

RETAIL SPACE FOR LEASE - 5,789 SF



304 NE AGNESS AVE STE G, GRANTS PASS OR 97526

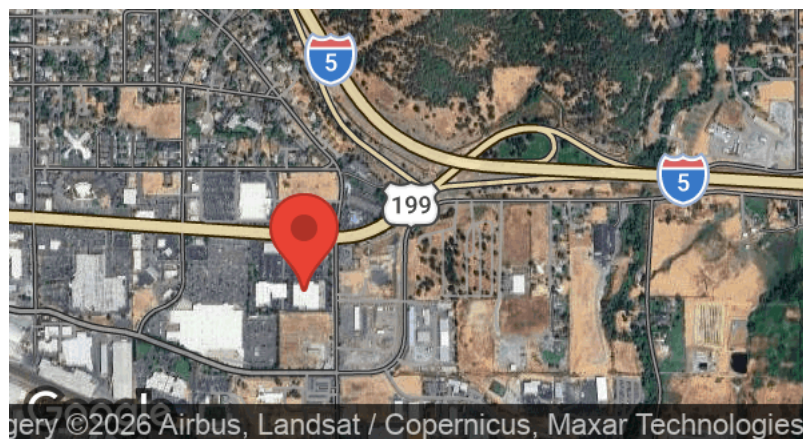


AVAILABLE SPACES

Suite	Rate	Size
G	\$0.80/SF	5,786

AVAILABILITY:	Immediately
AVAILABLE SF:	5,789 Per LL
BASE RENT:	\$0.80 PSF, plus NNN
NNN:	0.28 PSF
LEASE TERM:	Negotiable
PARKING:	On Site, shared
TRAFFIC COUNT:	25k VPD on Parkway
ZONING:	GC Retail
RESTROOMS:	3 w/shower
OFFICES:	4 various sizes

Available immediately - Suite G has a large open flex area, four private offices, three ADA restrooms w/shower, utility room with W/D hookups, and is suitable for a variety of layouts; utilize the existing TI's or customize the space to fit your needs! Great for office, medical/wellness, service retail, counseling or therapy practices, boutique fitness or studio concepts, education or training facilities, showroom, or specialty service businesses. The site provides strong exposure along the GP Pkwy (±25K VPD) and convenient proximity to the South GP I-5 on/off ramps, ample on-site parking with easy ingress/egress from NE Agness Ave and proximity near major retail traffic drivers including Walmart Supercenter, WinCo Foods, Grocery Outlet, Big 5 Sporting Goods, and Applebee's, supporting consistent traffic!



KW COMMERCIAL

701 E Jackson St
Medford, OR 97504

MELISSA HAYES

Commercial Broker
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Melissa@horizoncommercialrealty.com
201251085, Oregon

