

Professional Office Building

OFFERING MEMORANDUM

206 Northeast 7th Street
Grants Pass, OR 97526

206

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HORIZON
Commercial Realty Group



Keller Williams Realty Southern Oregon

The Offering New Price!

206 Northeast 7th St, Grants Pass, OR 97526

Conveniently located in the Grants Pass CBD, this versatile and well-maintained single level professional office building offers multiple conference rooms, large windows for plenty of natural light, and flexible spaces suitable for a variety of professional uses. The property includes 16 on-site parking and excellent signage.

SINGLE STORY PROFESSIONAL OFFICE BUILDING OWNER-USER

| | |
|----------------|---------------------------|
| Price | \$749,000 |
| Price/SF | \$160.87 |
| Total SF | 4,656 |
| Market | Southern Oregon |
| Sub-Market | Grants Pass |
| County | Josephine |
| Zoning | Central Business District |
| Total Acres | 0.22 |
| Total Parcels | 3 |
| Intersection | F & 7th Street |
| Utilities | City |
| Parking Ratio | 3.44:1000 |
| Building Class | B |



Local Overview

206 Northeast 7th St, Grants Pass, OR 97526



Subject Property



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PARCEL 1:

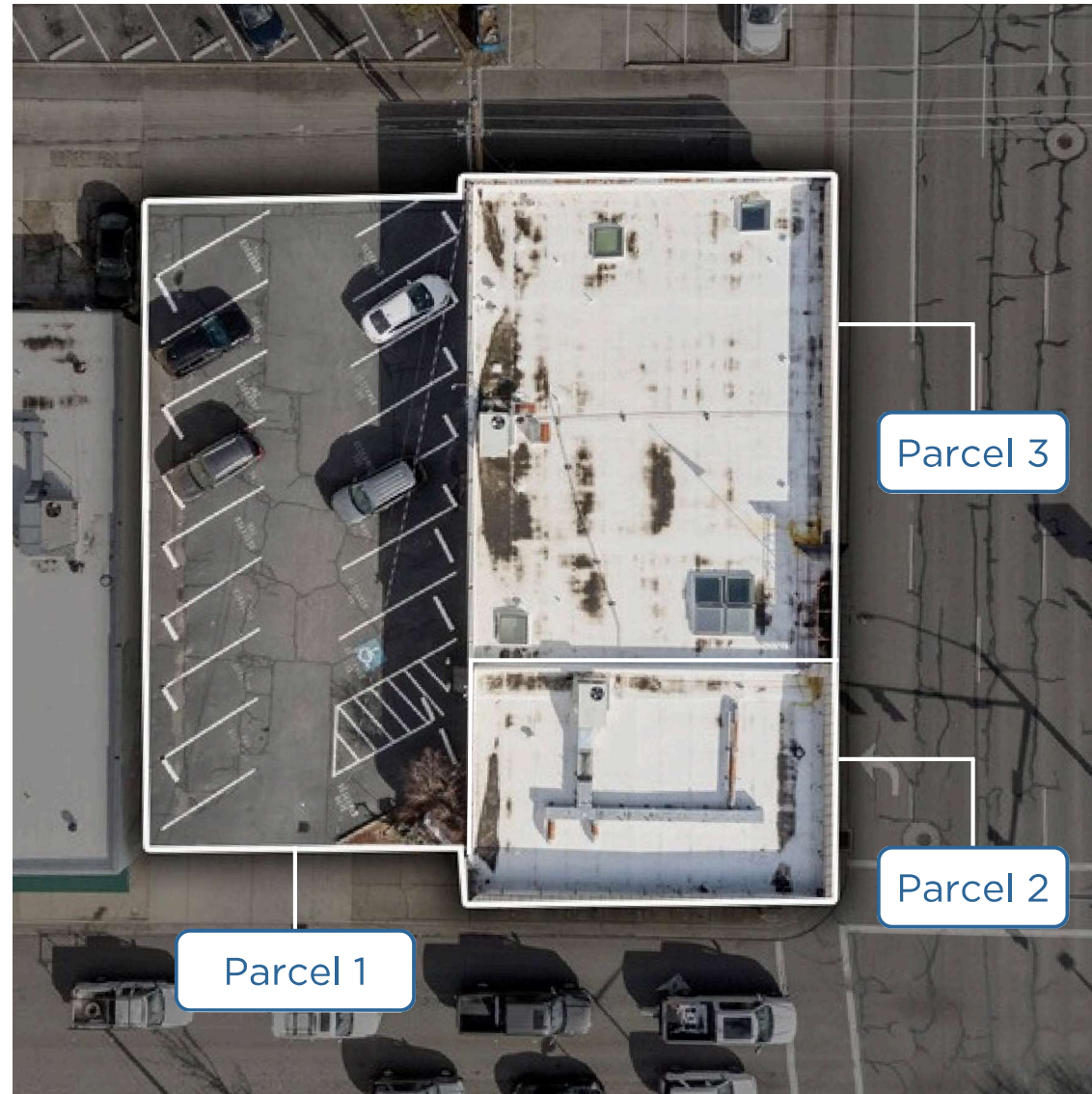
| | |
|--------------|-------------|
| APN | R310400 |
| Acreage | 0.11 |
| Facility Use | Parking Lot |
| Taxes 2024 | \$1,525.51 |

