

# OFFERING MEMORANDUM

— FOR SALE —



## SALE-LEASEBACK BREWERY + DEVELOPMENT LAND GRANTS PASS, OREGON

1863 NW Washington Boulevard, Grants Pass, OR 97526

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EXCLUSIVELY REPRESENTED BY  
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# Executive Summary

RE/MAX Integrity Grants Pass, in partnership with Merit Commercial Real Estate, is pleased to exclusively present **1863 NW Washington Boulevard**, an extremely rare and desirable taphouse sale-leaseback investment opportunity in beautiful Grants Pass, Oregon (the "Property").

The Property is home to the thriving local icon, the Weekend Beer Company (hereafter, "WBC"). Originally beginning as a brewery operation in 2018, the home of WBC celebrated a grand opening in early 2021, and has seen explosive growth and community love ever since.

The mostly level, rectangular shaped 2.42 acre lot encompasses 3 tax lots, and presents the rare option of flexibility: a buyer may choose to take down the Property purely as a leased investment at a strong return, or could pursue significant additional development. Potential development options are available upon request to the listing brokers.

Approved plans are on hand for a phased development adding 26,850 SF of similar industrial space across 2 new buildings. While the site lends itself well to that style of

development, prospective buyers are not limited to a single site plan.

The tenant, Weekend Beer Company, is an established, thriving brewery that has fostered a true destination - housing a well-located and well-loved gathering space for locals and travelers alike.

The family-friendly atmosphere at Weekend Beer is supported by a curated mix of up to 4 food truck spaces, providing a beloved mix of local food options within the 8,500 SF fenced courtyard surrounding the brewery.

The Property is a rare development that was 'done right' - the newer construction warehouse is a flexible clear-span steel-frame structure, with an intuitive and forward-thinking layout. All systems, utilities, and major improvements were thoughtfully designed, and allow for a convenient path for the next phase of the Property.

The opportunity at 1863 is clear for prospective buyers - an excellent investment property with room to grow. Contact the listing brokers today for additional information.

## Offering Summary

Offering Price:	\$1,700,000
Cap Rate:	7.30%
Address:	1863-1829 NW Washington Blvd, Grants Pass, OR 97526
Legal:	36-5W-08BB TL 600   APN R307651 36-5W-08BB TL 801   APN R307657 36-5W-08BB TL 900   APN R307660
Annual Taxes:	\$18,261.54 (2025)
Zoning:	I-P (Industrial Park)
Year Built:	2020 (5 years)
Gross Acreage:	2.42 (105,415 SF)
Square Feet:	4,800 SF warehouse + 400 SF mezzanine
Construction:	Steel-frame, clear span structure on slab Semi-permanent metal-frame tents
Utilities:	Public water & sewer 800-amp 3-phase power supply (4) pads with separate utility supply lines
Access:	2 right/left driveways off of NW Washington Blvd
Parking:	24 paved/marked spaces ±44 spaces on gravel Significant street parking space
FF&E:	All tenant personal property is excluded from sale, incl. built-in-place cold room



# Investment Highlights

## Established, Thriving Business

With several years of proven business growth, the tenant and it's sub-lessees have cultivated a destination for both locals and travelers alike with a family-friendly, community-oriented space.



## Centralized Location

The Property enjoys an easily accesible, quieter location within the northern end of Grants Pass. Customers enjoy the ease of access and parking, and the Property has limited nearby competition.



## Excess Development Land

The excess development land is a prime addition to the offering, allowing a buyer's wide range of ideas to come to life. With the possibility of adding multiple more buildings, the Property is primed to become a true destination - and be cemented 'on the map'.



Parcel boundaries are approximate and are for illustration purposes only.







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**Grants Pass, OR** - Weekend Beer Company in Grants Pass, Oregon, traces its roots to a group of lifelong friends united by a passion for craft beer and community. Founded by two local couples, the four

launched Weekend Beer Company in a modest downtown warehouse, under the ethos of "living your weekend" every day through approachable, award-winning brews. The brewery quickly outgrew their first location, and planning began for a true destination starting in 2019. Unfazed by the pandemic, the founders stuck with their vision and constructed a sprawling taphouse, brewhouse, and outdoor food court. Immediately becoming a favorite for locals and travelers alike, the founders cultivated a family- and pet-friendly environment, alongside a curated mix of food trucks. Under the guidance of an on-staff brewmaster, Weekend Beer has maintained a lineup of 5 core beers alongside 5-8 rotating taps from other fan favorite breweries - alongside wine, cider, and non-alcoholic options. The vibrant hub is seemingly busy 'all the time', with live music, indoor-outdoor seating, board games, live sports, local and private event rental space, and much more. As the only facility of its caliber in the area, Weekend Beer is a thriving destination within this sub-market, and plans to cement its place as a main stay in the area for years to come.