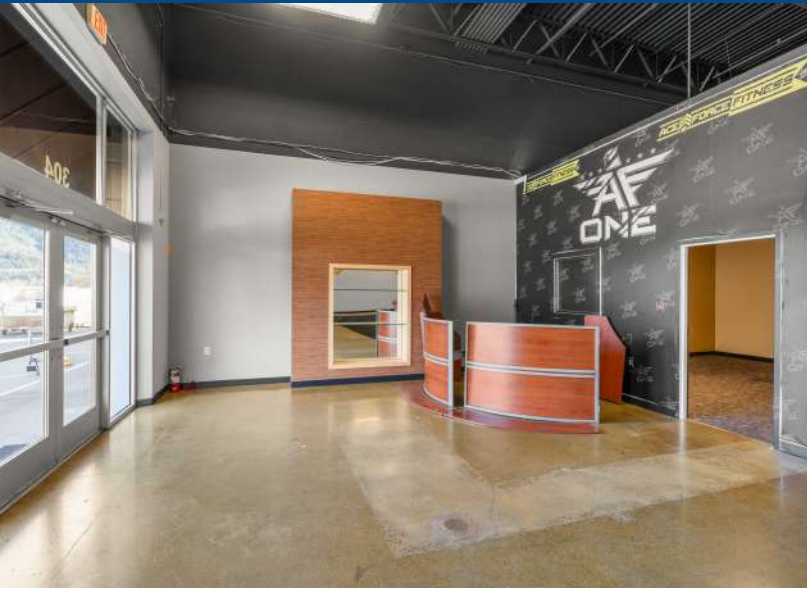
KELLER WILLIAMS REALTY SO. OR

Each office is independently
owned and operated



INTERIOR

304 NE Agness Ave Suite G, Grants Pass, OR 97526



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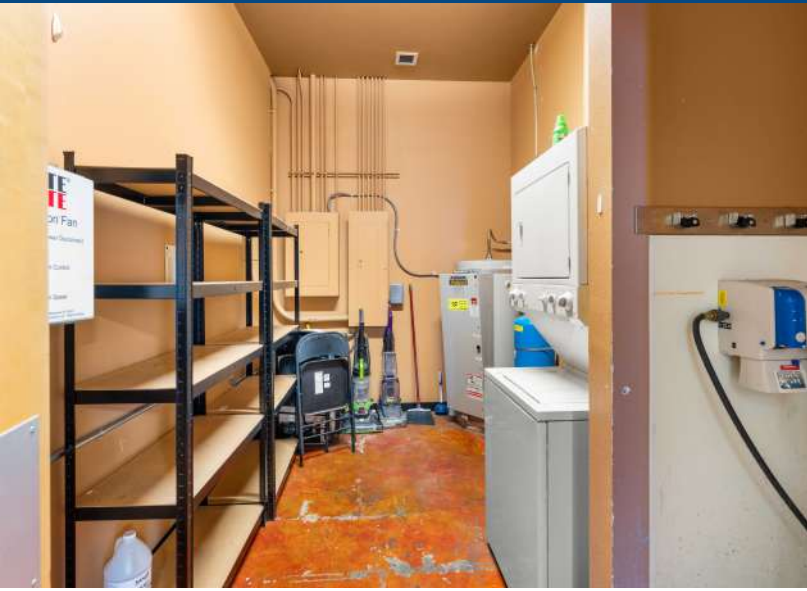
EXTERIOR AND PARKING

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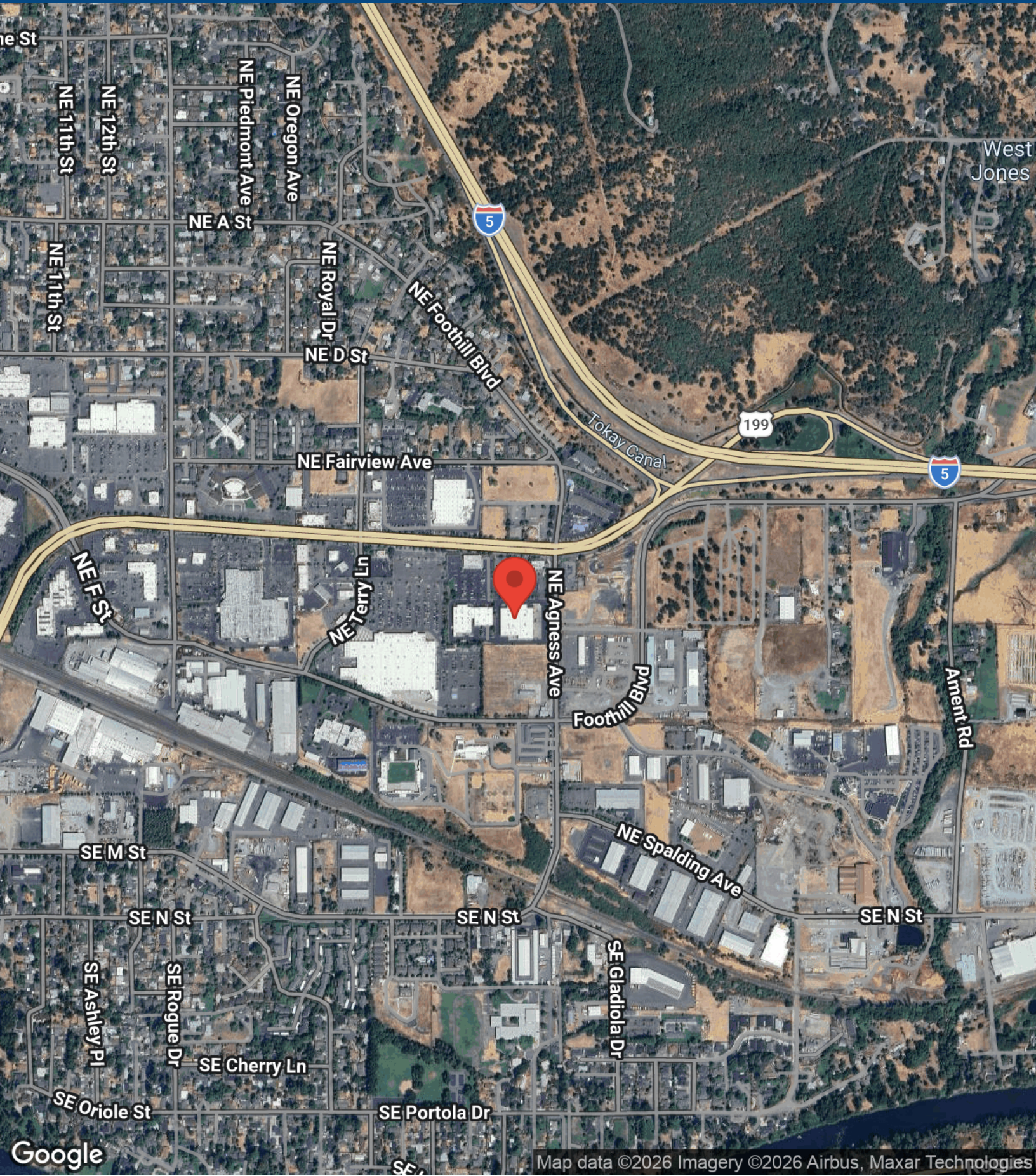
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AERIAL MAP