PARCEL 2:

| | |
|--------------|---------------------|
| APN | R310402 |
| Acreage | 0.03 |
| Facility Use | Professional Office |
| Taxes 2024 | \$1,737.11 |

PARCEL 3:

| | |
|--------------|---------------------|
| APN | R310401 |
| Acreage | 0.08 |
| Facility Use | Professional Office |
| Taxes 2024 | \$4,393.65 |



PRIME LOCATION

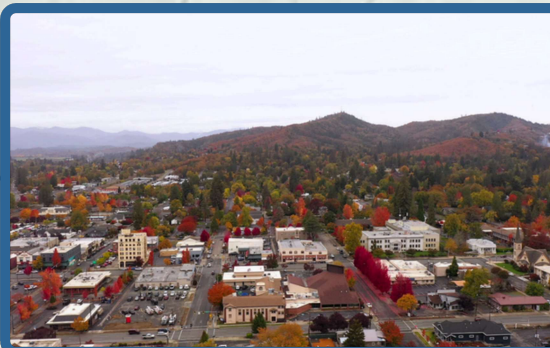
Within blocks of Historic Downtown Grants Pass shops and services, this prime location offers excellent signage and visibility along 7th Street and easy access to major thoroughfares, including I-5 and U.S. Route 199.

Demographics

206 Northeast 7th St, Grants Pass, OR 97526

GRANTS PASS, OREGON

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------------|---------------|---------------|
| 2023 Population | 10,497 | 38,631 | 55,312 |
| 2028 Pop. Projection | 10,636 | 39,273 | 56,174 |
| Pop Growth 2010-2023 | 9.07% | 11.34% | 10.63% |
| Avg. HH Income | \$55,876 | \$69,177 | \$71,454 |



