

# OFFERING MEMORANDUM

— FOR SALE —

**MIXED-USE INFILL REDEVELOPMENT OPPORTUNITY**

[www.Merit-Commercial.com](http://www.Merit-Commercial.com) / (541) 944-9967

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**THIS IS A SHORTENED  
OFFERING MEMORANDUM  
FOR THE PURPOSES OF THE  
MLS. CONTACT LISTING  
BROKERS FOR THE FULL OM.**

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EXCLUSIVELY REPRESENTED BY  
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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present the former **Dimmick Campus**, a multi-faceted investment and development land portfolio located in beautiful Grants Pass, Oregon (the "Site" or the "Offering").

The **Dimmick Campus** consists of 3 existing structures across 6.32 ac of land, and is available as a "full site" package sale (preferred), or as two distinct offerings.

The history of the Site is storied; previously a full-scale hospital campus that housed the 4-story Dimmick Tower (demolished in 2014) that has since been replaced by Asante's Three Rivers Medical Center. The Site currently houses Josephine County's Health Services and Planning Departments.

Best viewed as two distinct sites, a developer could approach a partial purchase, take-down schedule, or other flexible proposals.

The 715 NW Dimmick Site, encompassing approx. 4.05 acres on the east side of NW Dimmick Street and North of A Street houses "Building 1". This Site is currently used as the County Health Services building, with abundant square footage, full concrete

construction, with 59 existing public parking spaces (6 handicap) and ± 30 gated/private parking spaces.

The 2nd partial offering, 700 NW Dimmick Street, is home to the County Planning building, a clean and efficient 2-story concrete building on the corner of NW Dimmick and NW A Street. Fully usable in its current condition, the building enjoys abundant parking, greenery, numerous skylights, and views of the surrounding mountains.

The clearest opportunity at the **Dimmick Campus** lies in the buildable land; located in a true residential area, the site offers an entrepreneurial developer a dynamic and desirable project. Ideally suited for a higher-density product, the Site lends itself to attached townhomes, cottage clusters, or conventional garden style multifamily.

Developers are encouraged to present any reasonable proposal for the selling entity's consideration. Contact the listing brokers today for additional information. Buyer is responsible for any and all due diligence, including environmental, use, legality, site planing, zoning, demolition, and all other items.

## Offering Summary

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|                          |  |
|--------------------------|--|
| <b>Offering Price:</b>   | \$3,600,000<br>Partial interests available of:<br>4.05 ac / \$2,170,000 (see pg. 4)<br>2.27 ac / \$1,430,000 (see pg. 5) |
| <b>Address:</b>          | 700 & 715 NW Dimmick St, Grants Pass<br>Oregon, 97526 - Josephine County   |
| <b>Legal:</b>            | 17 parcels - see pg. 8 for details   |
| <b>Annual Taxes:</b>     | \$0 (currently exempt - buyer to confirm)  |
| <b>Zoning:</b>           | R-4 (High-Density Resi. - 88% of Site)<br>R-1-6 (Moderate-Density Resi. - 12%)   |
| <b>Gross Acreage:</b>    | 6.32 ac (approx. 3.16 ac buildable<br>before demolishing existing structures)  |
| <b>Building 1:</b>       | ± 19,541 SF, 2-story concrete structure<br>built in approx. 1963   |
| <b>Building 2:</b>       | ± 8,764 SF, 2-story concrete office<br>building, built in roughly mid-1980s  |
| <b>Other Structures:</b> | 2-story generator building (SF unk.),<br>misc. storage/parking structures  |
| <b>Utilities:</b>        | All public   |



# #1. 715 NW Dimmick Site

- Offering Price:** \$2,170,000
- Address:** 715 NW Dimmick Street, Grants Pass Oregon, 97526 - Josephine County
- Legal:**  
36-05-18AB TL 100 | R311050  
36-05-18AA TL 6900 | R310994  
36-05-18AB TL 200 | R311051  
36-05-18AA TL 7000 | R310995  
36-05-18AA TL 7400 | R310997  
36-05-18AB TL 3400 | R311084  
36-05-18AA TL 7600 | R311000
- Annual Taxes:** \$0 (currently exempt)
- Zoning:** R-4 (all parcels)
- Gross Acreage:** 4.05 ac (roughly 2.15 ac buildable\*)
- Building 1:** ± 19,541 SF, 2-story concrete structure built in approx. 1963
- Other Structures:** 2-story generator building (SF unk.), misc. storage/parking structures
- Utilities:** All public

\*Estimated buildable land area if existing improvements are not demolished.

