

FOR LEASE

THE RIVERWAY

**ROGUE
SALAD NOW
OPEN!**

COMMERCIAL REDEVELOPMENT IN THE HEART OF GRANTS PASS

LOCATION

735 SE 6th Street
Grants Pass, OR 97526

AVAILABLE SPACE

1,500 SF to 18,250 SF | Ground + 2nd floor (divisible)
Approximately 65 shared parking spaces
with Human Bean Coffee

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SE 6th Avenue – 16,287 ADT ('25)
SE 7th Avenue – 15,131 ADT ('25)

HIGHLIGHTS

- The Riverway is a dynamic redevelopment project providing a critical link between downtown Grants Pass and the beautiful Rogue River. With over 30,000 vehicle trips daily, the site has some of the best commercial visibility in Grants Pass combined with moderate travel speeds.
- The property is only five blocks from both downtown and the river. The site is completely refreshed, with enlarged pedestrian walkways and lush Pacific Northwest landscaping.
- The prominent 21,600 SF two-story building has been renovated into a vibrant office/retail environment. The building renovation includes a refresh of existing building facades to a northwest contemporary architecture style.
- The east side of the building near 7th street, is approved for a drive-thru fast-food use with a traffic study already approved. The west side of the building features an area with prominent 2-story windows and gorgeous views of the mountains.



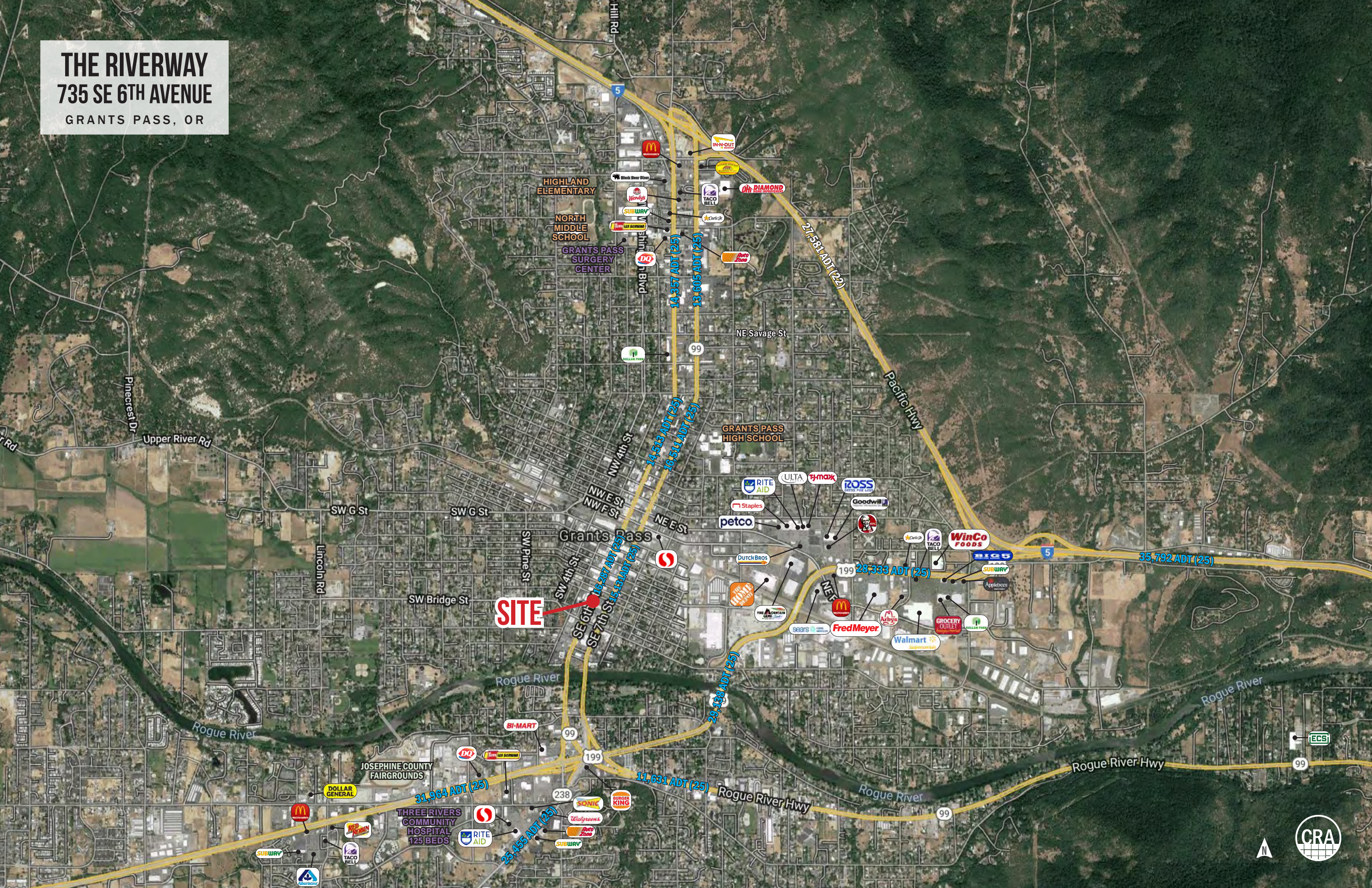
**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Bob LeFeber 503.807.4174 | bob@cra-nw.com
Sam LeFeber 503.866.1956 | sam@cra-nw.com