Buyers are encouraged to work with Weekend Beer to create a cohesive development on the Property to further boost it's appeal and 'destination factor'.



# Lease Abstract - Weekend Beer Co.

## 1. Leased Area

5,200 SF structure, together with 24 parking spaces, gravel parking area, and ±8,500 SF fenced food truck court located 1863 NW Washington Boulevard, Grants Pass, OR 97526

## 2. Base Rent & Increases

Current annual base rent is \$123,986.05 (\$25.83/SF). Annual rent increases of 3.00%.

## 3. Original Term

10 years from the Effective Date of 01/01/2021 (ending 12/30/2030)

## 4. Tenant Responsibilities

Tenant shall maintain, repair, and keep in good order all building systems, landscaping, parking areas, and the entire leased area.

## 5. Landlord Responsibilities

None specified.

## 6. NNNs, CAMs, Utilities

Tenant responsible for all NNNs (property taxes, insurance), CAMs, and utility charges relating to the improvements or land of the Premises. NNNs charged by monthly NNN fee, paid directly to the Lessor.

## 7. Subleasing

Tenant may sublease all, some, or none of four food truck locations within courtyard.

Copy of existing lease and additional due diligence information may be provided to prospective purchasers upon request. Information herein is provided in good faith but is not guaranteed; buyers to do all due diligence. Please contact the listing brokers for additional information.





# Rent Schedule

Year #	Reference Month	Months	Annual Base Rent PSF	Annual Base Rent	Monthly Base Rent
1	Mo. 1 = Jan 2021	Months 1 - 12	\$22.95	\$110,160.00	\$9,180.00
2	Mo. 13 = Jan 2022	Months 13 - 24	\$23.64	\$113,464.80	\$9,455.40
3	Mo. 25 = Jan 2023	Months 25 - 36	\$24.35	\$116,868.74	\$9,739.06
4	Mo. 37 = Jan 2024	Months 37 - 48	\$25.08	\$120,374.81	\$10,031.23
5	Mo. 49 = Jan 2025	Months 49 - 60	\$25.83	\$123,986.05	\$10,332.17
6	Mo. 61 = Jan 2026	Months 61 - 72	\$26.61	\$127,705.63	\$10,642.14
7	Mo. 73 = Jan 2027	Months 73 - 84	\$27.40	\$131,536.80	\$10,961.40
8	Mo. 85 = Jan 2028	Months 85 - 96	\$28.23	\$135,482.91	\$11,290.24
9	Mo. 97 = Jan 2029	Months 97 - 108	\$29.07	\$139,547.39	\$11,628.95
10	Mo. 109 = Jan 2030	Months 109 - 120	\$29.94	\$143,733.81	\$11,977.82

## Commentary

The thriving Weekend Beer Company (hereafter, "WBC") sale-leaseback opportunity enjoys an innovative, 'win-win' lease structure. WBC's lease is contractually fixed at a certain base rent (see rent schedule above) and NNNs. WBC's leased area includes the existing building, paved and gravel parking lots, and the fenced food truck court, including all improvements.

WBC technically subleases each food truck pad to those operators, manages the food truck tenants, and retains their space rent (food truck space rent is not passed through to the direct landlord).

This structure allows WBC to partially offset their rent, and provides additional security for the buyer to feel comfortable about the strength of the tenant.

Historically, each food truck tenant has maintained their space for several years at a time. While rents are strong, the sheer amount of customers, visibility, and prestige of the location is essentially irreplaceable within this sub-market. The single current vacancy will be filled shortly, with very few vacancies ever occurring.





# Site Plan (WBC)

The site plan pictured herein highlights the intuitive, well thought-out layout of the approximate leased area of WBC. Customers may park in the paved parking area, the graveled temporary parking area, or on-street, and enjoy easy access through multiple walkways leading to the courtyard.

The surrounding courtyard is efficiently laid out with extensive seating, open areas for cornhole, live music, and the like, and event rental or overflow space towards the rear.