Parcel boundaries are approximate and are for discussion purposes only.



## #2. 700 NW Dimmick Site

- Offering Price:** \$1,430,000
- Address:** 700 NW Dimmick Street, Grants Pass Oregon, 97526 - Josephine County
- Legal:**
  - 36-05-18AB TL 3000 | R311080
  - 36-05-18AB TL 2800 | R311078
  - 36-05-18AB TL 2900 | R311079
  - 36-05-18AB TL 3100 | R311081
  - 36-05-18AB TL 3200 | R311082
  - 36-05-18AB TL 3201 | R311083
  - 36-05-08BC TL 4300 | R311092
  - 36-05-18AB TL 4200 | R311091
- Annual Taxes:** \$0 (currently exempt)
- Zoning:** R-4 (8 parcels) & R-1-6 (2 parcels)
- Gross Acreage:** 2.27 ac (roughly 1.00 ac buildable)
- Building 1:** ± 8,764 SF, 2-story concrete office building, built in approx. mid-1980s
- Security:** Partial fenced/gated parking lot
- Utilities:** All public serving existing building

\*Estimated buildable land area if existing improvements are not demolished.

Parcel boundaries are approximate and are for discussion purposes only.

### Identification Key



| Map and Taxlot                                      | APN | Size | Zone |
|---|-----|------|------|
| (01) 36-05-18AB TL 100   R311050   0.15-ac   R-4    |     |      |      |
| (02) 36-05-18AA TL 6900   R310994   0.26-ac   R-4   |     |      |      |
| (03) 36-05-18AB TL 200   R311051   0.37-ac   R-4    |     |      |      |
| (04) 36-05-18AA TL 7000   R310995   0.63-ac   R-4   |     |      |      |
| (05) 36-05-18AA TL 7400   R310997   0.22-ac   R-4   |     |      |      |
| (06) 36-05-18AB TL 3400   R311084   0.89 ac   R-4   |     |      |      |
| (07) 36-05-18AA TL 7600   R311000   1.53-ac   R-4   |     |      |      |
| (08) 36-05-18AB TL 3000   R311080   0.20-ac   R-4   |     |      |      |
| (09) 36-05-18AB TL 2800   R311078   0.16-ac   R-4   |     |      |      |
| (10) 36-05-18AB TL 2900   R311079   0.21-ac   R-4   |     |      |      |
| (11) 36-05-18AB TL 3100   R311081   0.24-ac   R-4   |     |      |      |
| (12) 36-05-18AB TL 3200   R311082   0.24-ac   R-4   |     |      |      |
| (13) 36-05-18AB TL 3201   R311083   0.23-ac   R-4   |     |      |      |
| (14) 36-05-08BC TL 4300   R311092   0.32-ac   R-1-6 |     |      |      |
| (15) 36-05-18AB TL 4200   R311091   0.32-ac   R-1-6 |     |      |      |
| (16) 36-05-18AB TL 3900   R311088   0.25-ac   R-4   |     |      |      |
| (17) 36-05-18AB TL 3700   R311086   0.11-ac   R-4   |     |      |      |

