



FOR SALE / LEASE



481 CALIFORNIA ST

Office w/ Industrial Storage Available

44,034 SF (Divisible) | Call Brokers for Pricing

481 California Street, Grants Pass, OR 97526

- Close proximity to I-5
- Ample employee parking
- Grade loading capabilities
- Ample private offices, conference rooms, and lab/shop space
- Natural landscaping

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	481 California Street, Grants Pass OR
Available Space	44,034 SF Total <ul style="list-style-type: none"> • Divisible to East and West Buildings • Shared airway
Zoning	CLI (Community Light Industrial) – Josephine County
Grade Doors	Three (3) Grade Doors
Financing	Seller Financing Available
Availability	With 30 Days' Notice

East + West Buildings

	East Building	West Building
Address	481 California St	479 California St
Lot Size	2.97 AC	2.62 AC
Building Size	± 20,272 SF	± 23,762 SF
Zoning	CLI Community Light Industrial	CLI Community Light Industrial
Year Built	1982 (Renovation through 1990)	1983 - 1990 +

Nearby Highlights

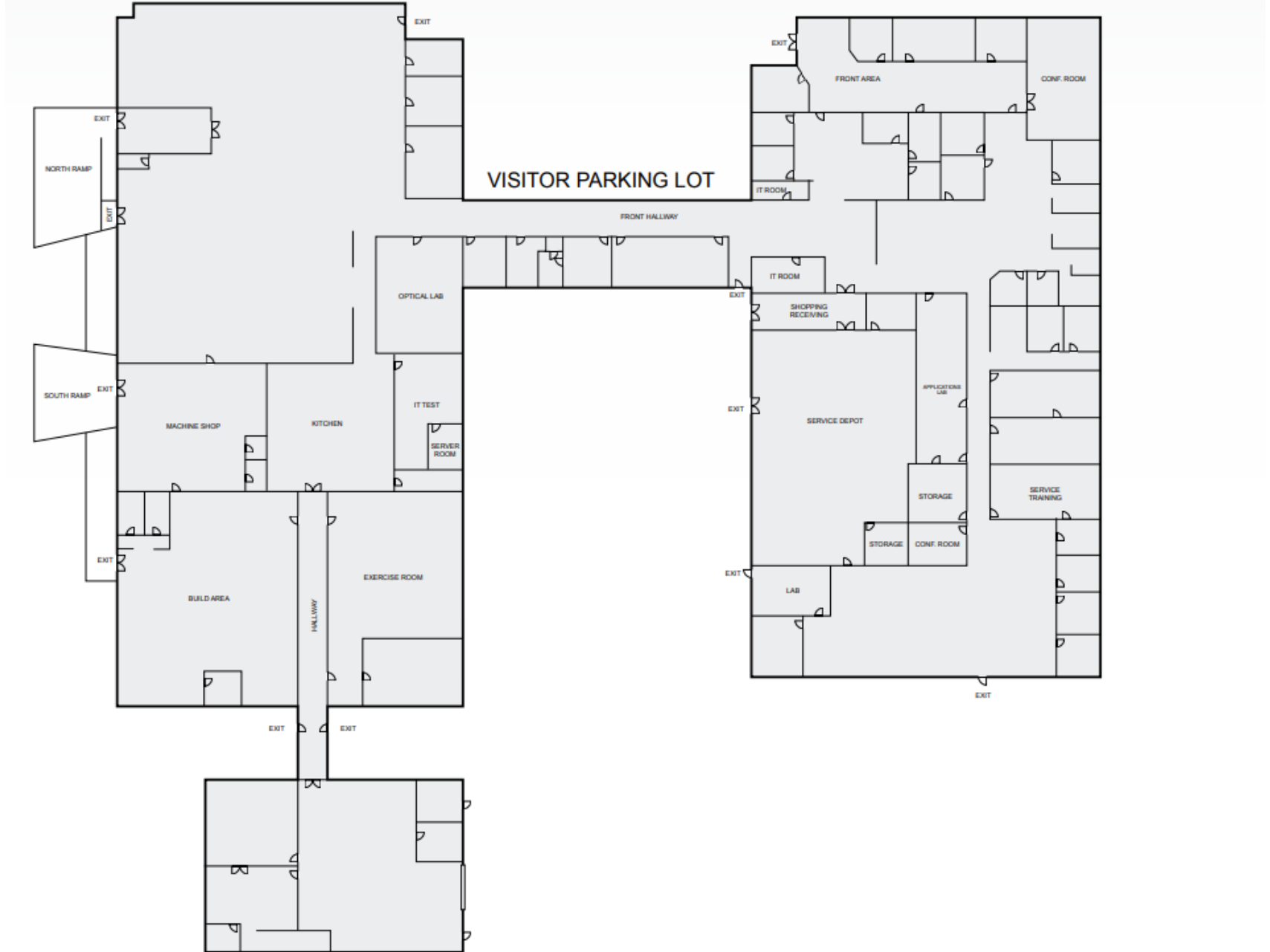
- Dutch Bros Coffee
- Rogue Burgers
- Area 61 Taphouse
- Ray's Food Place
- Papa Loca
- Dollar General
- Lil' Pantry
- 76
- NA-Performance Cycles
- Cooper's Automotive Grants Pass
- TNK Outdoors
- Riffle Cafe
- Baldini's Restaurant & Lounge
- USPS