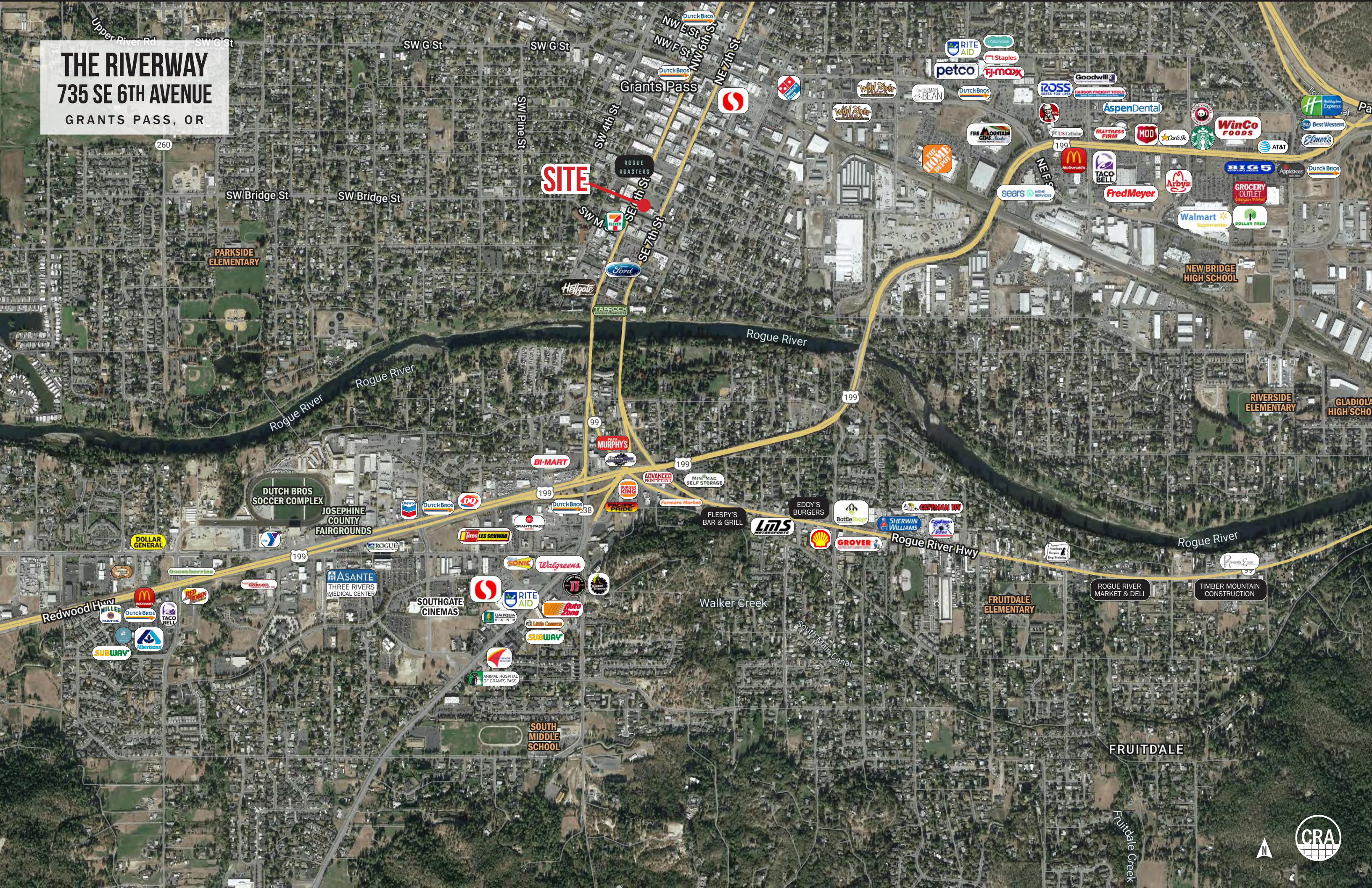
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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.

THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR



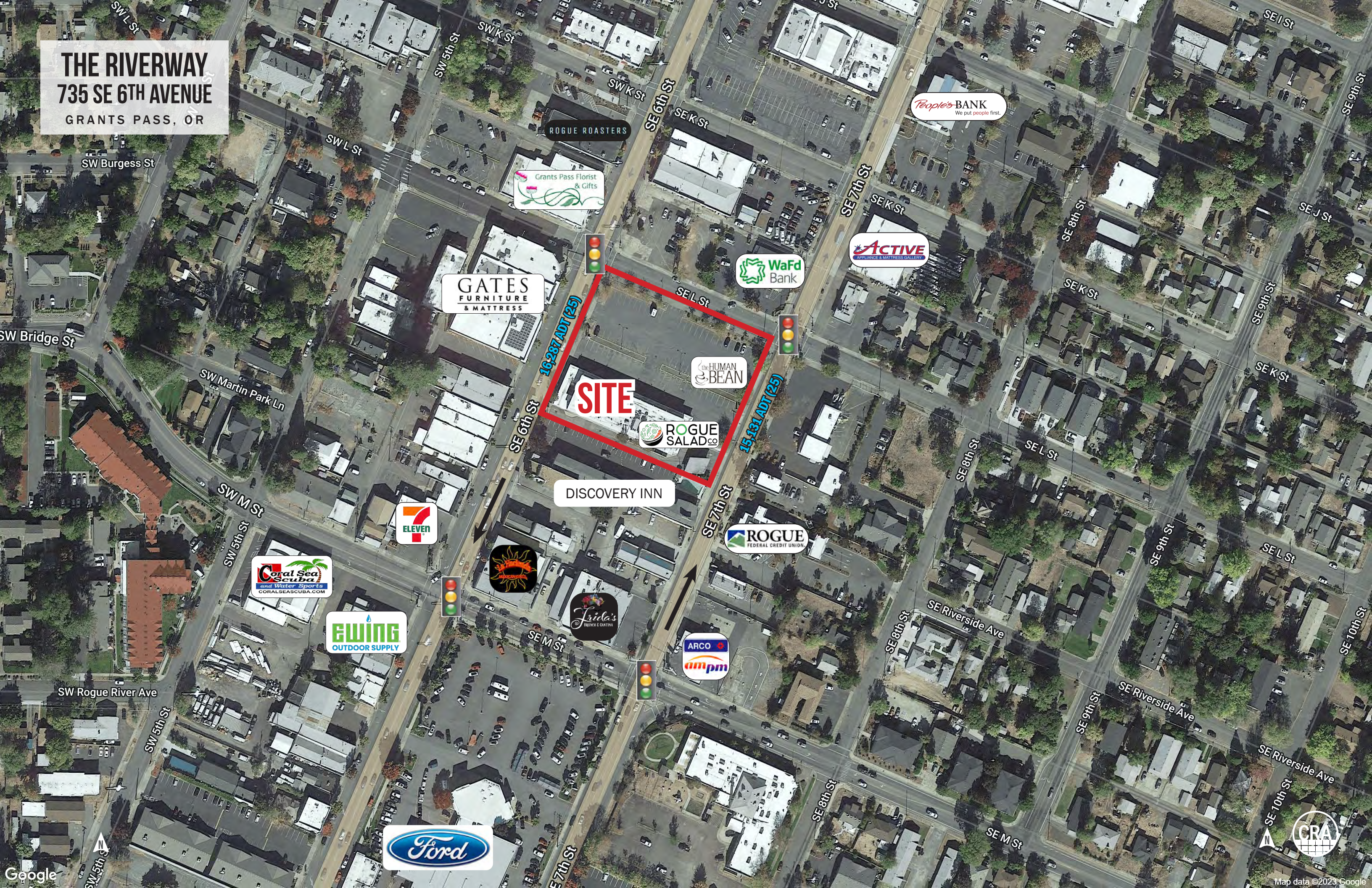
THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR