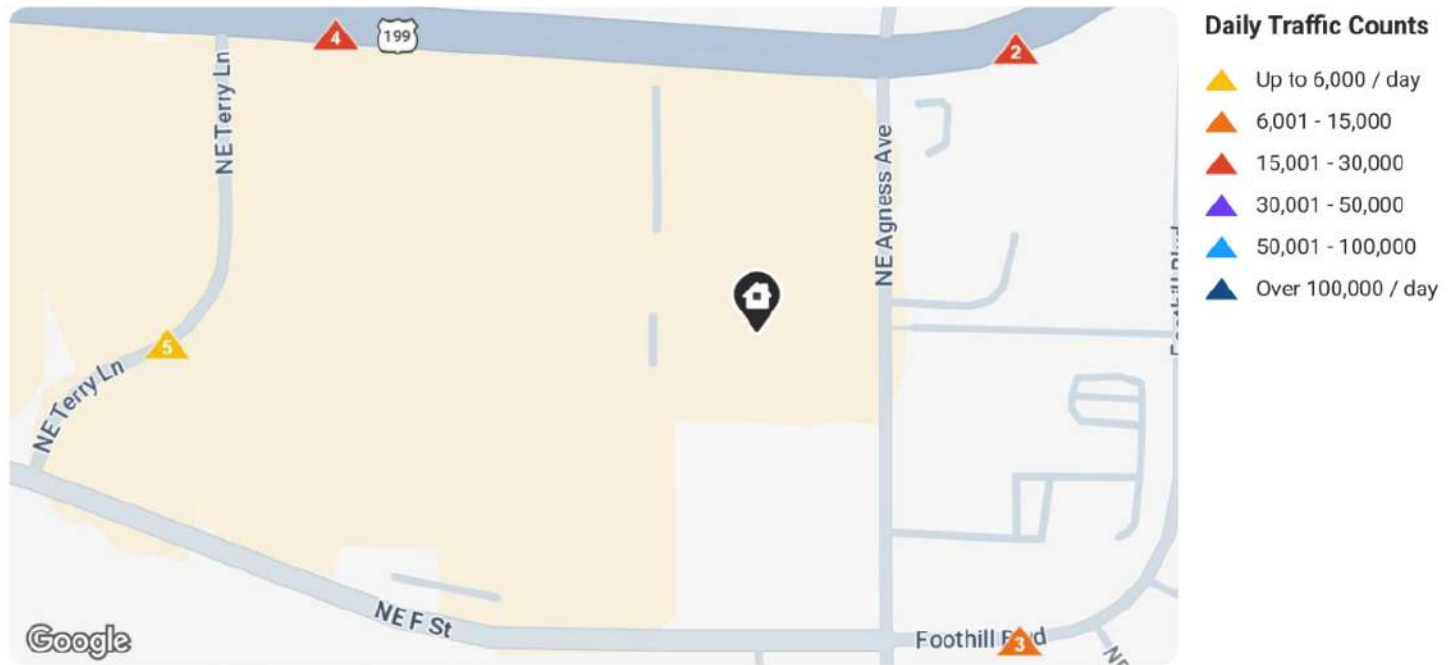
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Traffic Counts