FLOOR PLAN

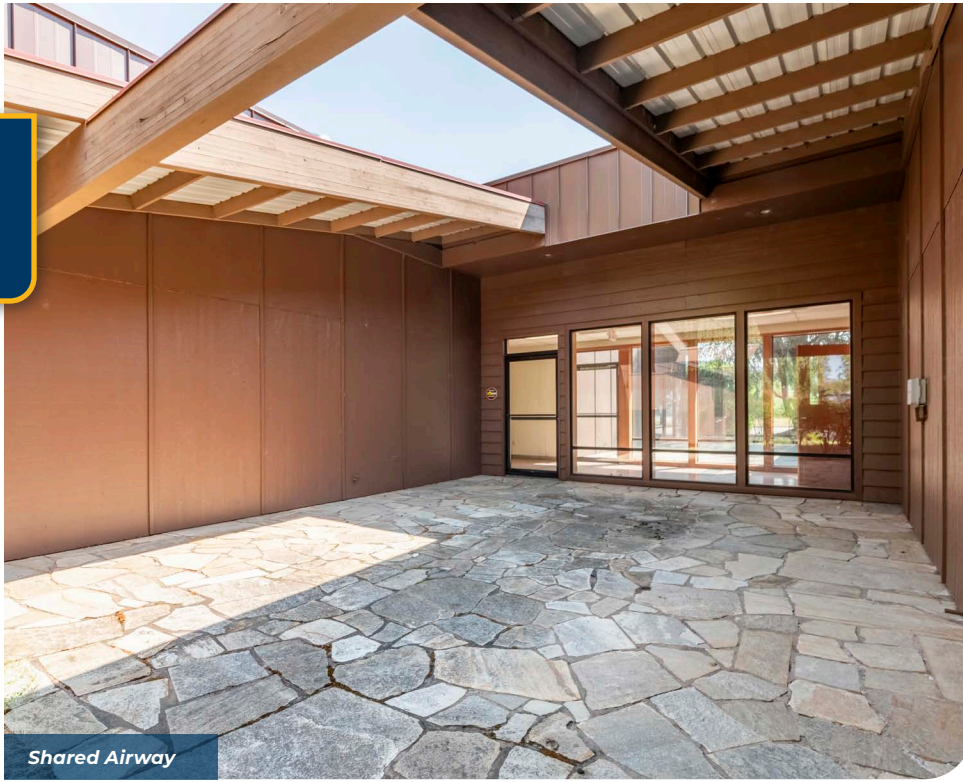
WEST BUILDING

EAST BUILDING





INTERIOR PHOTOS



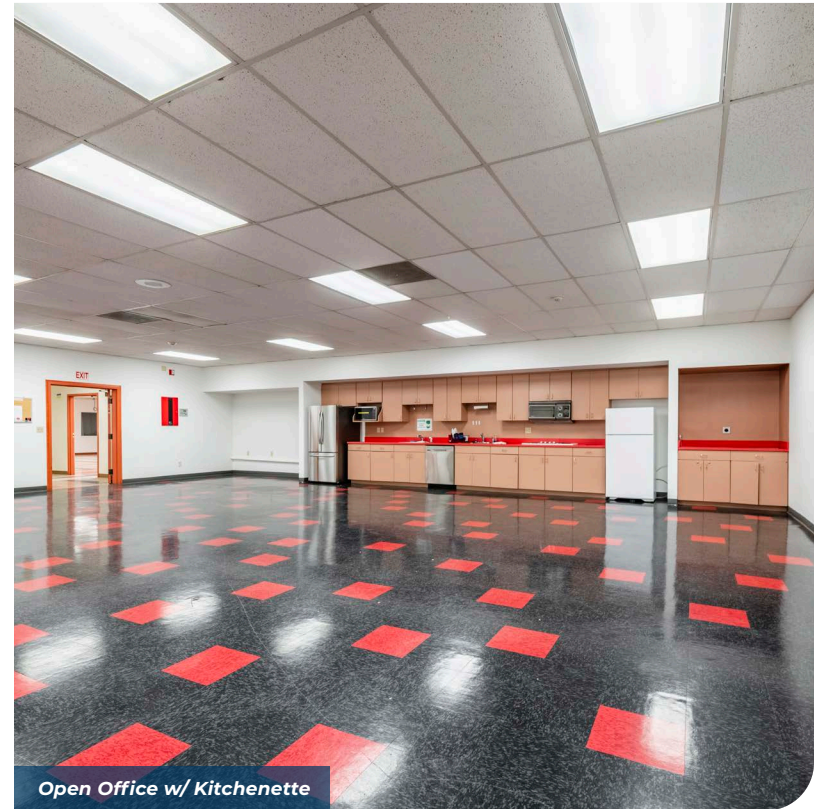
Shared Airway



Open Office



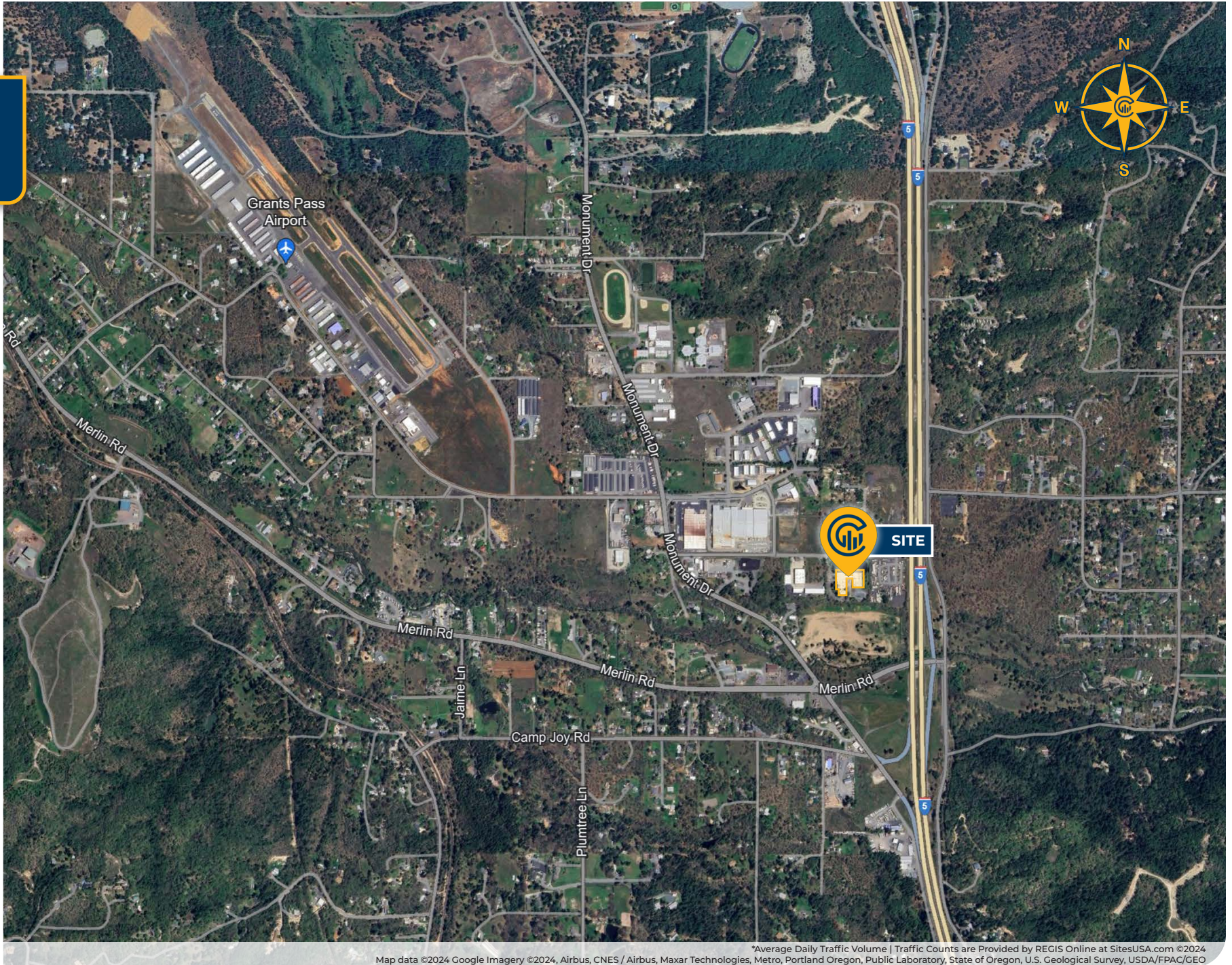
Warehouse



Open Office w/ Kitchenette

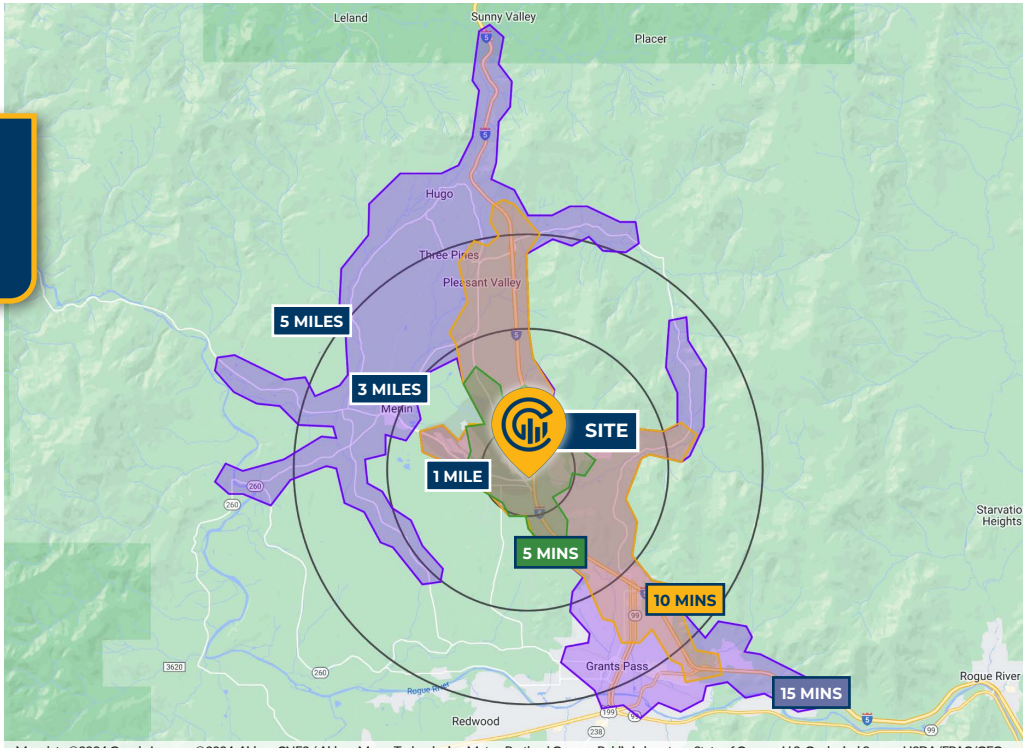


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	762	6,620	31,908
2029 Projected Population	763	6,622	32,082
2020 Census Population	757	6,420	32,000
2010 Census Population	743	6,278	30,280
Projected Annual Growth 2024 to 2029	---	---	0.1%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.6%
Households & Income			
2024 Estimated Households	309	2,577	13,244
2024 Est. Average HH Income	\$93,054	\$95,674	\$87,653
2024 Est. Median HH Income	\$61,640	\$67,785	\$61,239
2024 Est. Per Capita Income	\$37,753	\$37,620	\$36,638
Businesses			
2024 Est. Total Businesses	35	293	1,828
2024 Est. Total Employees	170	1,854	11,885

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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