

# ROGUE RIVER HWY

GRANTS PASS, OREGON



➤ FOR LEASE OR BUILD TO SUIT ◀

## ADDRESS

515 Rogue River Hwy, Grants Pass, OR 97527

## AVAILABLE

Building Size: ± 10,885 SF

Property Size: Four parcels totaling 1.15 AC

## RENTAL RATE

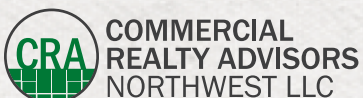
Please call for details

## TRAFFIC COUNTS

Rogue River Hwy – 11,566 ADT ('22)

## HIGHLIGHTS

- Prime location offers great visibility from both Rogue River Hwy (Hwy 99) and Hwy 199
- High growth area with strong redevelopment potential
- General Commercial (GC) zoning by City of Grants Pass allows for drive-thru use
- Currently operating as a full service restaurant/bar with 2nd floor apartment (availability starting in September 2022)
- Nearby tenants include Safeway, Walgreens, Planet Fitness, Dutch Bros, Les Schwab and Bi-Mart
- Traffic counts for Rogue River Hwy are 11,566 ADT



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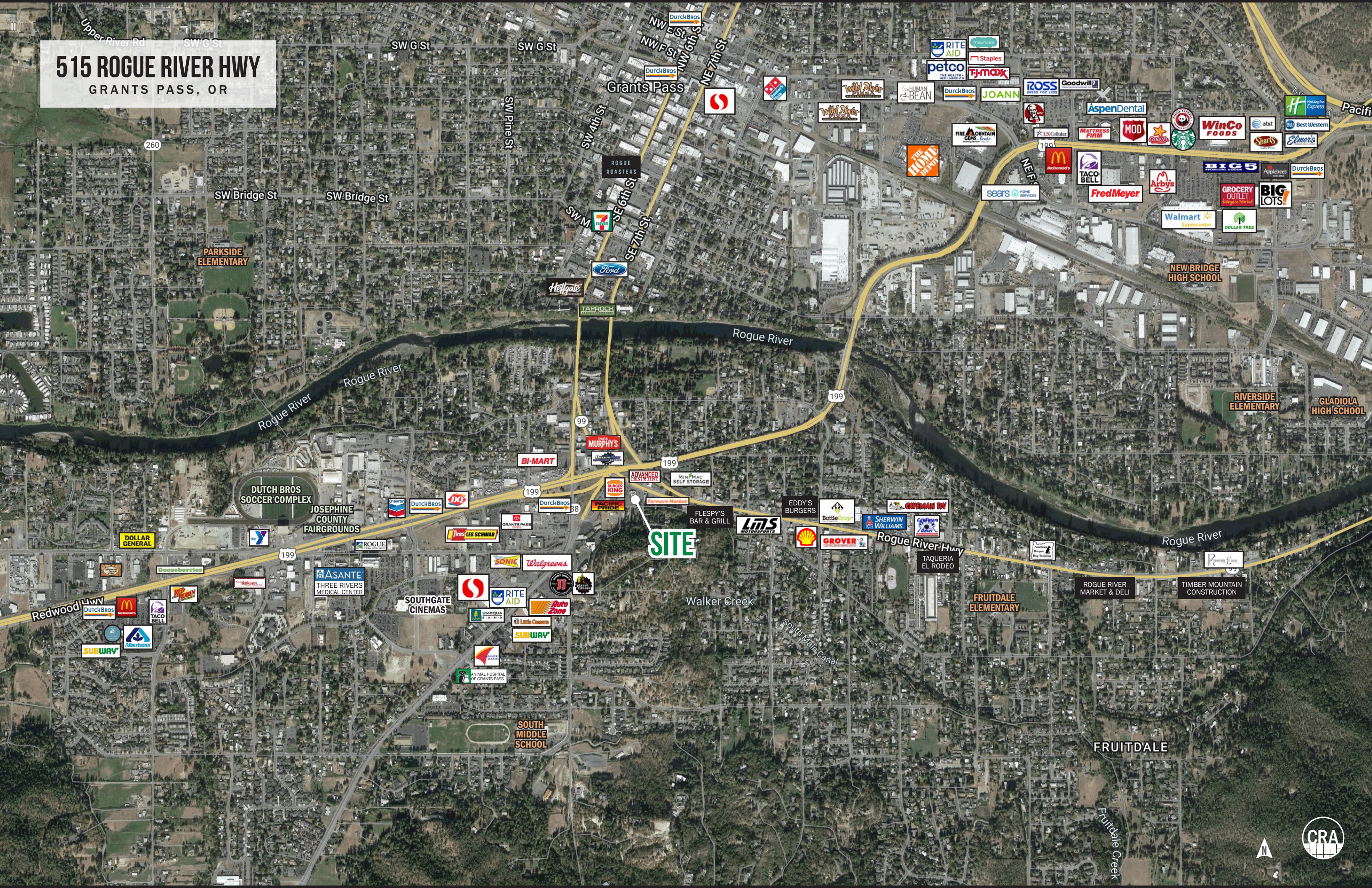
**503.274.0211**  
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RESTAURANT INTERIOR