SITE



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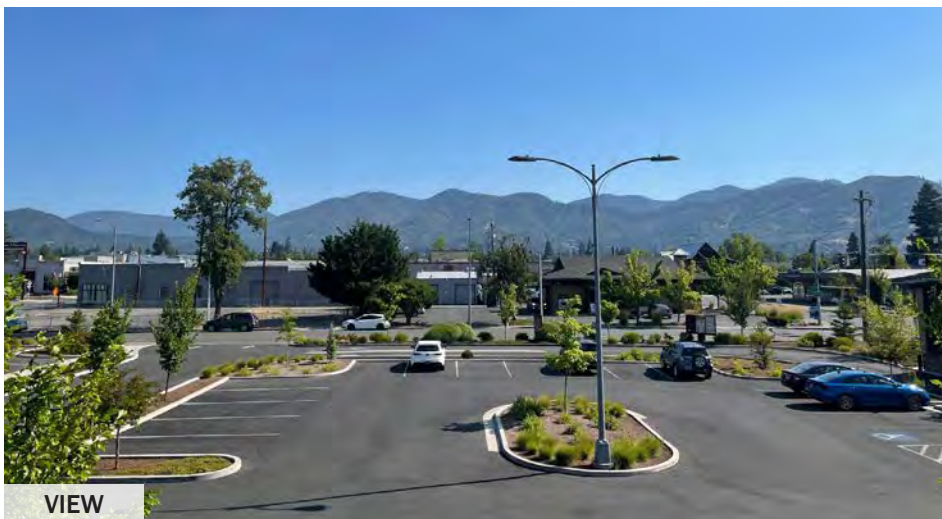


PHOTOS - SUITE 201

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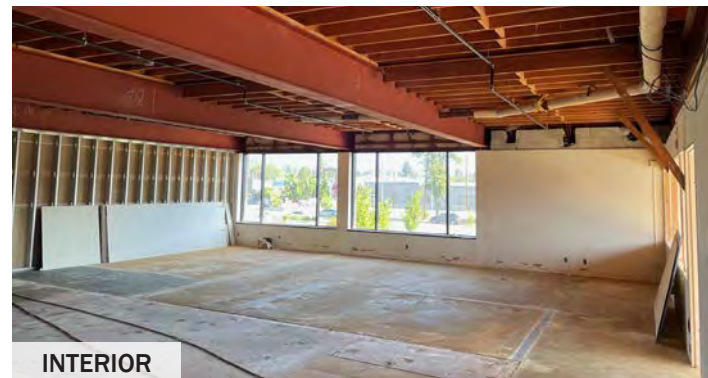
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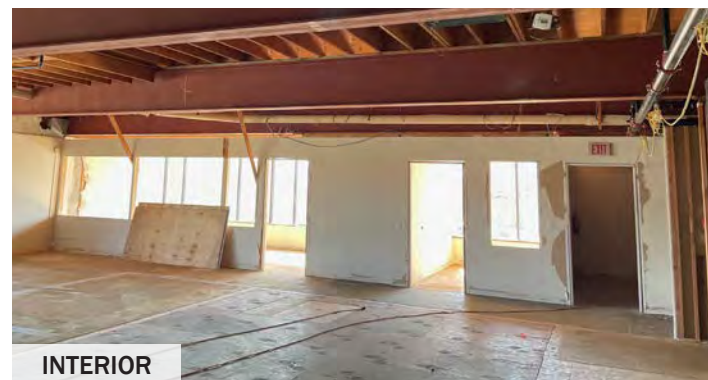
VIEW