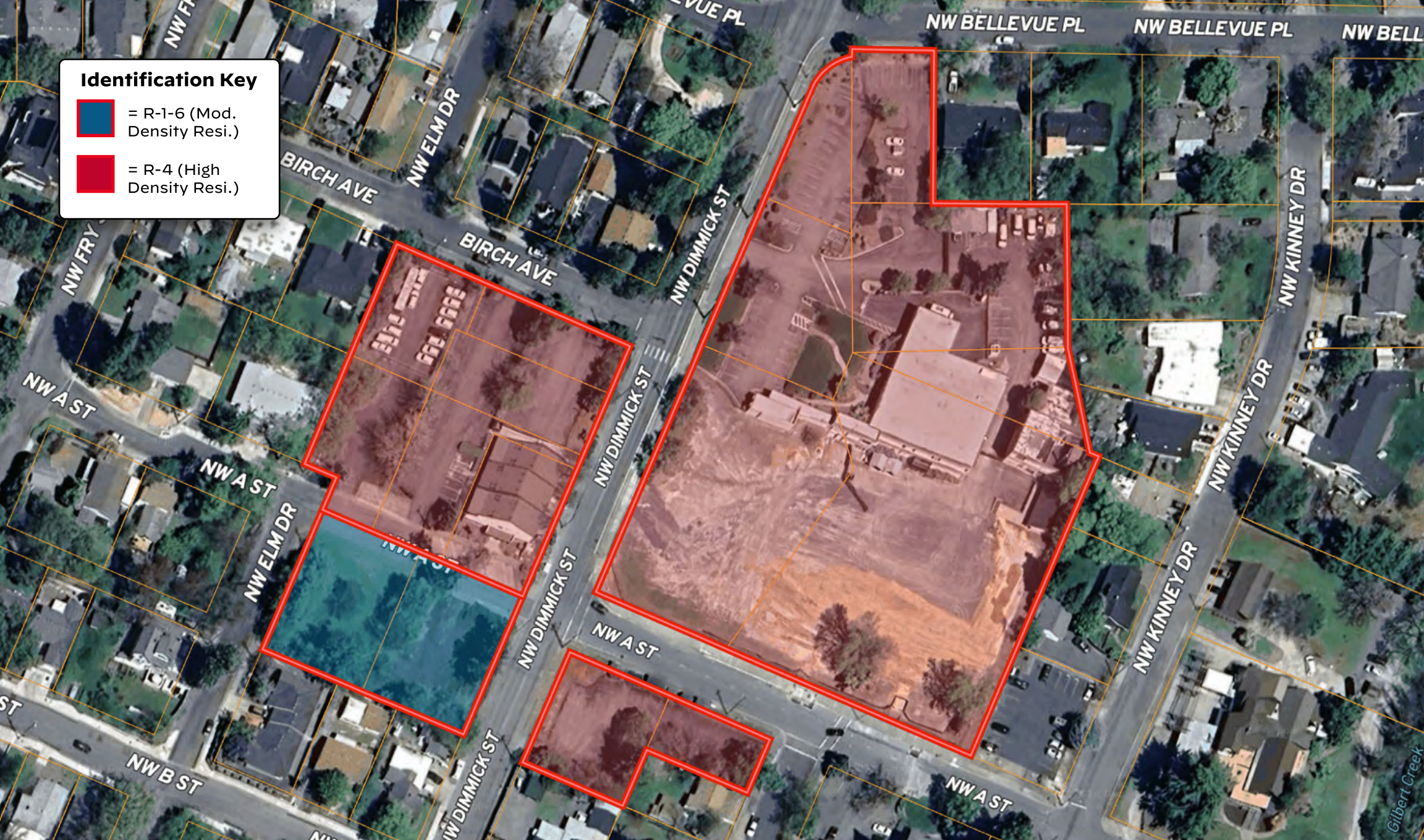
- 1 = "Building 1"
- 2 = "Building 2"
- 3 = Generator building

Parcel boundaries are approximate and are for illustration purposes only.

# Subject Property Aerial Summary

### Identification Key



-  = R-1-6 (Mod. Density Resi.)
-  = R-4 (High Density Resi.)



### Buildable Area Notes

Buildable area is a "rough estimate" only, and assumes buyer does not demolish any existing structures. Exact buildable area will depend on municipal and/or governmental approvals. Buyer to complete all due diligence on buildable area.

### Identification Key

-  = Potentially Buildable Land
-  = Full Site



# Estimated Buildable Land Area



### Identification Key

- = Water mains
- = Water service
- = Sewer mains
- = Stormwater mains

**Note:** Line diameters vary widely. Utility locations and boundaries are approximate and not guaranteed. Buyer is responsible to verify size, location, capacity, and all other items regarding utilities.

**Source:** City of Grants Pass

(#1) 715 NW Dimmick St

(#2) 700 NW Dimmick St

Parcel boundaries are approximate and are for illustration purposes only.

# Existing Utility Map (approx.)

**(#2) 700 NW Dimmick St**  
\$1,430,000  
2.27 ac, zoned R-4 & R-1-6

**(#1) 715 NW Dimmick St**  
\$2,170,000  
4.05 ac, zoned R-4

**Offering is available in full (preference) or in part.**  
Parcel boundaries are approximate and are for illustration purposes only.



Building "1"



Building "1"