# 515 ROGUE RIVER HWY

GRANTS PASS, OR



**SITE**



**515 ROGUE RIVER HWY**  
GRANTS PASS, OR

199

Redwood Hwy

**ADVANCED  
PRINT & TINT**

99

Rogue River Hwy

**SHOES  
RIGHT  
HERE**

**BURGER  
KING**

99

Rogue River Hwy

**SITE**

GRANTS PASS  
IRRIGATION  
DISTRICT

**PACIFIC  
PRIDE**

SOUTHERN  
OREGON  
AUDIO VISUAL

**Farmers Market**

Fruitdale Drive

CONSOLIDATED  
INSURANCE  
GROUP

Creek Road

Poplar Drive

South Main Canal

South Main Canal

 **PACIFIC  
VETERINARY  
CLINIC**



# GROUND FLOOR SITE PLAN

# 515 ROGUE RIVER HWY

GRANTS PASS, OR

**TOTAL EXTERIOR AREA: 9,252 SF**

**TOTAL INTERIOR AREA: 8,940 SF**



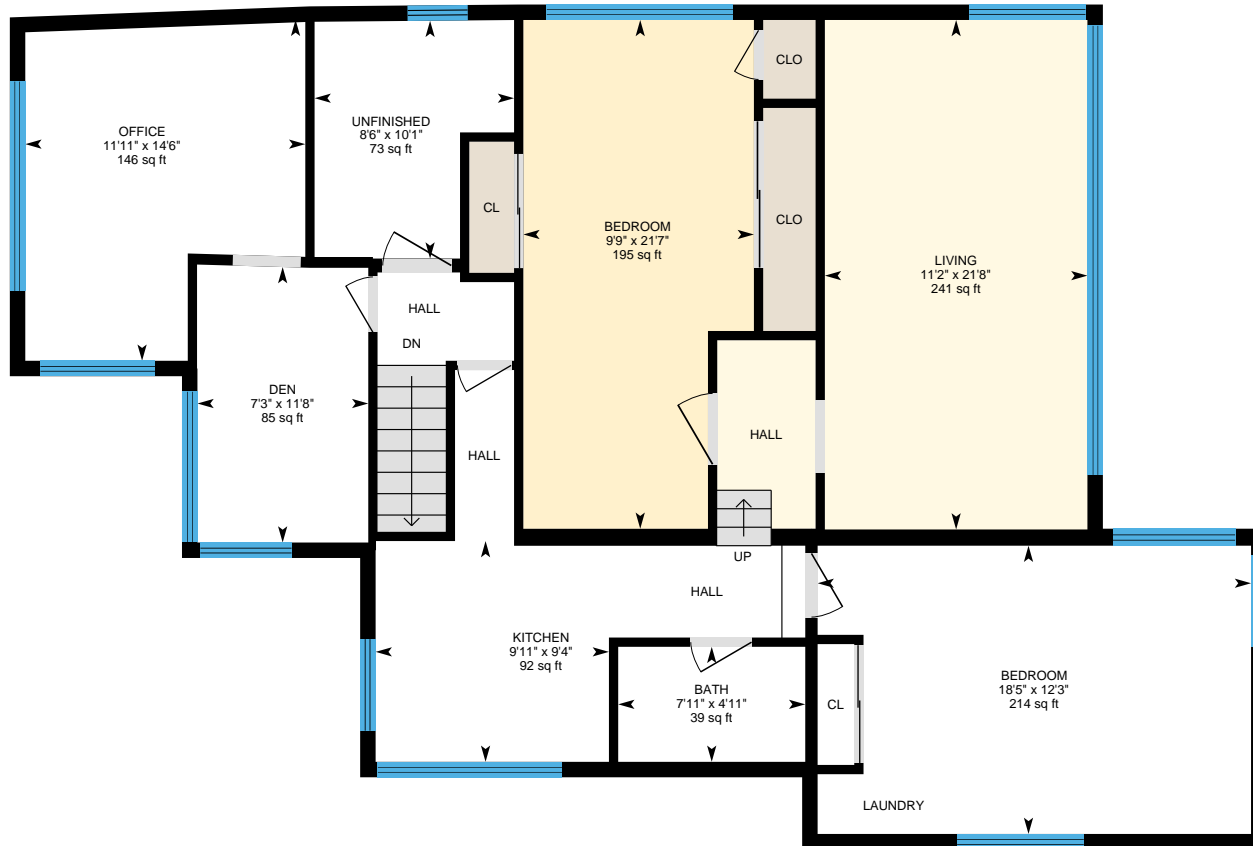
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# SECOND FLOOR SITE PLAN