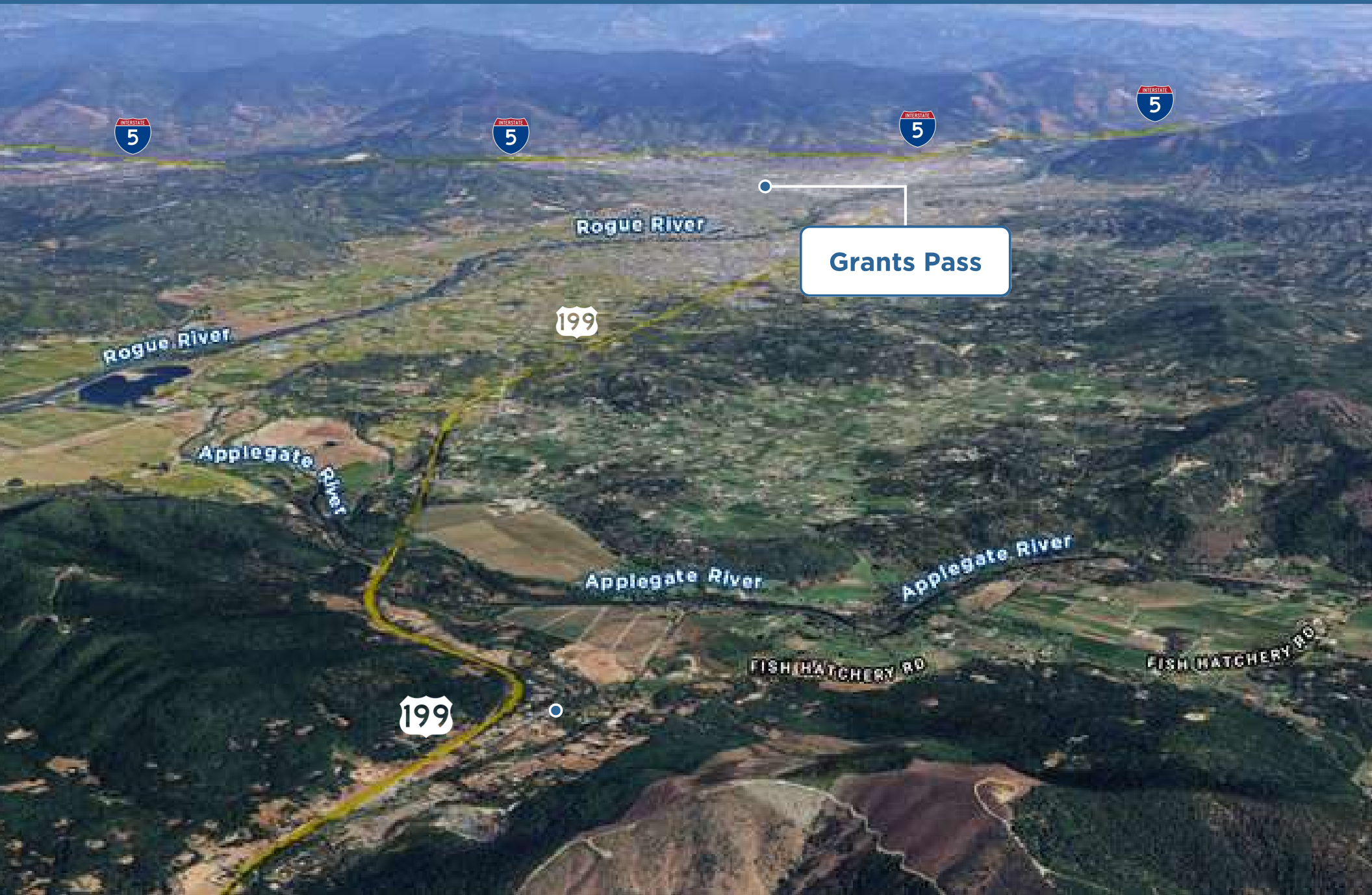
Site Overview

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Location Map

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Foyer & Reception Areas

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Conference & Work Space

