



THE IVY HOUSE

139 SW I St
Grants Pass, OR 97527

OFFERING MEMORANDUM

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.co
License #: 201236188

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139 SW I ST
GRANTS PASS, OR 97527



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

Built By: 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

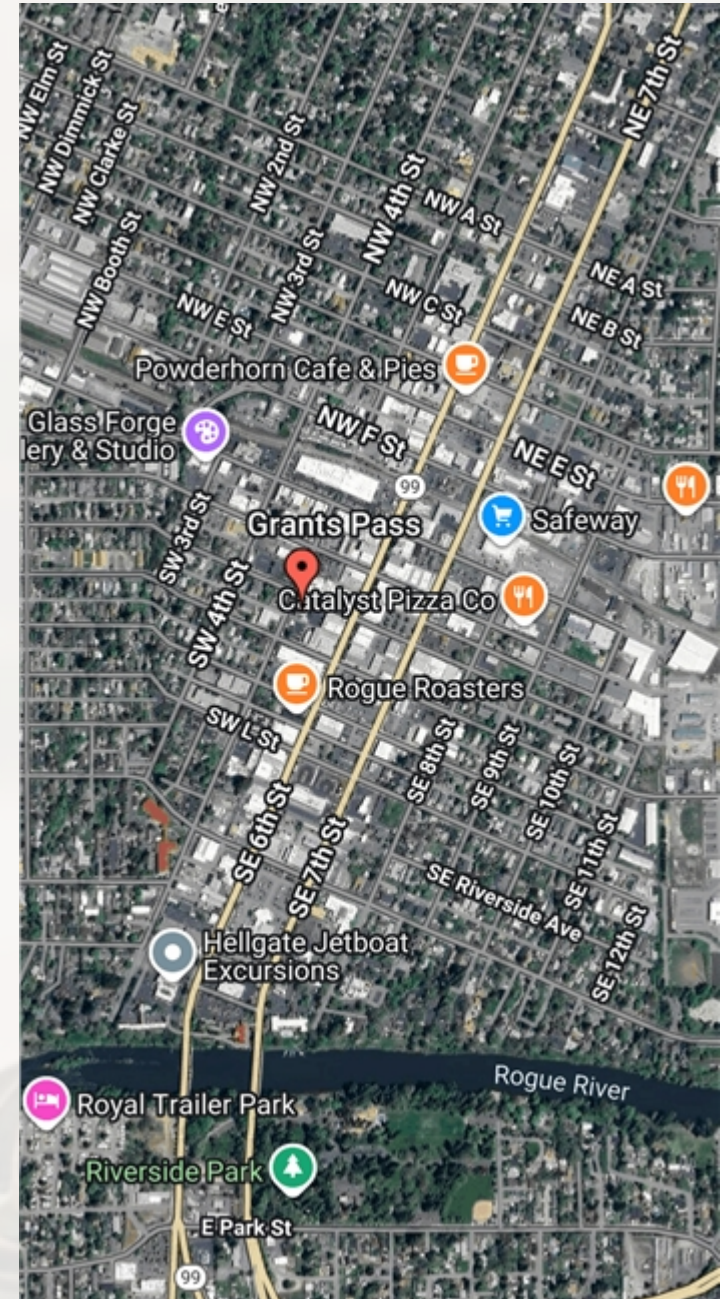
INVESTMENT SUMMARY

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 successful 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 I 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.