515 ROGUE RIVER HWY  
GRANTS PASS, OR

TOTAL EXTERIOR AREA: 711 SF  
TOTAL INTERIOR AREA: 605 SF



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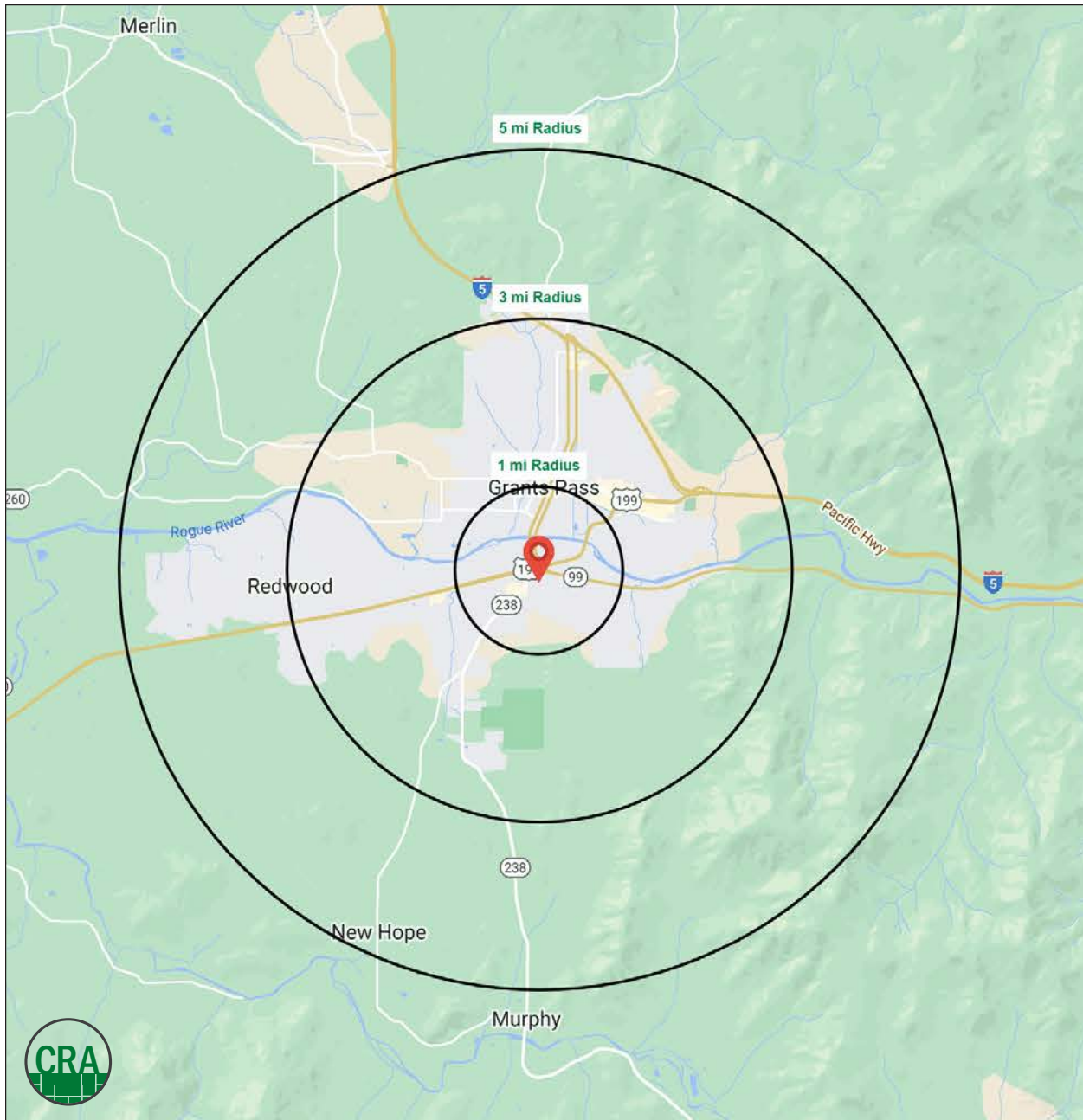