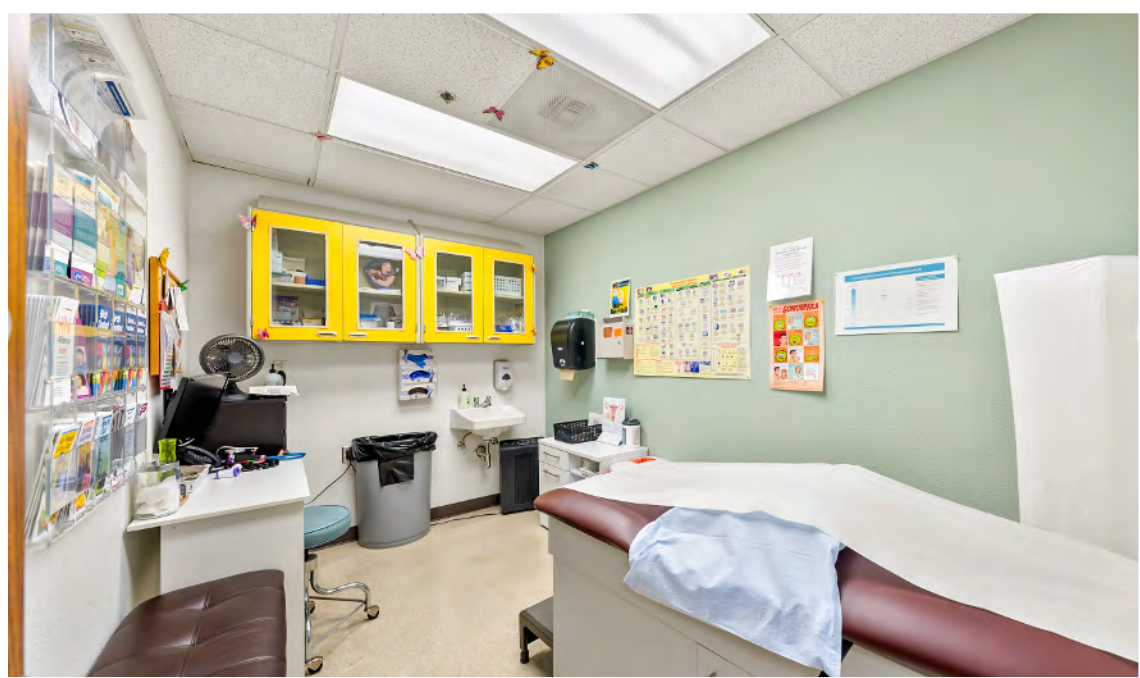


Building "2"



Building "2"