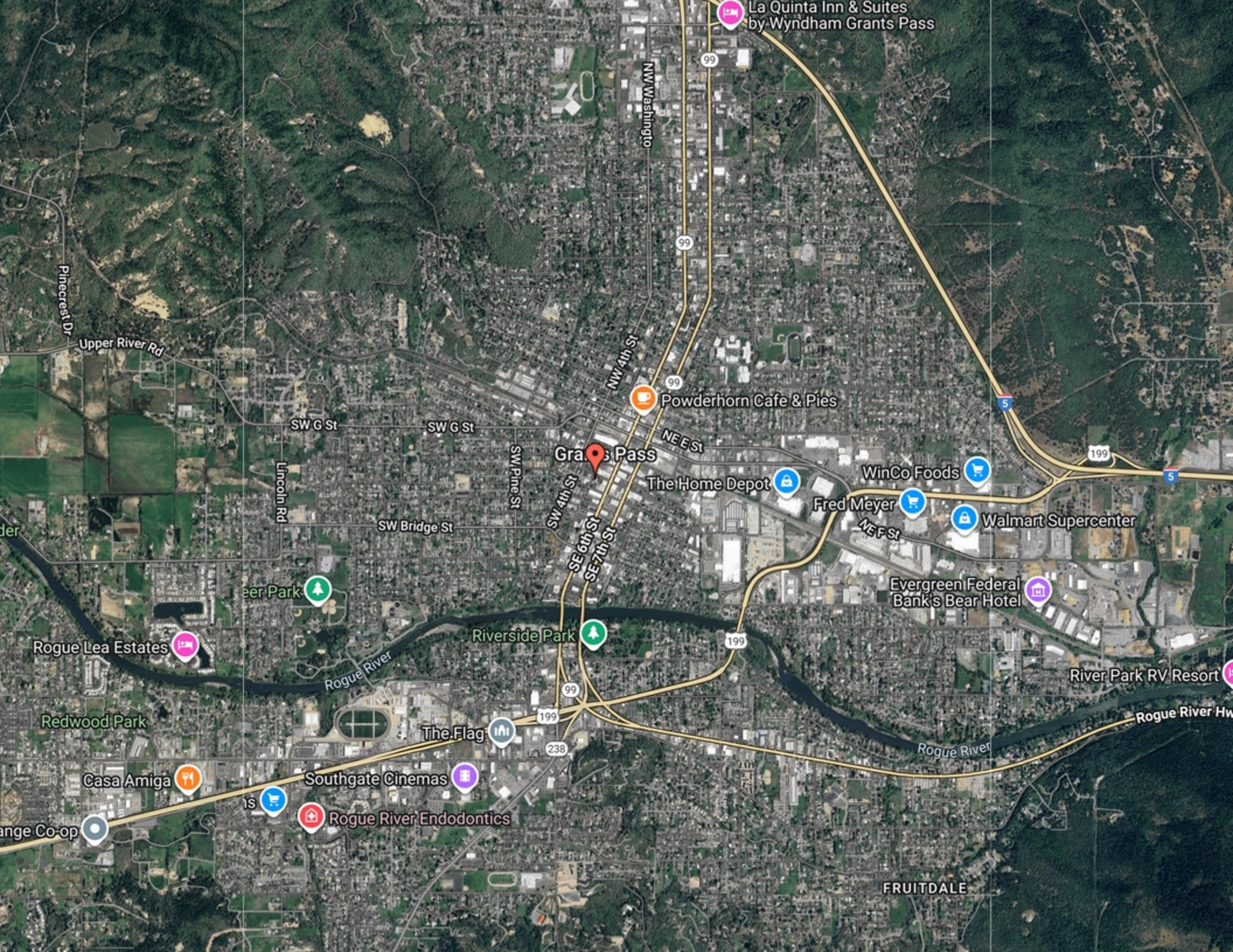
DEMOGRAPHICS

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



La Quinta Inn & Suites
by Wyndham Grants Pass

NW Washington

Pinecrest Dr

Upper River Rd

SW G St

SW G St

Lincoln Rd

SW Bridge St

SW Pine St

SW 4th St

SE 6th St

SE 7th St

Grants Pass

Powderhorn Cafe & Pies

The Home Depot

WinCo Foods

Fred Meyer

Walmart Supercenter

Evergreen Federal
Bank's Bear Hotel

River Park RV Resort

Rogue River Hwy

Rogue River

Riverside Park

Rogue Lea Estates

Redwood Park

The Flag

Southgate Cinemas

Rogue River Endodontics

Casa Amiga

ange Co-op

FRUITDALE





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

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

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