# DEMOGRAPHIC SUMMARY

# 515 ROGUE RIVER HWY GRANTS PASS, OR

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	9,797	45,381	56,045
Projected Population 2026	10,030	46,563	57,475
Average HH Income	\$59,425	\$66,571	\$69,816
Median Home Value	\$213,728	\$259,282	\$271,692
Daytime Demographics 16+	10,064	38,139	44,992

**39.7**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4244/-123.329

<b>515 Rogue River Hwy Grants Pass, OR 97527</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2021 Estimated Population	9,797	45,381	56,045
2026 Projected Population	10,030	46,563	57,475
2020 Census Population	9,897	45,203	55,986
2010 Census Population	9,197	41,867	51,811
Projected Annual Growth 2021 to 2026	0.5%	0.5%	0.5%
Historical Annual Growth 2010 to 2021	0.6%	0.8%	0.7%
2021 Median Age	39.7	41.3	43.0
<b>Households</b>			
2021 Estimated Households	4,087	18,392	22,636
2026 Projected Households	4,336	19,549	24,042
2020 Census Households	4,121	18,288	22,598
2010 Census Households	3,973	17,483	21,563
Projected Annual Growth 2021 to 2026	1.2%	1.3%	1.2%
Historical Annual Growth 2010 to 2021	0.3%	0.5%	0.5%
<b>Race and Ethnicity</b>			
2021 Estimated White	83.0%	83.7%	84.5%
2021 Estimated Black or African American	0.6%	1.1%	0.9%
2021 Estimated Asian or Pacific Islander	1.2%	1.3%	1.2%
2021 Estimated American Indian or Native Alaskan	1.4%	1.2%	1.1%
2021 Estimated Other Races	13.9%	12.7%	12.2%
2021 Estimated Hispanic	11.9%	10.7%	10.0%
<b>Income</b>			
2021 Estimated Average Household Income	\$59,425	\$66,571	\$69,816
2021 Estimated Median Household Income	\$45,295	\$51,409	\$53,156
2021 Estimated Per Capita Income	\$25,144	\$27,240	\$28,428
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.6%	1.5%
2021 Estimated Some High School (Grade Level 9 to 11)	10.2%	7.3%	7.2%
2021 Estimated High School Graduate	32.7%	32.4%	32.7%
2021 Estimated Some College	33.3%	32.0%	31.7%
2021 Estimated Associates Degree Only	8.7%	9.4%	9.1%
2021 Estimated Bachelors Degree Only	7.7%	10.3%	10.8%
2021 Estimated Graduate Degree	5.6%	7.0%	7.0%
<b>Business</b>			
2021 Estimated Total Businesses	790	2,543	2,856
2021 Estimated Total Employees	6,173	19,928	21,587
2021 Estimated Employee Population per Business	7.8	7.8	7.6
2021 Estimated Residential Population per Business	12.4	17.8	19.6



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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