# Existing Structure Exteriors



# Building "1" Interior Photos



# Building "2" Interior Photos



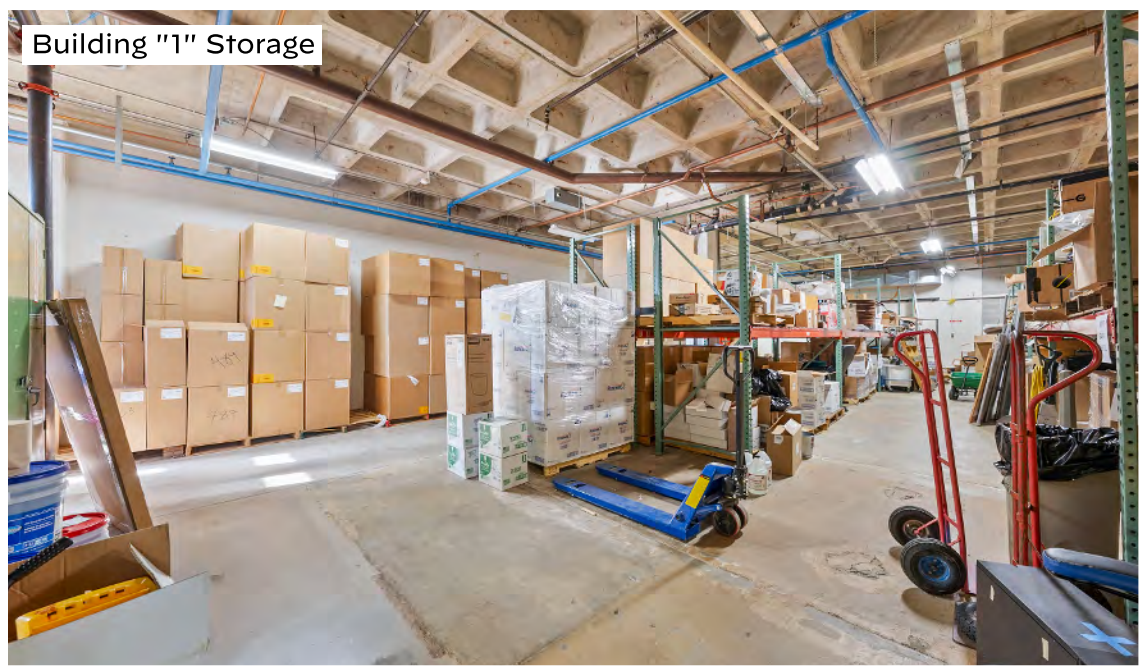
Generator Building Interior



Generator Building Interior



Generator Building Interior



Building "1" Storage

# Existing Infrastructure



Subject Property

Grants Pass High School

Grants Pass

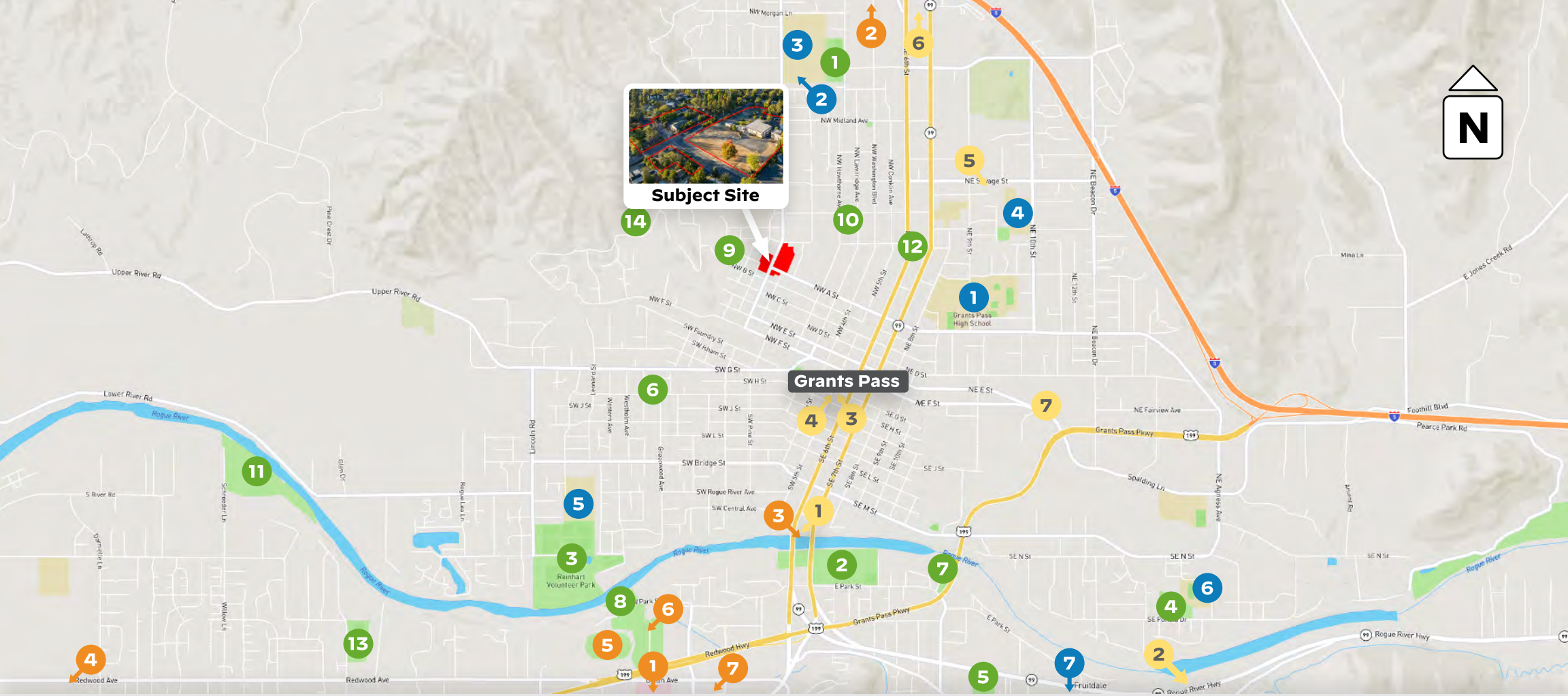
SW G Street (5,758 VPD)

NW D Street (4,624 VPD)

NE 6th St (16,255 VPD)  
NE 7th St (15,215 VPD)

NE E Street

NE F Street



**Subject Site**

**Schools / Education**

- 1 Grants Pass High School
- 2 North Middle School
- 3 Highland Elementary
- 4 Lincoln Elementary
- 5 Parkside Elementary
- 6 Riverside Elementary
- 7 Fruitdale Elementary

**Greenspace / Parks**

- 1 Gilbert Creek Park
- 2 Riverside Park
- 3 Reinhart Park
- 4 George Eckstein Park
- 5 Morrison Cent. Park
- 6 Westholm Park
- 7 Baker Park
- 8 Tussing Park
- 9 Loveless Park
- 10 Lawnridge Park
- 11 Schroeder Park
- 12 Kesterson Park
- 13 Redwood Park
- 14 Dollar Mtn. Trail

**Restaurants / Food Service**

- 1 Taprock NW Grill
  - 2 River's Edge Restaurant
  - 3 Twisted Cork
  - 4 Wild River Brewing
  - 5 The Laughing Clam
  - 6 In-N-Out
  - 7 Chipotle (under const.)
- + many more!