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Upgrades and Amenities

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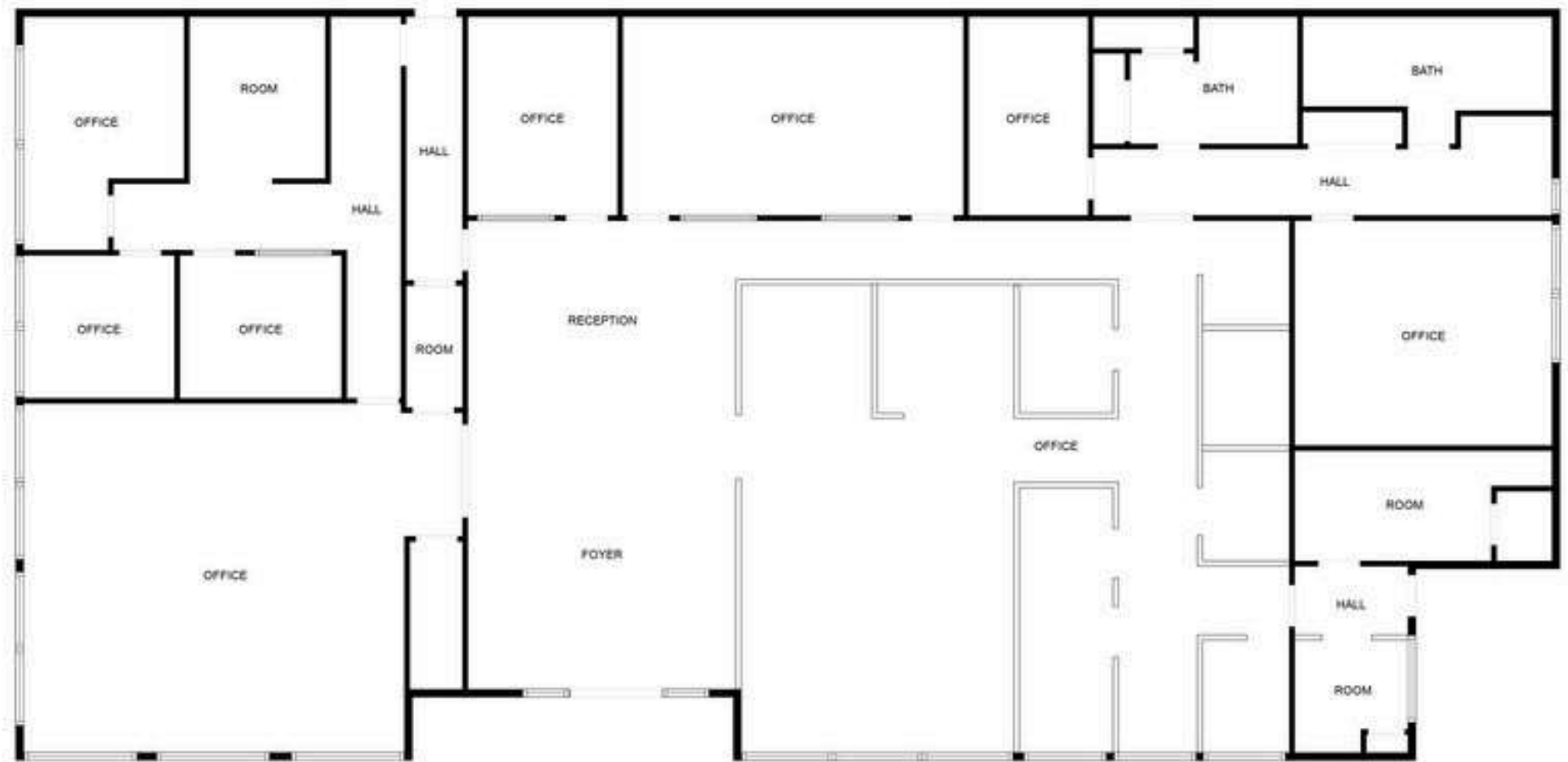
- **2020 - REPLACED TWO GAS FURNACES**
- **2022 - NEW ROOF**



