



# THE IVY HOUSE

139 SW 1 St  
Grants Pass, OR 97527

OFFERING MEMORANDUM

# EXCLUSIVELY PRESENTED BY:



**Jake Rockwell**  
Realtor / Team Leader  
Mobile: 541-292-6962  
[jake@rockwellrealestate.com](mailto:jake@rockwellrealestate.com)  
License #: 201207277



**Joshua Gregorio**  
Broker  
Direct: 541.241.7331  
[Joshua@rockwellrealestate.com](mailto:Joshua@rockwellrealestate.com)  
License #: 201236188

## THE IVY HOUSE

139 SW 1 ST  
GRANTS PASS, OR 97527



Rockwell Group | eXp Realty, LLC  
839 E Jackson St  
Medford, OR 97504  
Office: 541-292-4444  
[www.RockwellRealEstate.com](http://www.RockwellRealEstate.com)

Built By: [www.crebuilder.com](http://www.crebuilder.com)





## PROPERTY SUMMARY

Offering Price \$750,000.00

Building SqFt 4,014 SqFt

Year Built 1908

Lot Size (acres) 0.23

Parcel ID 36-05-18-DA-009600

Zoning Type Commercial

County Josephine

Frontage 0.00 Ft

Coordinates 42.437629,-123.329069

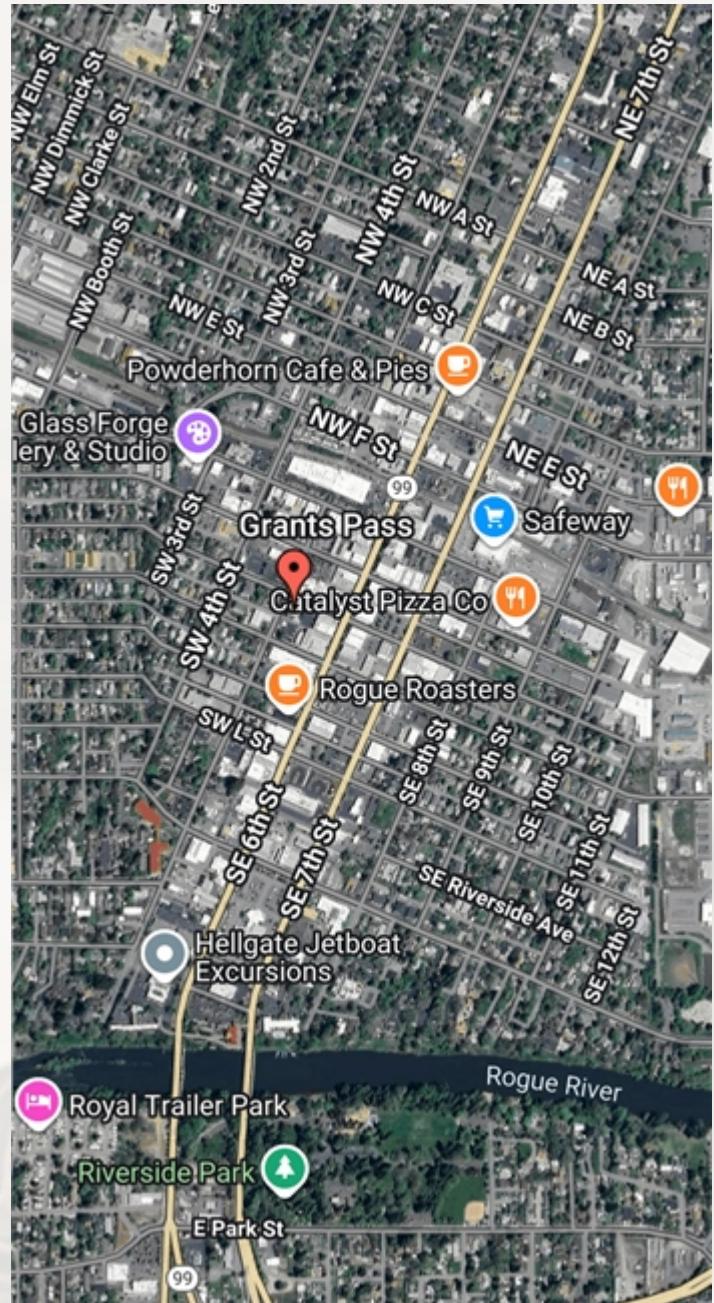
## INVESTMENT SUMMARY

The Ivy House offers an investor the opportunity to own property at arguably the best corridor in Grants Pass. Next to many local businesses, restaurants, and bars. Currently operating as a sucessfull Airbnb. The 0.23 acre site is ideal for several uses. The site is zoned commercial and could be used for a variety of purposes, including residential, mixed-use, Airbnb, event space, or bed and breakfast. With the flexibility to utilize a portion or all of the existing structure, an investor can have some infrastructure in place.