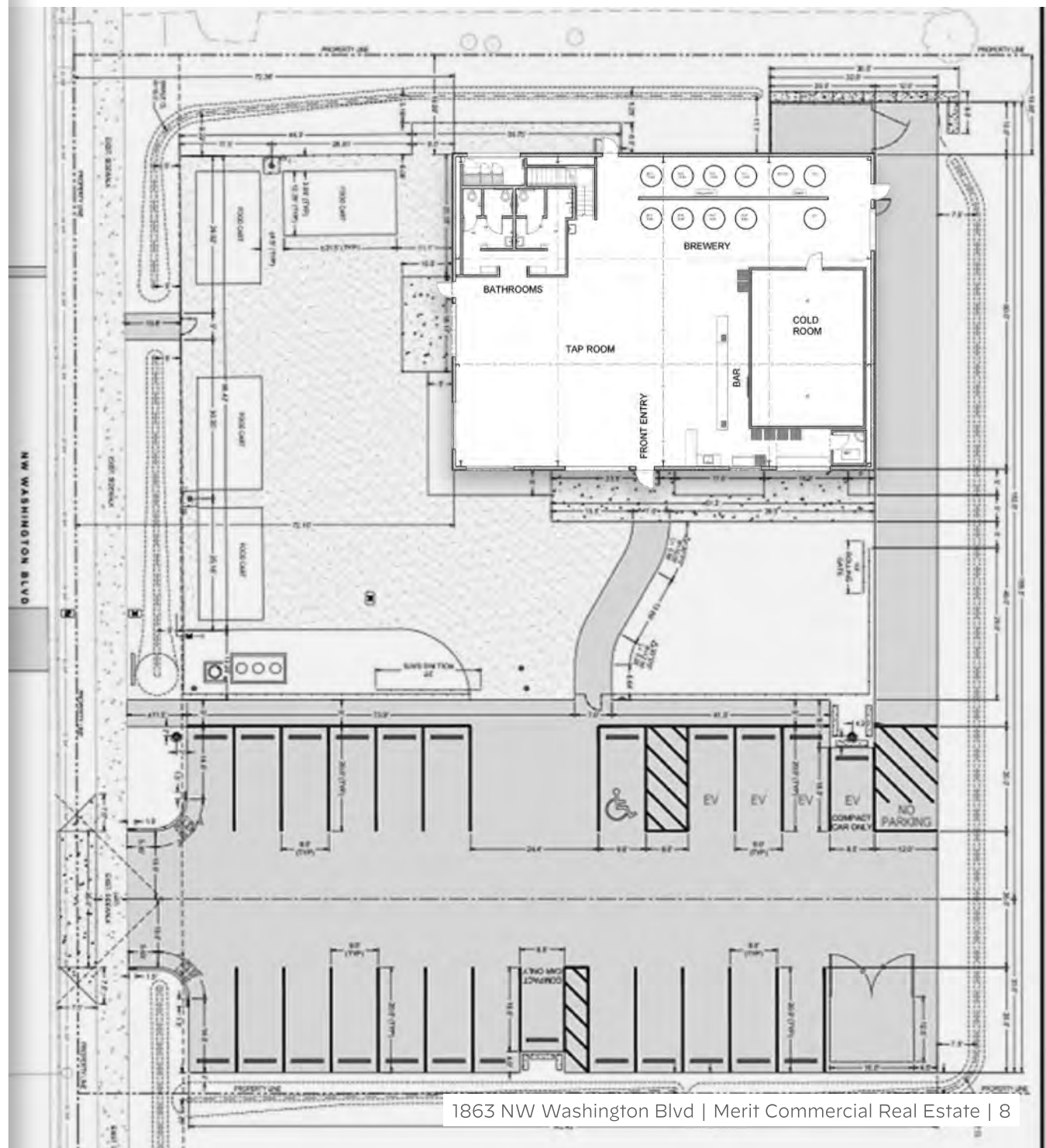
Semi-permanent metal-frame tent structures, outdoor heaters, and lighting are installed seasonally, allowing WBC to remain a hotspot it is during all 4 seasons.

The interior layout is forward-thinking, light, and bright, with the airy main seating area surrounded by the expansive bar, live sports, and multiple glass overhead doors allowing for indoor-outdoor seating.

WBC operates their brewing equipment partially in view, and installed a significant modular cold storage room for inventory and kegs.

Additionally, there are two 'no-touch' restrooms, and a 400 SF storage and staff break area mezzanine, all housed in the excellently designed 4,800 SF clear-span warehouse.

The flexibility of the Property is immense, and could feasibly be re-purposed for a wide variety of users if ever needed.