- **MARQUEE SIGNAGE**
- **KITCHENETTE**
- **TWO RESTROOMS**
- **FOUR SKYLIGHTS**

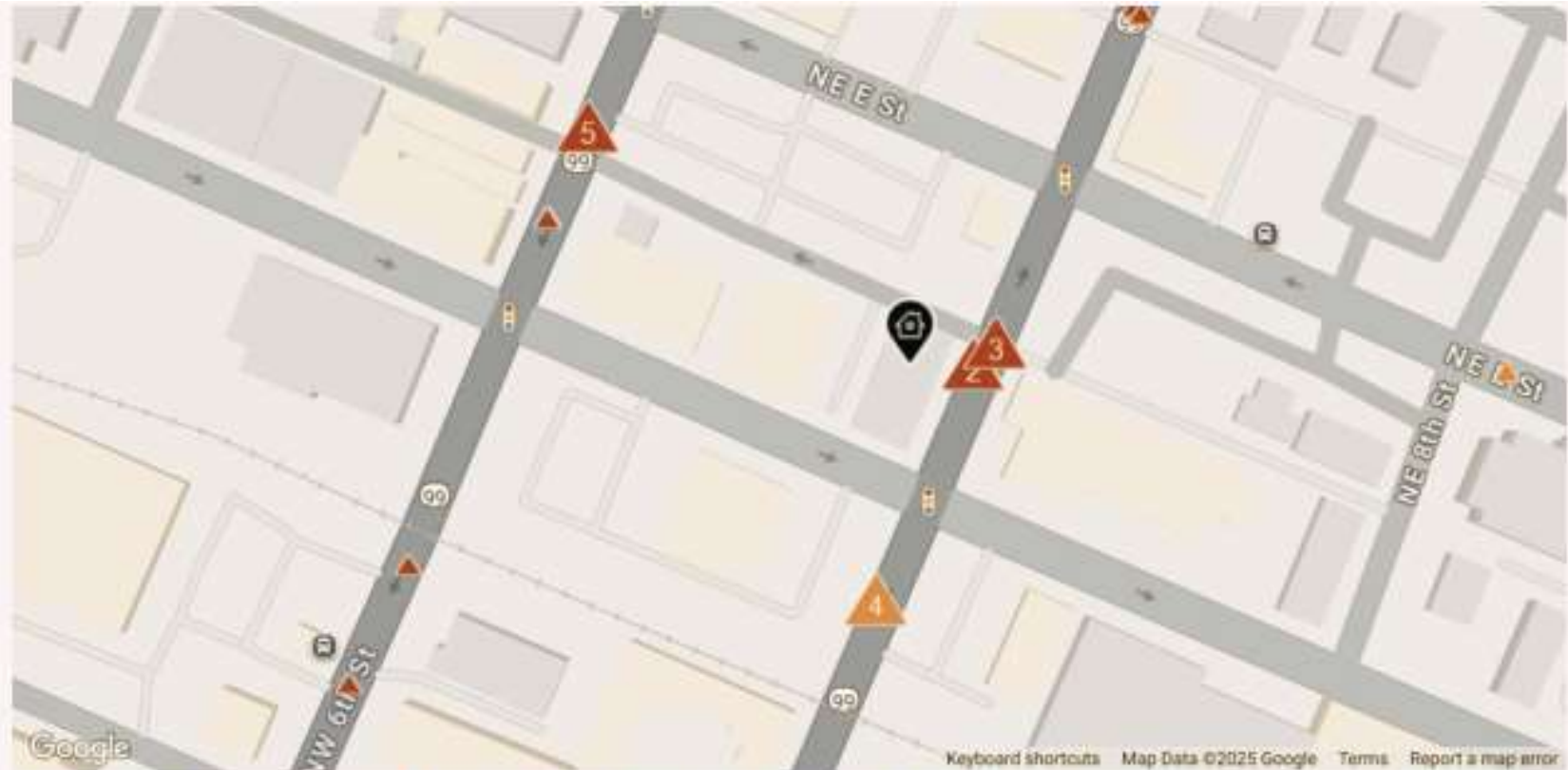
Floor Plan

206 Northeast 7th St, Grants Pass, OR 97526



Daily Traffic Counts

206 Northeast 7th St, Grants Pass, OR 97526



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

| | | | | |
|--|--|--|--|--|
| 14,814 2022 Est. daily traffic counts Street: Northeast 7th Street Cross: NE F St Cross Dir: SW Dist: 0.02 miles | 16,552 2021 Est. daily traffic counts Street: Northeast 7th Street Cross: NE Midland Ave Cross Dir: S Dist: 0.03 miles | 15,218 2024 Est. daily traffic counts Street: NE 7th St Cross: NE F St Cross Dir: SW Dist: – | 11,400 2024 Est. daily traffic counts Street: Northeast 7th Street Cross: – Cross Dir: – Dist: – | 16,562 2024 Est. daily traffic counts Street: NE 6th St Cross: NW E St Cross Dir: NE Dist: – |
|--|--|--|--|--|

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