INTERIOR



INTERIOR



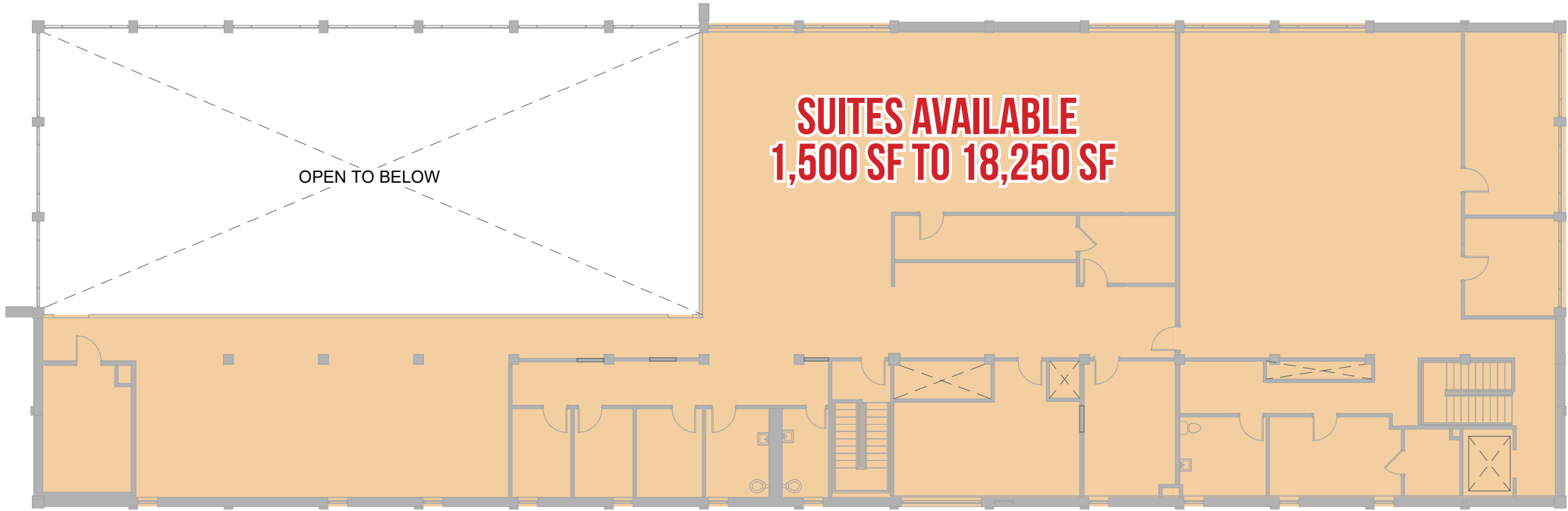
INTERIOR



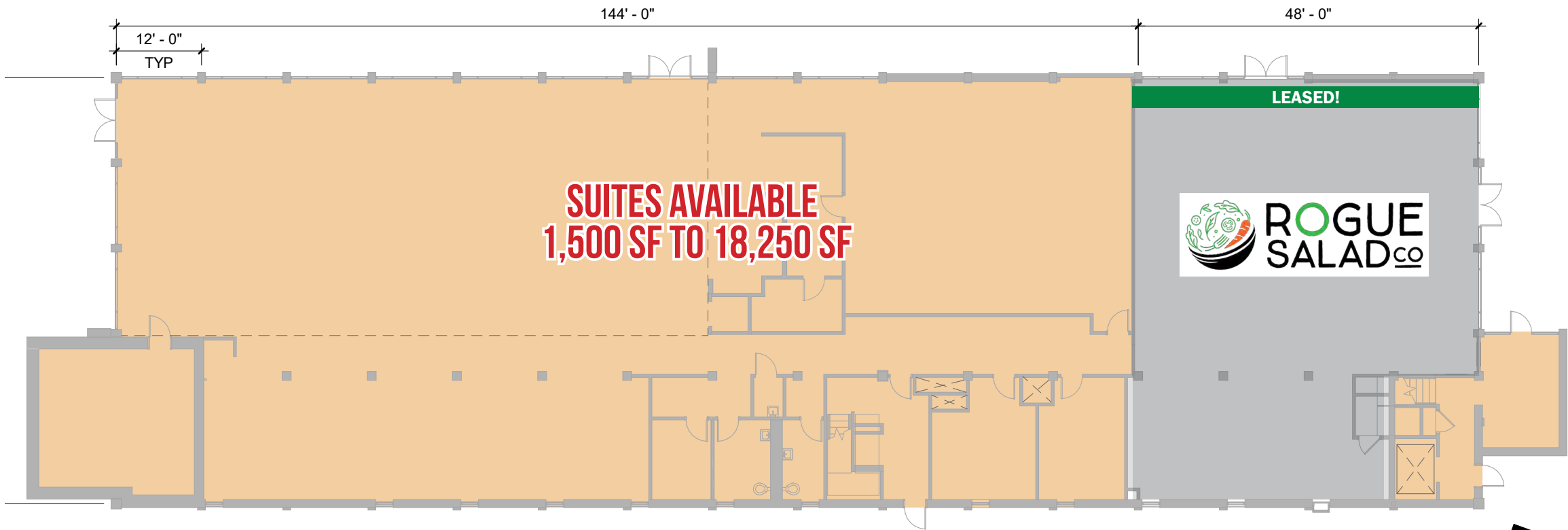
SITE PLAN

THE RIVERWAY
735 SE 6TH AVENUE
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SECOND FLOOR PLAN



GROUND FLOOR PLAN



THE RIVERWAY

735 SE 6TH AVENUE

GRANTS PASS, OR

DEMOGRAPHIC SUMMARY

