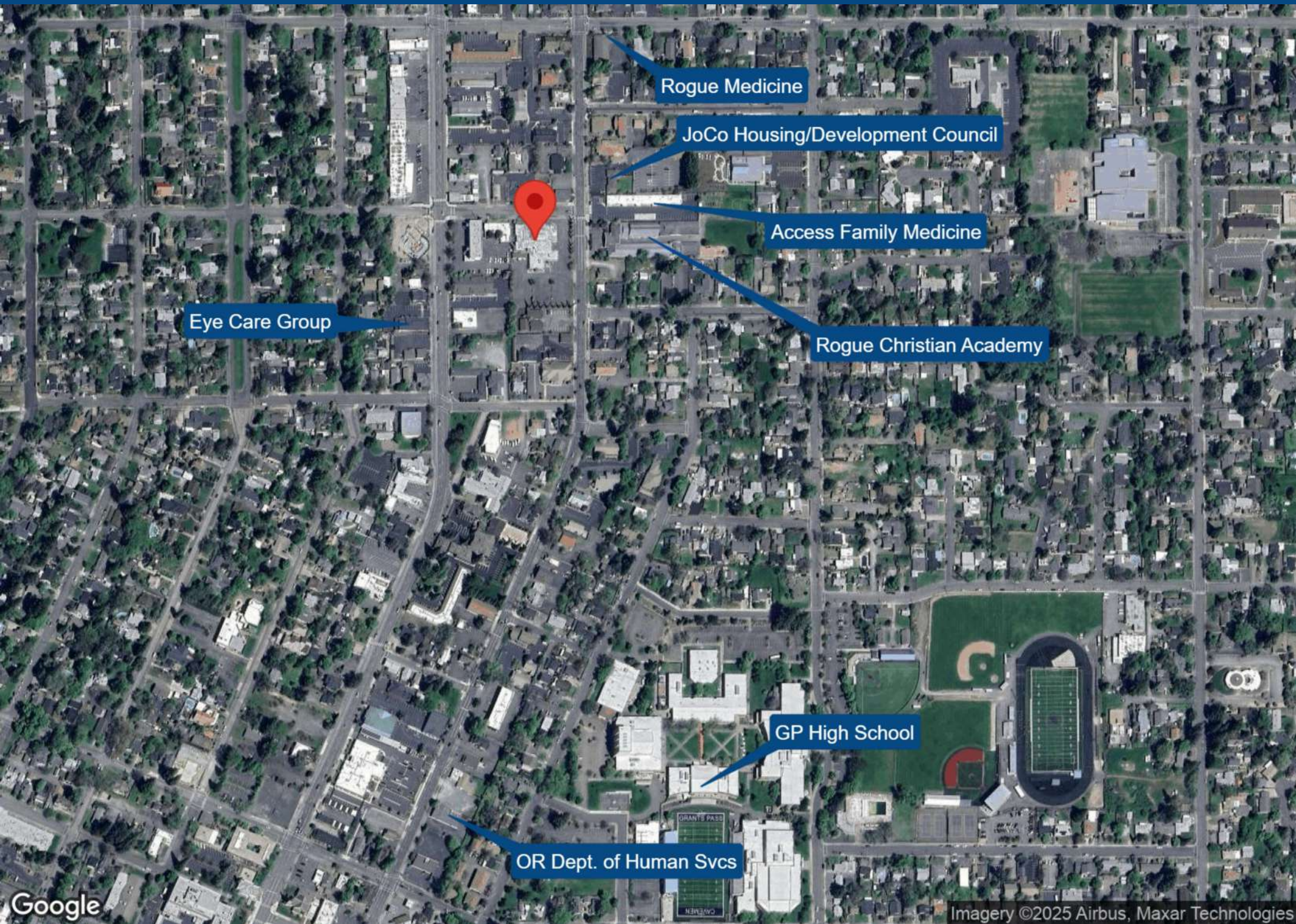
Type

2018

▲ 16,200

AADT



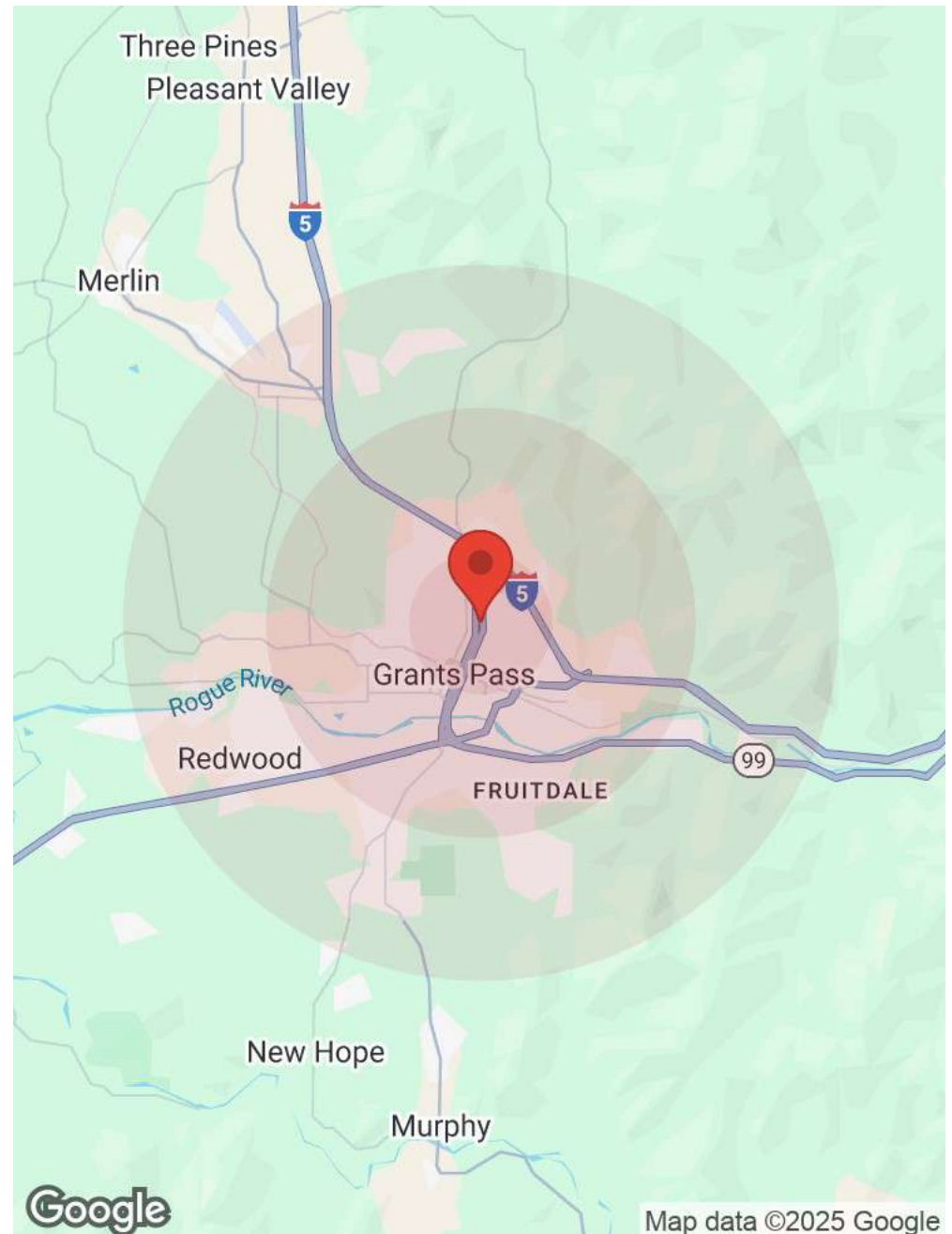


DEMOGRAPHICS

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

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,911	18,571	26,563
	Female	5,117	18,802	27,096
	Total Population	10,028	37,373	53,659
Age	Ages 0-14	1,636	6,035	8,632
	Ages 15-24	1,198	4,129	5,645
	Ages 25-54	3,751	13,305	18,569
	Ages 55-64	1,237	4,631	6,776
	Ages 65+	2,207	9,274	14,037
Income	Median	\$51,287	\$57,523	\$61,171
	< \$15,000	476	1,689	2,121
	\$15,000-\$24,999	524	1,540	2,041
	\$25,000-\$34,999	411	1,481	1,868
	\$35,000-\$49,999	690	1,989	2,920
	\$50,000-\$74,999	717	2,615	3,915
	\$75,000-\$99,999	389	1,742	2,421
	\$100,000-\$149,999	610	2,439	3,556
	\$150,000-\$199,999	304	873	1,341
	> \$200,000	154	820	1,601
Housing	Total Units	4,695	16,798	24,096
	Occupied	4,274	15,186	21,782
	Owner Occupied	2,148	8,662	13,350
	Renter Occupied	2,126	6,524	8,432
	Vacant	421	1,612	2,315