# In-Place Infrastructure

The facility was designed and planned with two important and valuable goals in mind: to be of the highest quality, and to allow easy, efficient expansion. The addition of upwards of 26,000+ SF of warehouse space on the site was planned as an option, and to that end, utility capacity and infrastructure was well thought out from the start. Additionally, operating systems for the existing structure and business were 'done right'. Some of the infrastructure installed is highlighted below:

## Utilities / Systems

- 800-amp 3-phase power supplied to property
- Two sewer lines ran throughout property; one for 'black' water to main, and one 'grey' water line running to underground grease trap
- Oversized 1.5" water supply line to property
- Electrical, water, and sewer lines stubbed to approximately east edge of existing building for ease of future construction
- Multiple water meters; one dedicated for landscaping supply
- 1,000 gallon underground grease trap
- (4) food truck pads with full underground hookups
  - Water, sewer, power, propane
- Permanent perimeter fencing around food truck courtyard
- Extensive beautiful landscaping at entrances and surrounding courtyard

## Existing Building

- Clear-span steel-frame warehouse, polished concrete slab
- Fully fire-sprinkled (wet)
- Expansive interior central HVAC
- Upgraded interior insulation, LED lighting, Bose sound system
- High-quality modular 20' x 30' cold storage room
- (3) 12' full view glass overhead doors w/ side-mounted openers
- (2) smaller overhead doors to back-of-house/storage
- (4) EV-charging spaces plumbed (not currently active)





# Development Overlay Report



- Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Josephine County
- Zoning:** I-P (Industrial Park)  
External link to Grants Pass Zoning Code
  - City Limits:** Inside city limits of Grants Pass
  - County Limits:** Within Josephine County limits
  - UGB:** Inside Urban Growth Boundary
  - Floodzone:** No
  - Wetlands:** No
  - Soils:** 17B - Clawson Sandy Loam  
12D - Brockman Cobbly Clay Loam
  - Fire District:** Fire District #17 (Josephine County)
  - School District:** 7 (Grants Pass)
  - Airport:** N/A
  - Air Quality Mgmt:** N/A
  - Wildfire Hazard:** No
  - Vernal Pools:** N/A
  - Natural Area:** N/A





Parcel boundaries are approximate and are for illustration purposes only.

## Subject Photos - Aerial







Parcel boundaries are approximate and are for illustration purposes only.