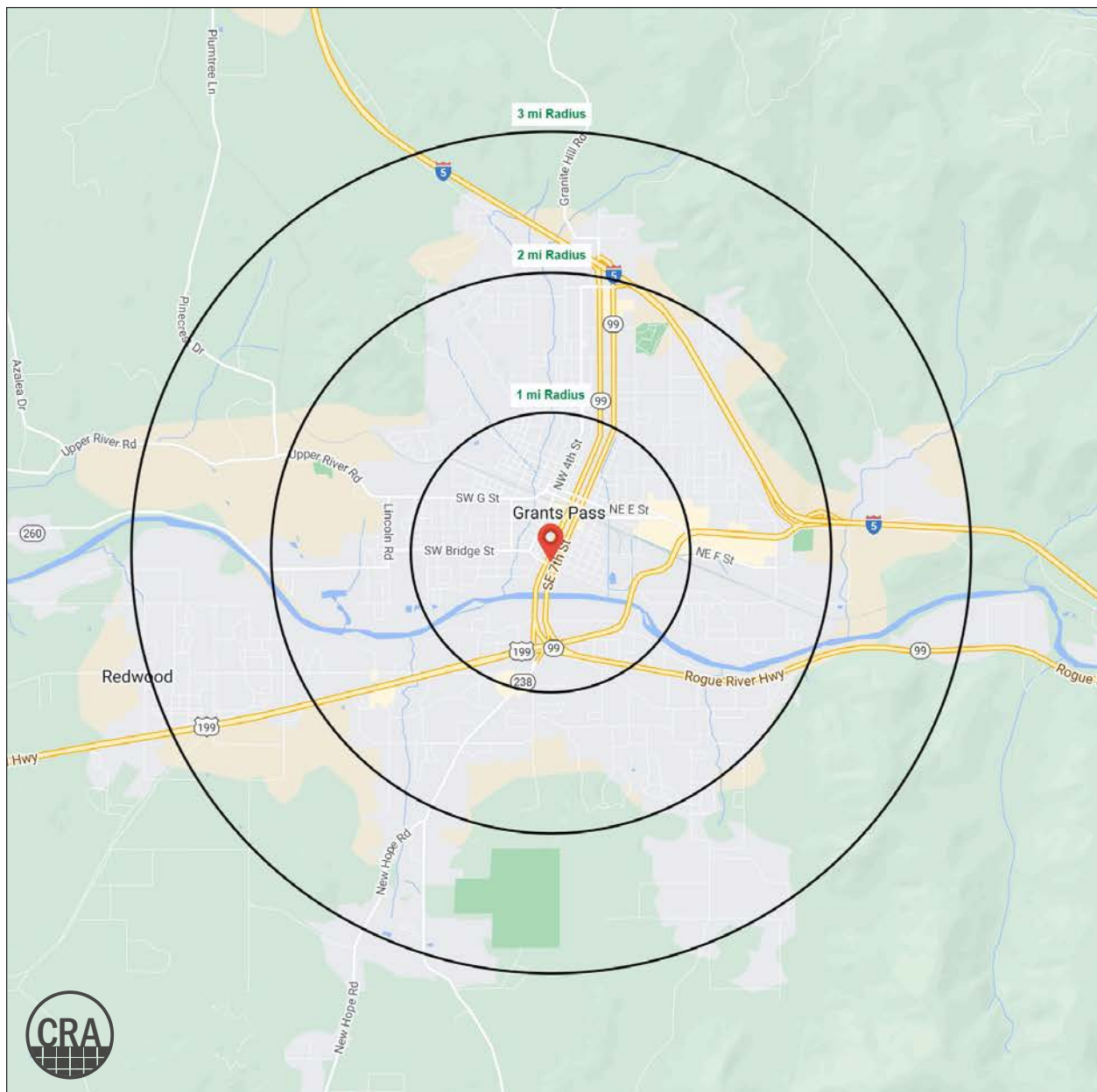
Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	12,662	32,984	45,300
Projected Population 2030	12,767	33,137	45,575
Average HH Income	\$65,806	\$80,528	\$87,042
Median Home Value	\$349,733	\$373,686	\$393,124
Daytime Demographics 16+	13,425	30,854	38,617
Median Age	39.0	41.7	43.1