**Healthcare / Other Attractions**

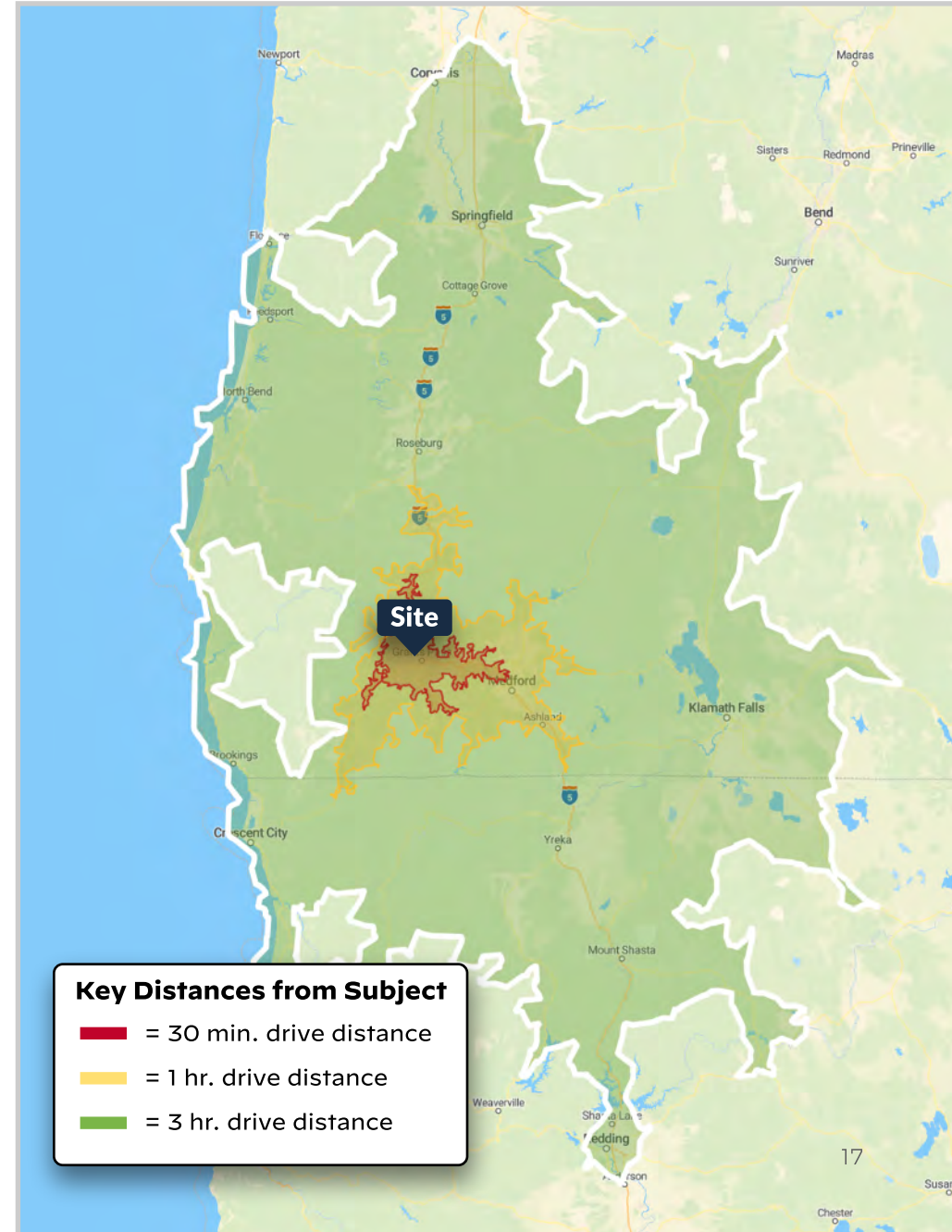
- 1 Asante Three Rivers Hospital
- 2 ClubNW
- 3 Hellgate Jetboat Excursions
- 4 Rogue Comm. College (off map)
- 5 Dutch Bros Soccer Complex
- 6 Josephine Co. Fairgrounds
- 7 Southgate Cinemas