## Subject Photos - Aerial







**Subject Photos - Interior**





## Subject Photos - Exterior







## Subject Photos - Exterior





## Identification Key

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

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

**Sources:** City of Medford, Medford Water Commission

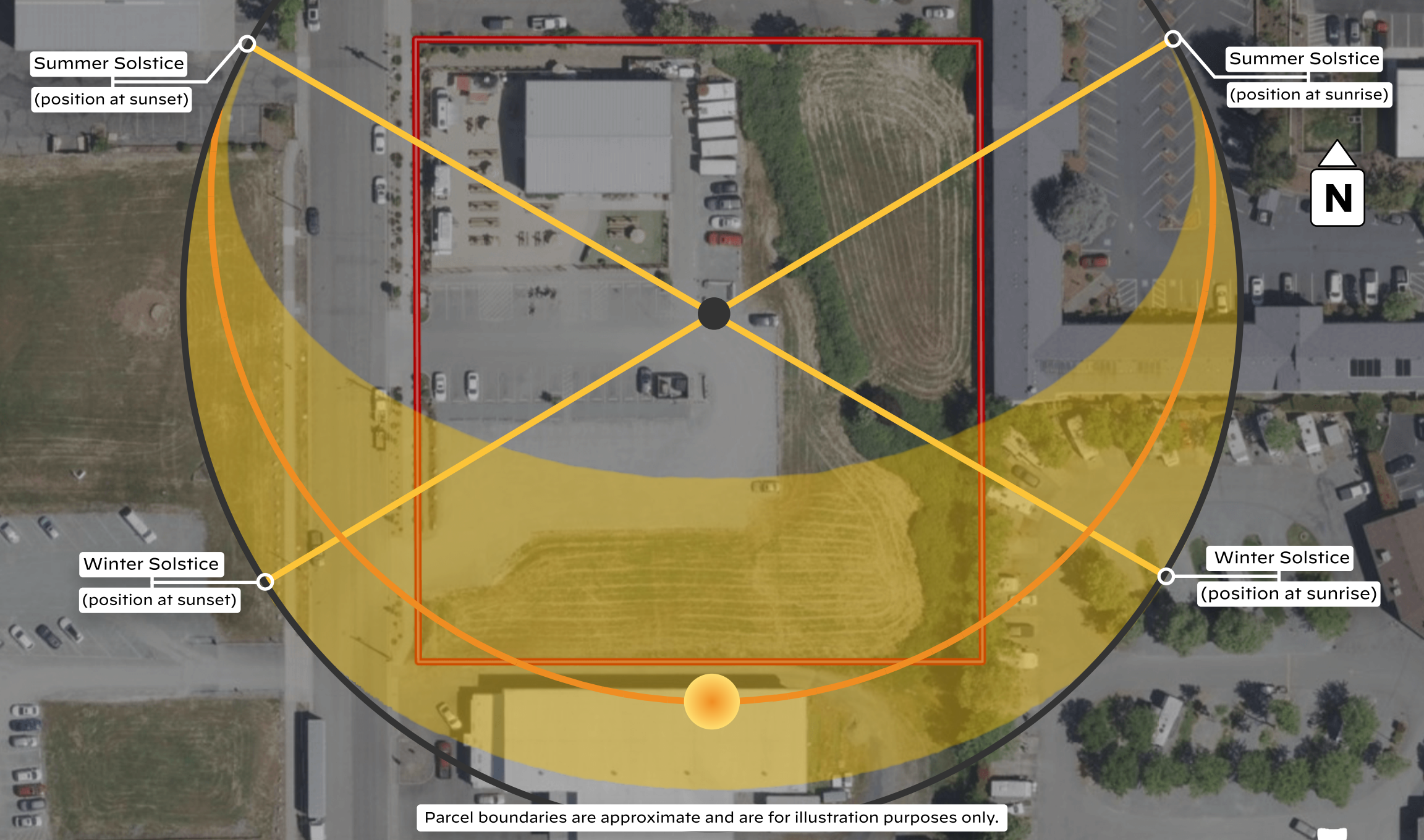
**Subject Property**

Parcel boundaries are approximate and are for illustration purposes only.