12,662

Estimated Population 2025
1 MILE RADIUS

39.0

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4347/-123.3292

The Riverway Grants Pass, OR 97526	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	12,662	32,984	45,300
2030 Projected Population	12,767	33,137	45,575
2020 Census Population	12,613	32,630	44,767
2010 Census Population	11,991	30,382	41,391
Projected Annual Growth 2025 to 2030	0.2%	-	0.1%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.6%
2025 Median Age	39.0	41.7	43.1
Households			
2025 Estimated Households	5,235	13,498	18,373
2030 Projected Households	5,219	13,397	18,267
2020 Census Households	5,207	13,474	18,229
2010 Census Households	5,104	12,807	17,284
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.4%
Race and Ethnicity			
2025 Estimated White	86.9%	87.2%	87.4%
2025 Estimated Black or African American	1.1%	0.9%	0.9%
2025 Estimated Asian or Pacific Islander	1.5%	1.6%	1.5%
2025 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.9%
2025 Estimated Other Races	9.6%	9.5%	9.3%
2025 Estimated Hispanic	9.8%	9.6%	9.4%
Income			
2025 Estimated Average Household Income	\$65,806	\$80,528	\$87,042
2025 Estimated Median Household Income	\$50,617	\$60,119	\$63,379
2025 Estimated Per Capita Income	\$27,622	\$33,230	\$35,616
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.0%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	8.0%	8.1%	7.7%
2025 Estimated High School Graduate	35.4%	31.3%	30.8%
2025 Estimated Some College	29.7%	28.2%	27.9%
2025 Estimated Associates Degree Only	10.0%	10.9%	10.8%
2025 Estimated Bachelors Degree Only	10.7%	11.9%	12.8%
2025 Estimated Graduate Degree	4.4%	7.5%	8.1%
Business			
2025 Estimated Total Businesses	1,158	2,307	2,693
2025 Estimated Total Employees	8,755	17,531	19,780
2025 Estimated Employee Population per Business	7.6	7.6	7.3
2025 Estimated Residential Population per Business	10.9	14.3	16.8

For more information, please contact:

BOB LEFEBER 503.807.4174 | bob@cra-nw.com

SAM LEFEBER 503.866.1956 | sam@cra-nw.com

KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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Licensed brokers in Oregon & Washington

 15350 SW Sequoia Pkwy, Suite 198 • Portland, Oregon 97224



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