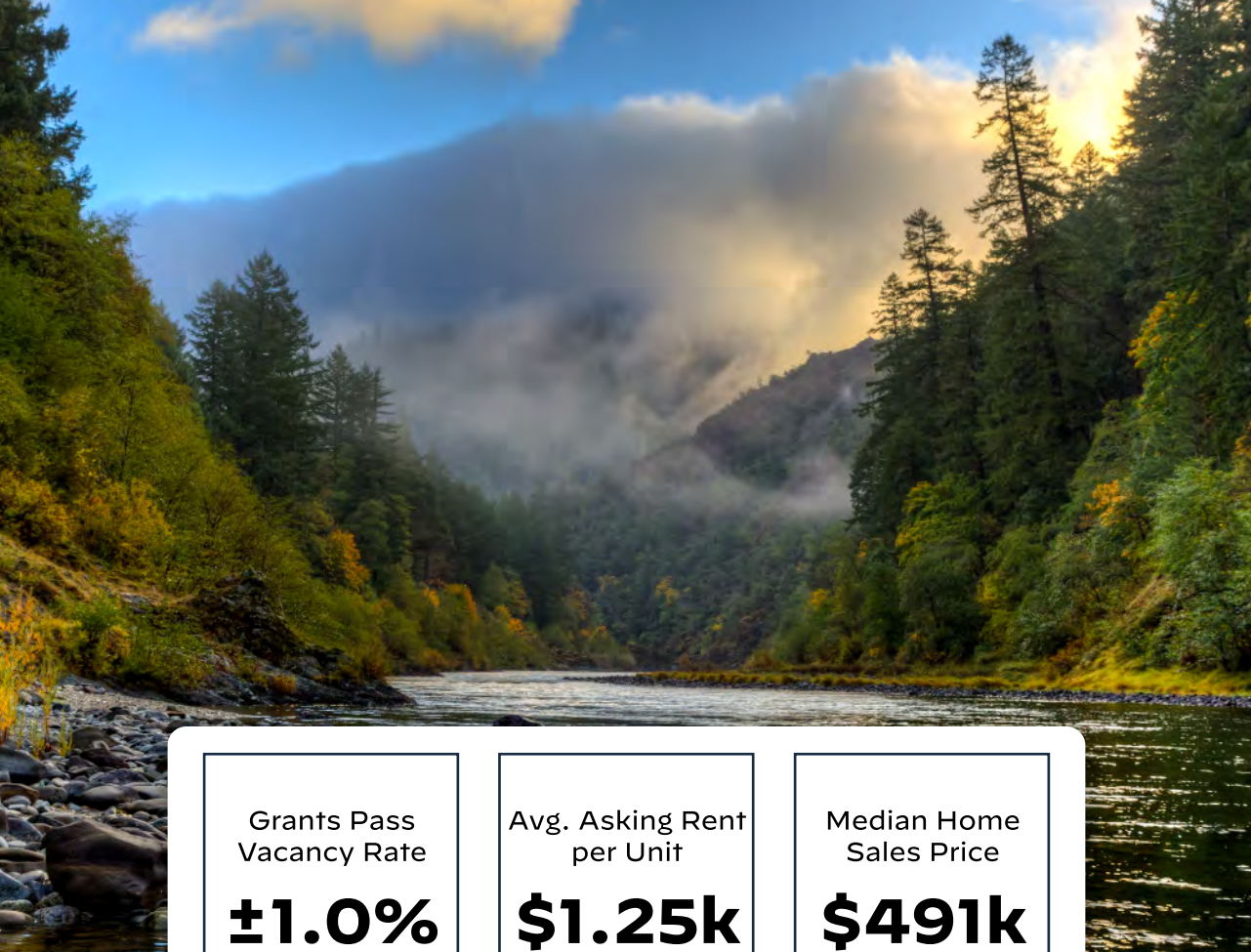


# Market Summary

|                           | Demographics            | Grants Pass | Josephine County | National  |
|---------------------------|-------------------------|-------------|------------------|-----------|
| <b>Population</b>         | 2021 Census Population  | 39,674      | 88,346           | -         |
|                           | 2015 Population         | 36,684      | 84,606           | -         |
|                           | 2010 Population         | 35,957      | 82,880           | -         |
|                           | Annual Growth 2010-2015 | 1.02%       | 1.04%            | -         |
|                           | Annual Growth 2016-2021 | 1.08%       | 1.02%            | -         |
| <b>Personal/Education</b> | Median HH Income        | \$54,833    | \$51,733         | \$75,989  |
|                           | Per Capita Income       | \$26,875    | \$29,260         | \$35,384  |
|                           | Median Age              | 39.7        | 47.5             | 38.1      |
|                           | Unemployment Rate       | 5.30%       | 6.0%             | 3.5%      |
|                           | High School Degree      | 90.6%       | 90.8%            | 91.1%     |
|                           | Bachelor's Degree       | 17.2%       | 18.1%            | 23.5%     |
| <b>Housing</b>            | Median Home Value       | \$490,800   | \$488,500        | \$361,970 |
|                           | # Households            | 16,231      | 36,148           | -         |
|                           | Owner Occupied          | 53.7%       | 69.5%            | 60.6%     |
|                           | Tenant Occupied         | 44.3% (±)   | 28.5% (±)        | 34% (±)   |
|                           | Vacancy                 | 2.0%        | 2.0%             | 6.0%      |