# Approx. Existing Utility Map







## Sun Path Overlay (approximate)





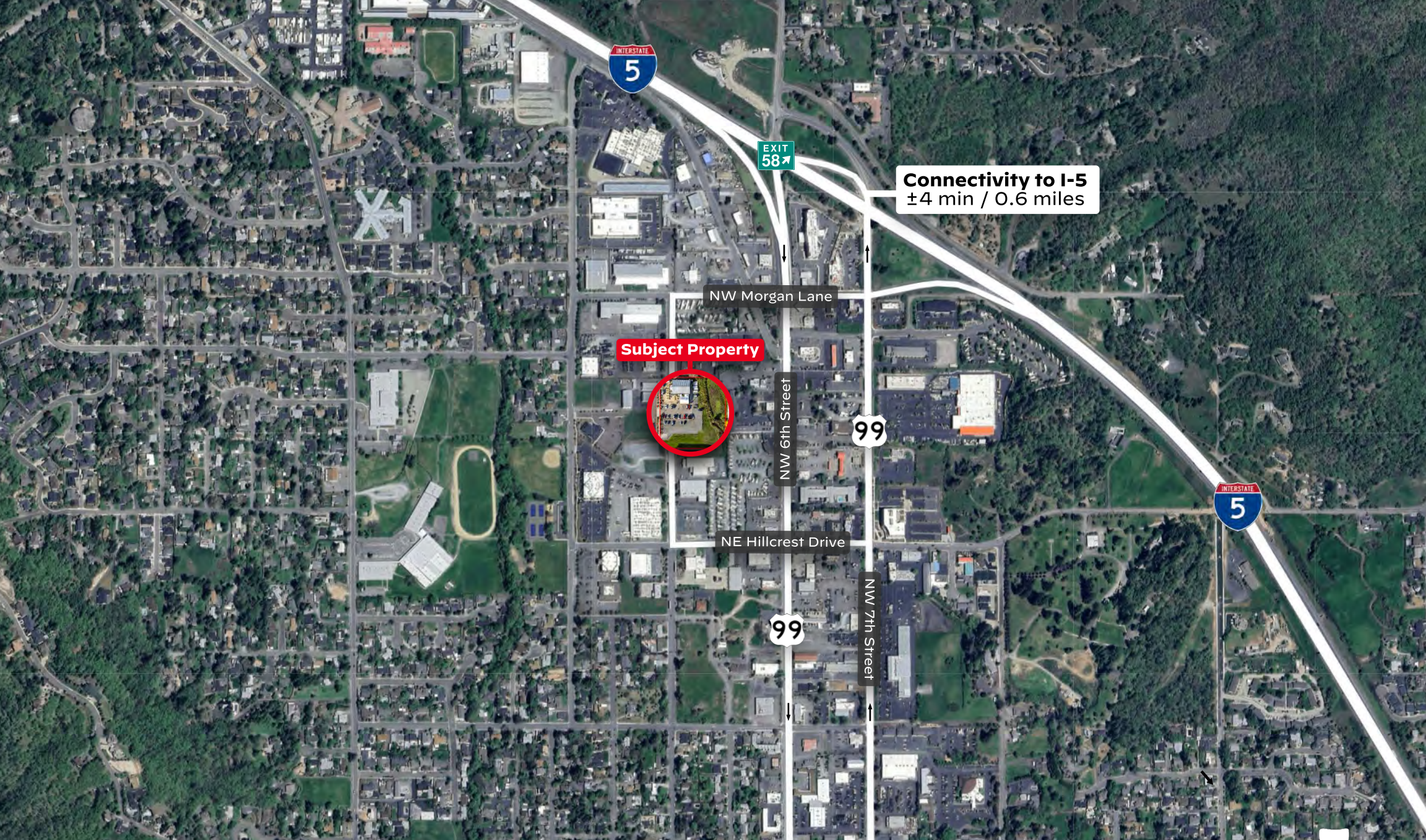


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# Corporate Neighbors



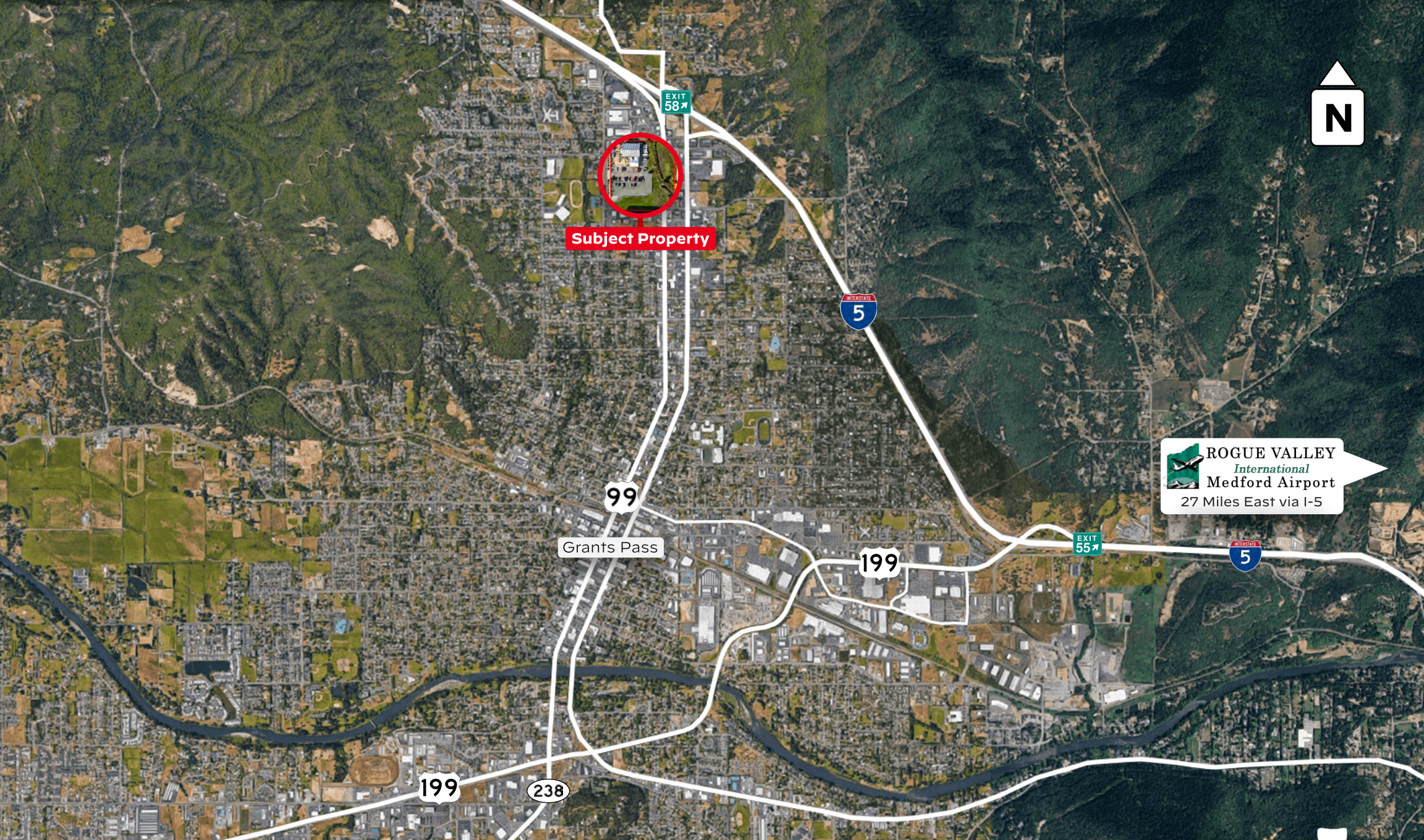




# Transportation Map





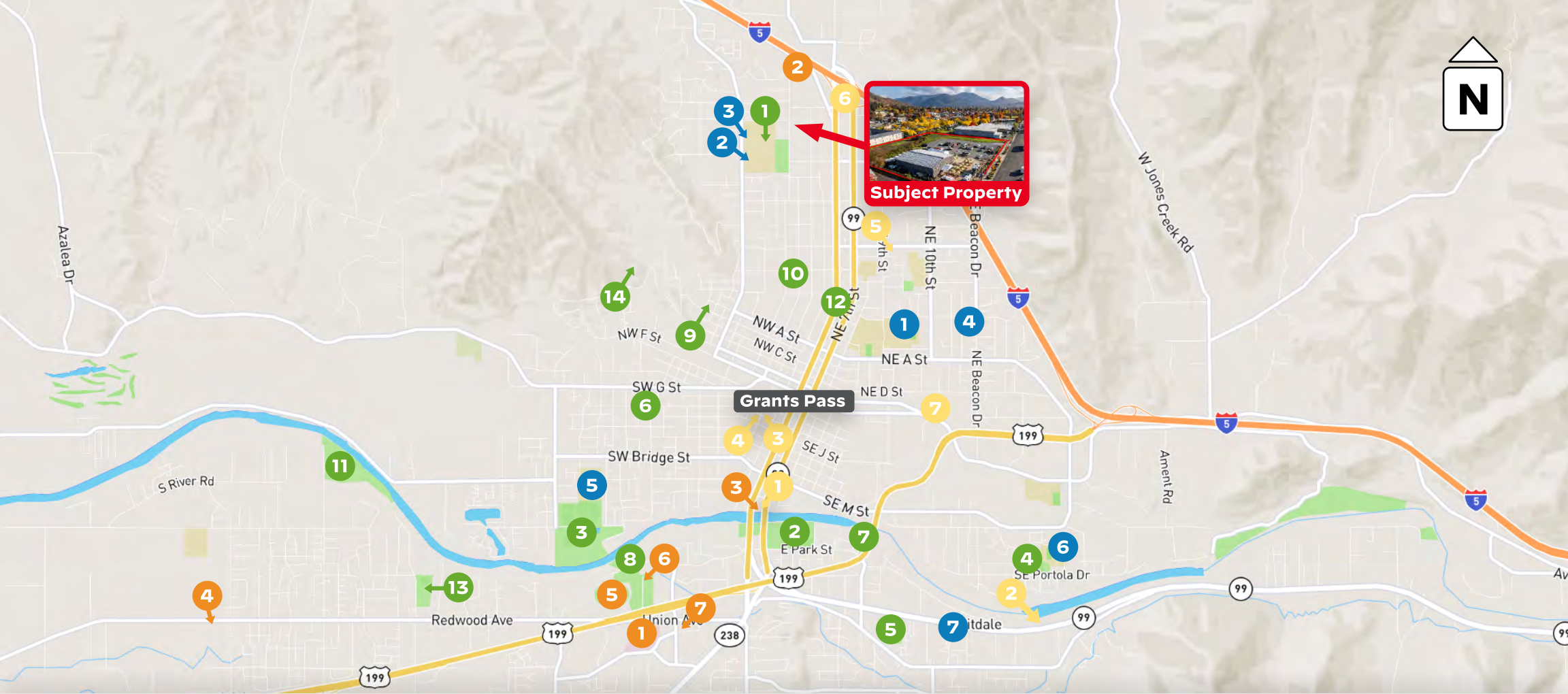


Subject Property

 **ROGUE VALLEY**  
International  
Medford Airport  
27 Miles East via I-5







#### 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 + 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





# Grants Pass History and Profile

**"It's the climate"**

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**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 its 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