## INVESTMENT HIGHLIGHTS

- 139 Sw 1 St, Grants Pass, Or 97527 is being offered at \$750,000.00 with an average monthly gross of \$4,000
- Stable cash flow with significant NOI growth. The current owner operates the business very limitedly
- Zone commercial and previously used as a primary residence.





## LOCATION HIGHLIGHTS

- One of the strongest and most desirable retail areas within Grants Pass.
- HIGH PROFILE COMMERCIAL CORRIDOR: Surrounding restaurants in the immediate area include: The Horney Goat, Carson's Bistro, The Wonder Bur Steakhouse, and Bohemian Bar Bistro
- The area surrounding the subject property is developing at a rapid rate with many commercial projects currently in progress.







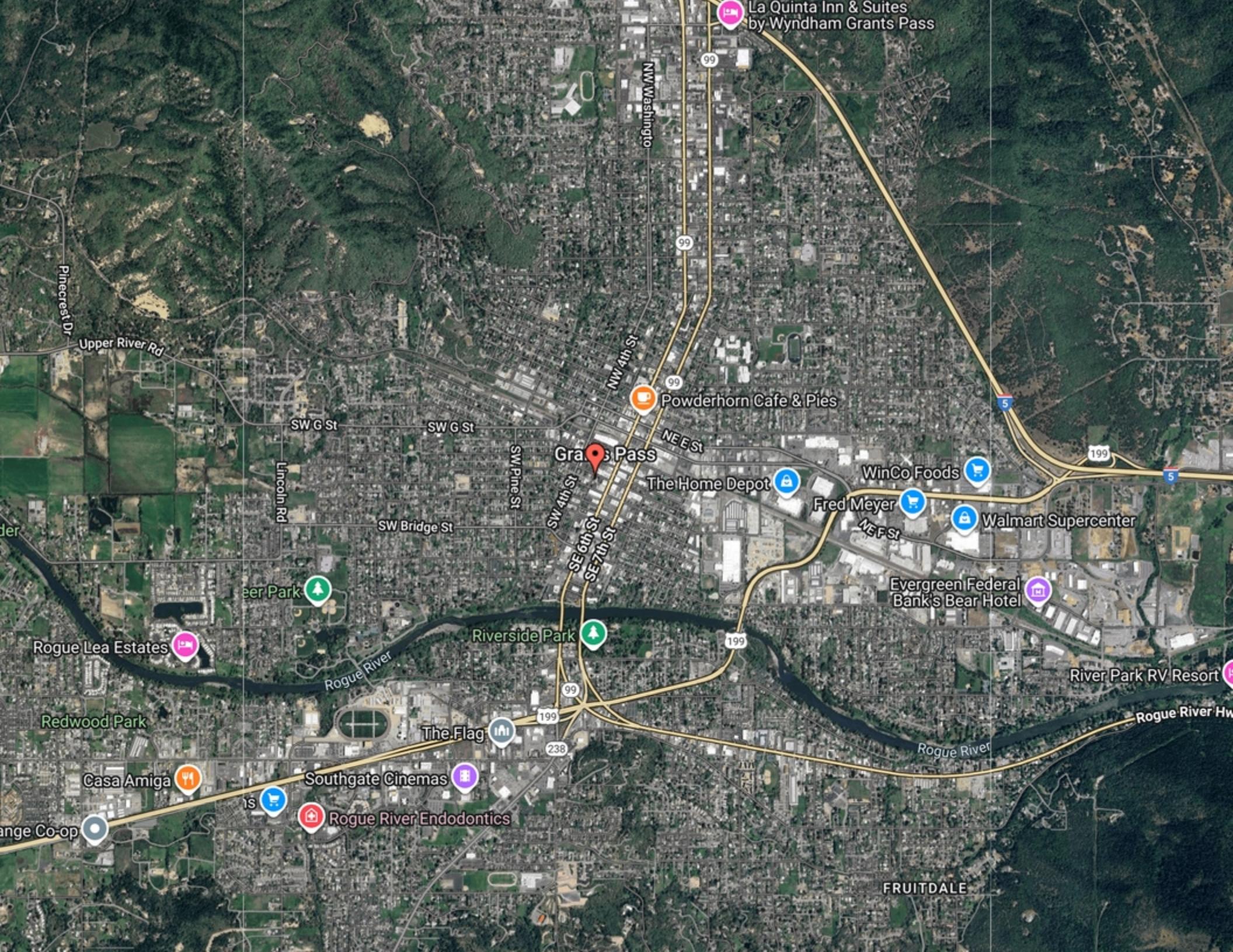
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,558	35,642	44,828
2010 Population	12,061	40,699	50,694
2025 Population	12,688	44,446	55,325
2030 Population	12,735	44,682	55,580
2025-2030 Growth Rate	0.07 %	0.11 %	0.09 %
2025 Daytime Population	17,380	50,984	59,823