Traffic Counts within 1 mile by Proximity

<p>▲ 25,674</p> <p>Grants Pass Parkway 2025 Est. daily traffic counts</p> <p>Cross: NE Terry Ln Cross Dir: W Distance: 0.07 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>▲ 31,382</td> <td>AADT</td> </tr> <tr> <td>2021</td> <td>▲ 35,064</td> <td>AADT</td> </tr> <tr> <td>2020</td> <td>▲ 18,214</td> <td>AADT</td> </tr> <tr> <td>2018</td> <td>▲ 19,000</td> <td>AADT</td> </tr> <tr> <td>2017</td> <td>▲ 18,300</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2022	▲ 31,382	AADT	2021	▲ 35,064	AADT	2020	▲ 18,214	AADT	2018	▲ 19,000	AADT	2017	▲ 18,300	AADT	<p>▲ 25,674</p> <p>Grants Pass Parkway 2025 Est. daily traffic counts</p> <p>Cross: NE Terry Ln Cross Dir: W Distance: 0.07 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>▲ 31,100</td> <td>AADT</td> </tr> <tr> <td>2020</td> <td>▲ 23,414</td> <td>AADT</td> </tr> <tr> <td>2018</td> <td>▲ 24,400</td> <td>AADT</td> </tr> <tr> <td>2017</td> <td>▲ 22,100</td> <td>AADT</td> </tr> <tr> <td>2016</td> <td>▲ 21,600</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2023	▲ 31,100	AADT	2020	▲ 23,414	AADT	2018	▲ 24,400	AADT	2017	▲ 22,100	AADT	2016	▲ 21,600	AADT	<p>▲ 6,620</p> <p>Foothill Boulevard 2025 Est. daily traffic counts</p> <p>Cross: NE Agness Ave Cross Dir: W Distance: 0.05 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>▲ 6,542</td> <td>AADT</td> </tr> <tr> <td>2022</td> <td>▲ 6,601</td> <td>AADT</td> </tr> <tr> <td>2021</td> <td>▲ 7,375</td> <td>AADT</td> </tr> <tr> <td>2020</td> <td>▲ 5,955</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2023	▲ 6,542	AADT	2022	▲ 6,601	AADT	2021	▲ 7,375	AADT	2020	▲ 5,955	AADT	<p>▲ 20,676</p> <p>Grants Pass Parkway 2025 Est. daily traffic counts</p> <p>Cross: Grants Pass Pkwy Cross Dir: W Distance: 0.04 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>▲ 20,388</td> <td>AADT</td> </tr> <tr> <td>2022</td> <td>▲ 20,573</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2023	▲ 20,388	AADT	2022	▲ 20,573	AADT	<p>▲ 2,183</p> <p>Northeast Terry Lane 2025 Est. daily traffic counts</p> <p>Cross: Grants Pass Pkwy Cross Dir: N Distance: 0.12 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>▲ 2,029</td> <td>AADT</td> </tr> <tr> <td>2022</td> <td>▲ 2,047</td> <td>AADT</td> </tr> <tr> <td>2020</td> <td>▲ 2,706</td> <td>AADT</td> </tr> <tr> <td>2018</td> <td>▲ 2,800</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2023	▲ 2,029	AADT	2022	▲ 2,047	AADT	2020	▲ 2,706	AADT	2018	▲ 2,800	AADT
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AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	5,997	36,176	52,700
Total Units	2,688	16,253	23,696
Median Income	\$56,617	\$58,552	\$61,406

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