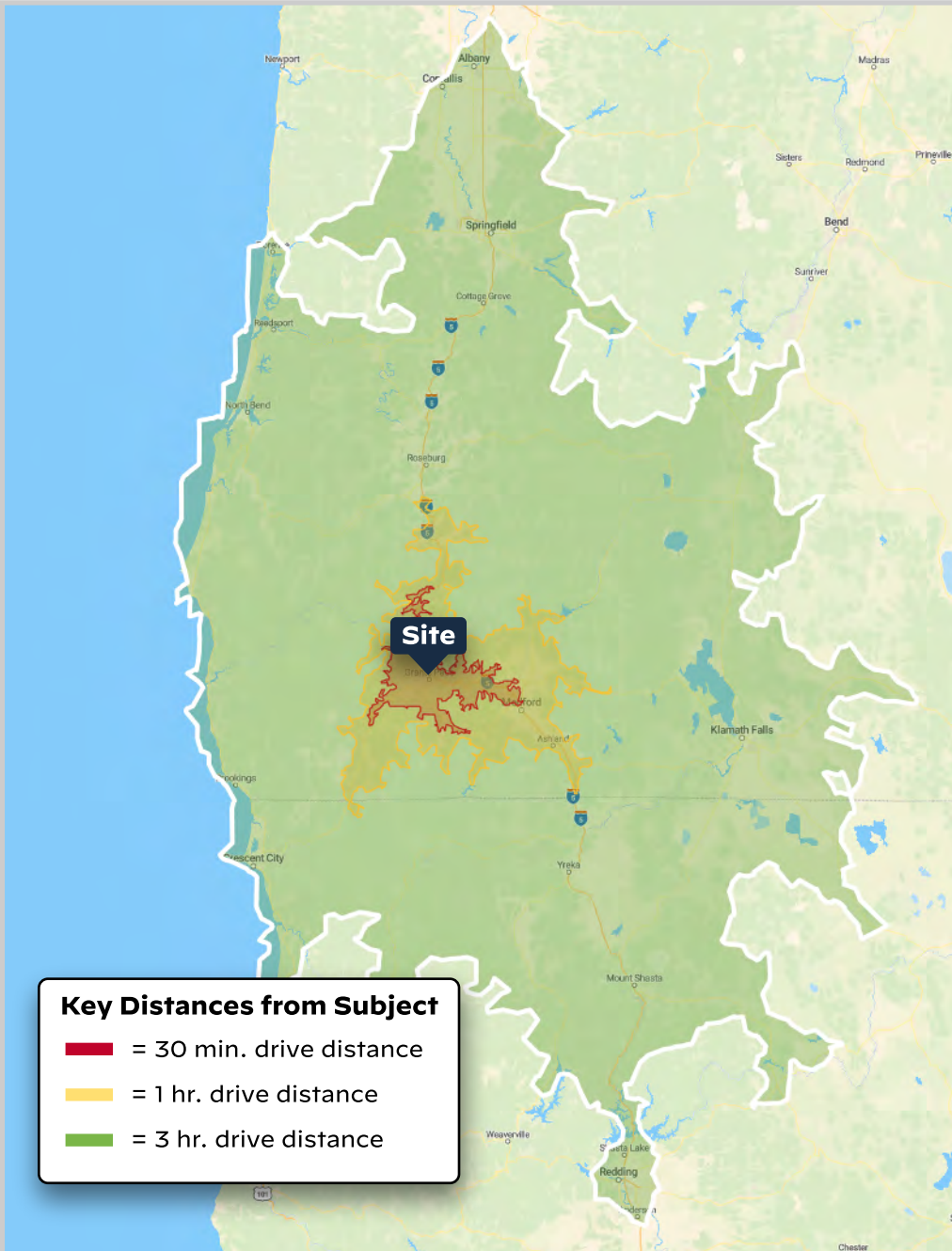




# Market Summary

	Demographics	Grants Pass	Josephine County	National
Population	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%	-
Personal/Education	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%
Housing	Bachelor's Degree	17.2%	18.1%	23.5%
	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.





# 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), 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.







# Southern Oregon Market



# Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. The region's main airport, Rogue Valley International-Medford Airport (MFR) serves as both a high-traffic regional airport with dozens of direct-access and layover routes as well as a bustling private aviation hub. Well over 1m annual travelers come through MFR, with that number growing alongside the addition of several new commuter and travel routes to Portland and Salem, Arizona, California, and many others.

Medford enjoys short,  $\pm$  1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, MFR is home to 2 Fixed-Base Operators (FBOs) - Million Air and Jet Center MFR. Both are highly-active, highly-rated FBOs serving countless private aircraft owners and military personnel. Million Air prides itself on being the only FBO on the West Coast that can hangar a Boeing business jet.

The airport's low relative parking fees, combined with it's strategic, central location, has proven the region as one of the most prominent private aviation destinations in Oregon for corporations and private individuals alike.

The region's drier, sunnier climate allows for easier air travel for most of the year, compared to the rest of the State. MFR also serves as the region's air-based fire-fighting hub during the summer months.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.





# Transaction Guidelines

1863 NW Washington Boulevard is being offered on the open market. 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: *DO NOT DISTURB TENANT OR CUSTOMERS.*** 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 Robyn and Caspian for additional information.

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