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	788	2,078	2,319
\$15000-24999	501	1,403	1,679
\$25000-34999	457	1,137	1,388
\$35000-49999	933	3,013	3,644
\$50000-74999	1,028	3,170	3,993
\$75000-99999	484	1,894	2,376
\$100000-149999	887	3,297	4,211
\$150000-199999	171	1,038	1,402
\$200000 or greater	141	1,122	1,708
Median HH Income	\$ 50,358	\$ 62,073	\$ 64,628
Average HH Income	\$ 66,292	\$ 83,561	\$ 89,776

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,858	14,620	18,461
2010 Total Households	5,122	16,914	21,187
2025 Total Households	5,390	18,153	22,721
2030 Total Households	5,427	18,307	22,903
2025 Average Household Size	2.28	2.37	2.37
2025 Owner Occupied Housing	2,583	11,131	14,816
2030 Owner Occupied Housing	2,695	11,499	15,256
2025 Renter Occupied Housing	2,807	7,022	7,905
2030 Renter Occupied Housing	2,733	6,808	7,648
2025 Vacant Housing	279	1,009	1,310
2025 Total Housing	5,669	19,162	24,031



GRANTS PASS

"IT'S THE CLIMA

GRAN





## ABOUT GRANTS PASS

Grants Pass is located in Southern Oregon, along the scenic Rogue River. It's known for its strong sense of community, historic downtown, and growing tourism and service industries.

**Economy & Business Climate:** Economic drivers include healthcare, education, tourism, manufacturing, and retail. The city has seen steady business investment, particularly in downtown redevelopment and hospitality. No local sales tax, and Oregon's overall business costs are competitive compared to neighboring states.

**Workforce & Demographics** Population: 39,000 within city limits; 90,000 in the metro area. Median household income: \$60K.

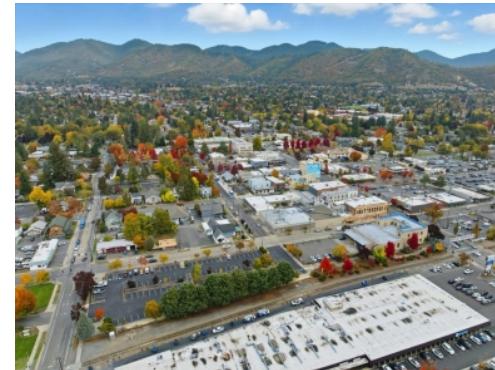
**Accessibility & Infrastructure:** Located off Interstate 5, halfway between Medford and Roseburg. Grants Pass Airport for private aviation; commercial flights via Medford Airport. Ongoing investment in infrastructure and downtown improvement projects.

### CITY OF GRANTS PASS

#### AREA

City	11.7 sq mi
Land	11.5 sq mi
Water	0.2 sq mi
Elevation	960 ft

#### POPULATION



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ROCKWELL GROUP | EXP REALTY, LLC and it should not be made available to any other person or entity without the written consent of ROCKWELL GROUP | EXP REALTY, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ROCKWELL GROUP | EXP REALTY, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ROCKWELL GROUP | EXP REALTY, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ROCKWELL GROUP | EXP REALTY, LLC has not verified, and will not verify, any of the information contained herein, nor has ROCKWELL GROUP | EXP REALTY, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE ROCKWELL GROUP | EXP REALTY,  
LLC ADVISOR FOR MORE DETAILS.**

# EXCLUSIVELY PRESENTED BY:

## Jake Rockwell

Realtor / Team Leader

Mobile: 541-292-6962

jake@rockwellrealestate.com

License #: 201207277

## Joshua Gregorio

Broker

Direct: 541.241.7331

Joshua@rockwellrealestate.com

License #: 201236188



Rockwell Group | eXp Realty, LLC  
839 E Jackson St  
Medford, OR 97504  
Office: 541-292-4444  
[www.RockwellRealEstate.com](http://www.RockwellRealEstate.com)