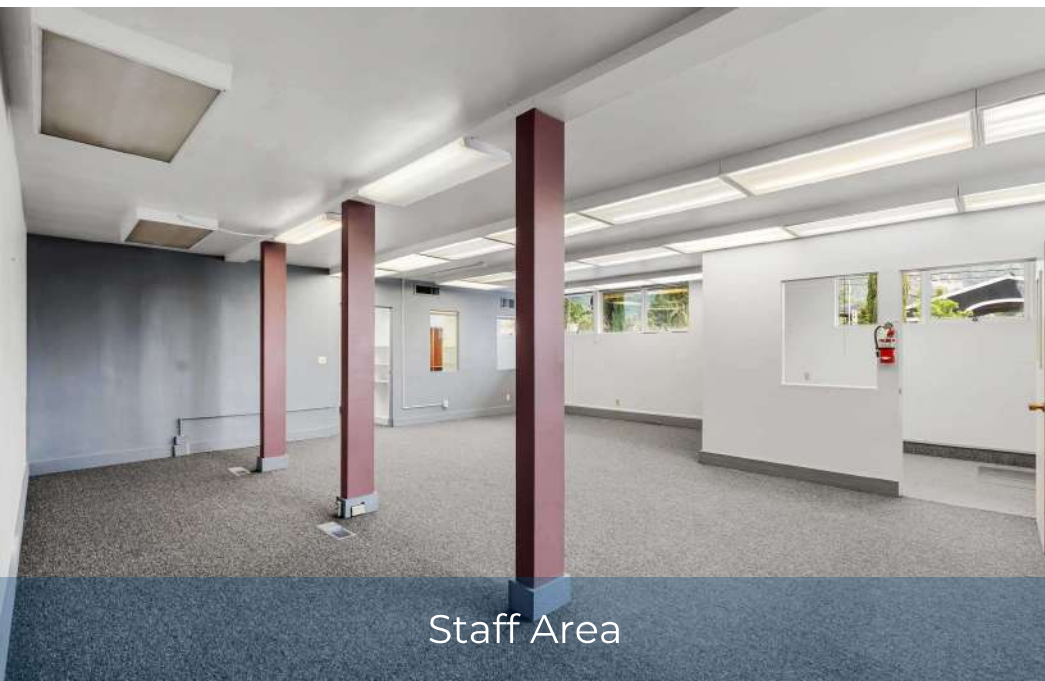




Main Entrance



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



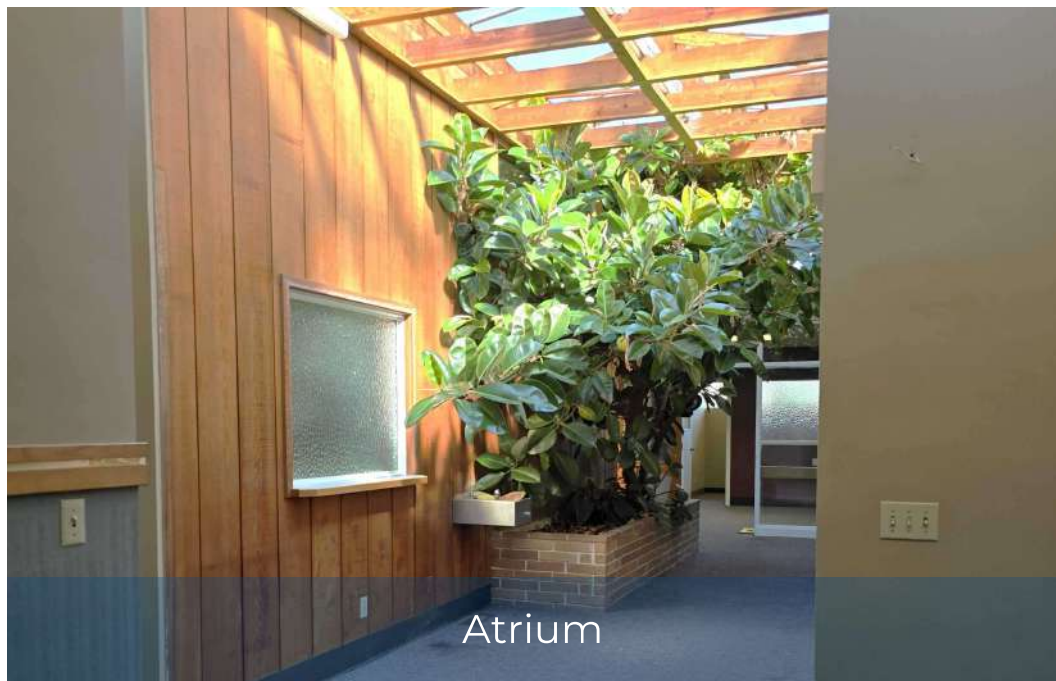
Pharmacy



Large workroom



Large workroom



Atrium

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