Note: all items listed above are from sources believed to be reliable (Census Bureau, and are provided in good faith, but are not guaranteed. Buyer, and all other parties to complete their own due diligence.





# Grants Pass History and Profile

"It's the climate"

**Grants Pass, Oregon** - believed to be named after General Ulysses S. Grant's battle at Vicksburg - has a rich history since the early 1800's. Grants Pass is desirable to homeowners and businesses alike for it's growing employment, natural beauty, and the City's convenient location on I-5, as well as being home to the Josephine County Fairgrounds and home of several large companies, such as Dutch Bros Coffee, AllCare Health and Asante Health System's Three Rivers Hospital.

The City was historically a hub for the timber and agriculture industries, being strategically located on the Rogue River. The local economy has significantly expanded beyond these industries, but the area remains a strong agricultural market.

Within a 30 minute drive is the domestic Grants Pass Airport as well as the Rogue Valley International-Medford Airport, a regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Grants Pass is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

Demographic sources: CoStar, Redfin, Realtor.com, Zillow

|   |  |   |
|---|--|---|
| Grants Pass<br>Vacancy Rate<br><b>±1.0%</b> | Avg. Asking Rent<br>per Unit<br><b>\$1.25k</b> | Median Home<br>Sales Price<br><b>\$491k</b> |
|---|--|---|



# Why Southern Oregon?

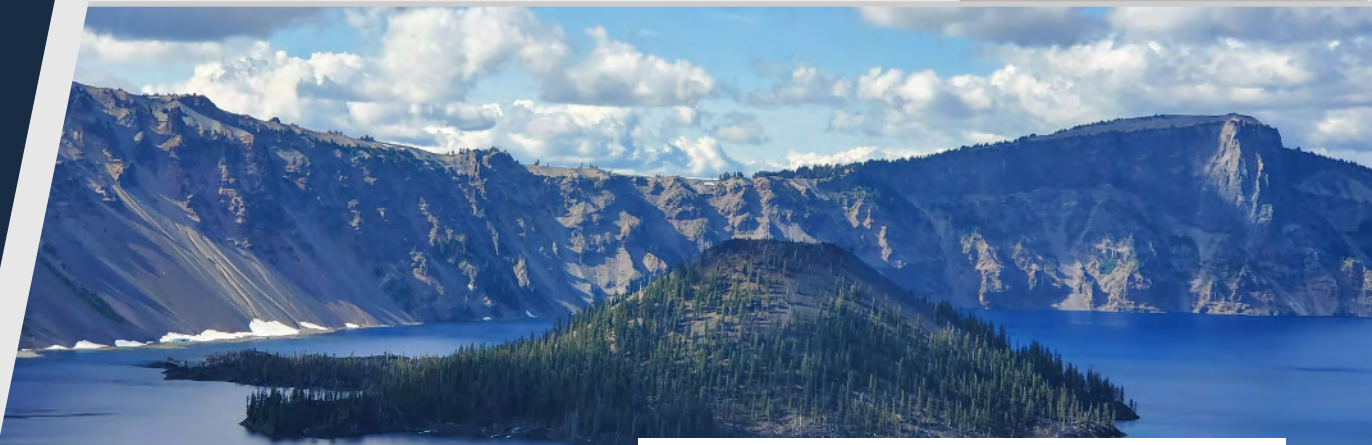
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

**Southern Oregon** is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

**Multiple billion-dollar companies** call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Dutch Bros (NYSE: BROS), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

**Historically, the area's economy** was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

**A burgeoning golf destination**, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.



# Transaction Guidelines

The former **Dimmick Campus** is being offered on the market as either a full-site portfolio, 2 separate sale offerings, or a reasonable variation thereof. It is the selling entity's **strong preference** to complete a simultaneous closing of all parcels.

Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

**Property Tours:** Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 24 hour advance notice for any tours.

**Offers:** There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Scott and Caspian for additional information.

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## Scott King

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