

FOR LEASE

THE RIVERWAY

POTENTIAL DRIVE-THRU OPPORTUNITY



COMMERCIAL REDEVELOPMENT IN THE HEART OF GRANTS PASS

RENDERING – VIEW FROM 6TH STREET

LOCATION

735 SE 6th Street
Grants Pass, OR 97526

AVAILABLE SPACE

1,500 SF – 20,000 SF
Approximately 65 shared parking spaces
with Human Bean Coffee

RENTAL RATE

\$18-\$30/SF/YR, NNN
Please call for details

TRAFFIC COUNTS

SE 6th Avenue – 16,153 ADT ('22)
SE 7th Avenue – 19,795 ADT ('22)

HIGHLIGHTS

- The Riverway is a dynamic redevelopment project providing a critical link between downtown Grants Pass and the beautiful Rogue River. With over 30,000 vehicle trips daily, the site has some of the best commercial visibility in Grants Pass combined with moderate travel speeds.
- The property is only five blocks from both downtown and the river. The site is completely refreshed, with enlarged pedestrian walkways and lush Pacific Northwest landscaping.
- The prominent 21,600 SF two-story building has been renovated into a vibrant office/retail environment. The building renovation includes a refresh of existing building facades to a northwest contemporary architecture style.
- The east side of the building near 7th street, is approved for a drive-thru fast-food use with a traffic study already approved. The west side of the building features an area with prominent 2-story windows and gorgeous views of the mountains.

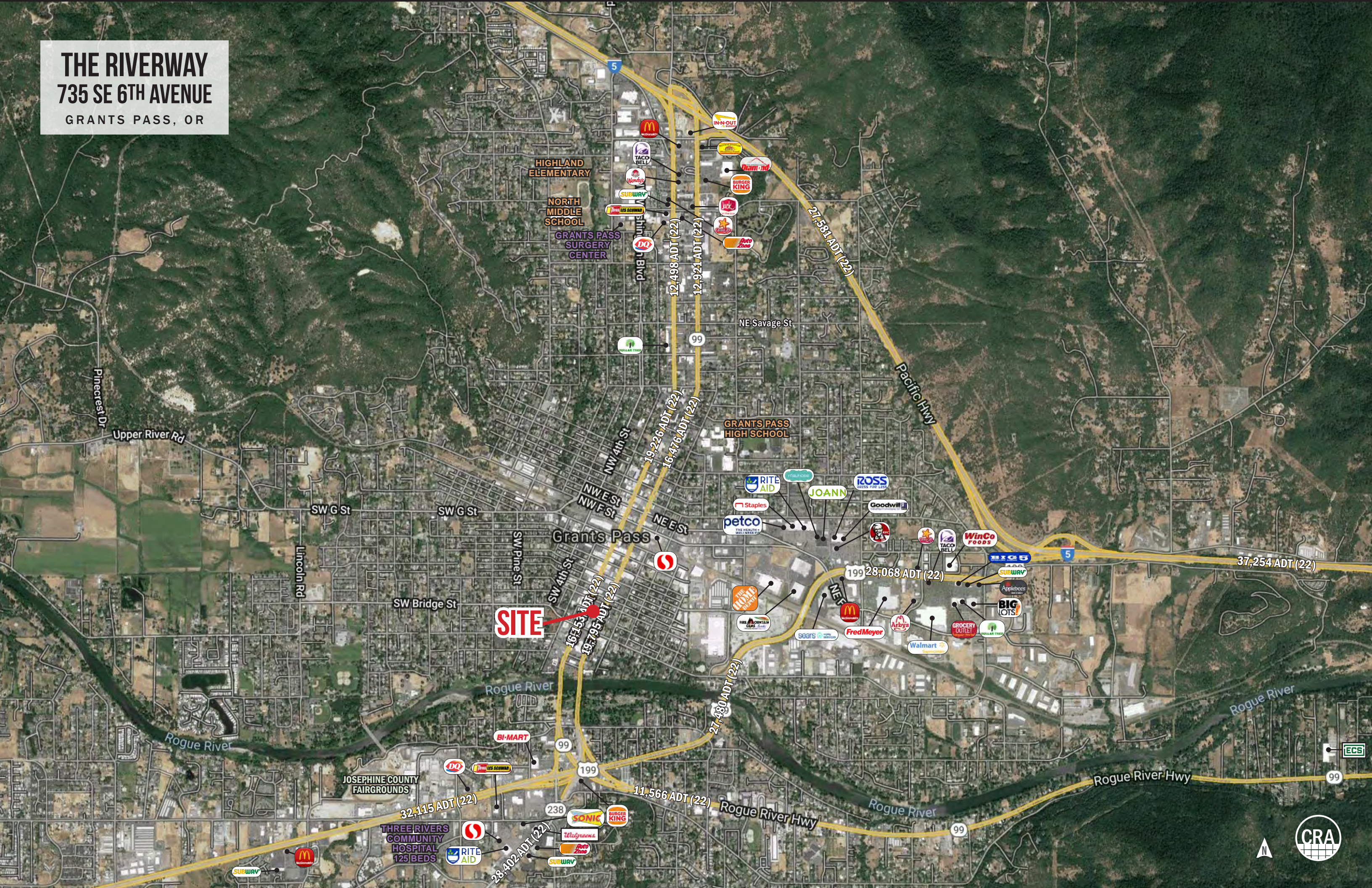


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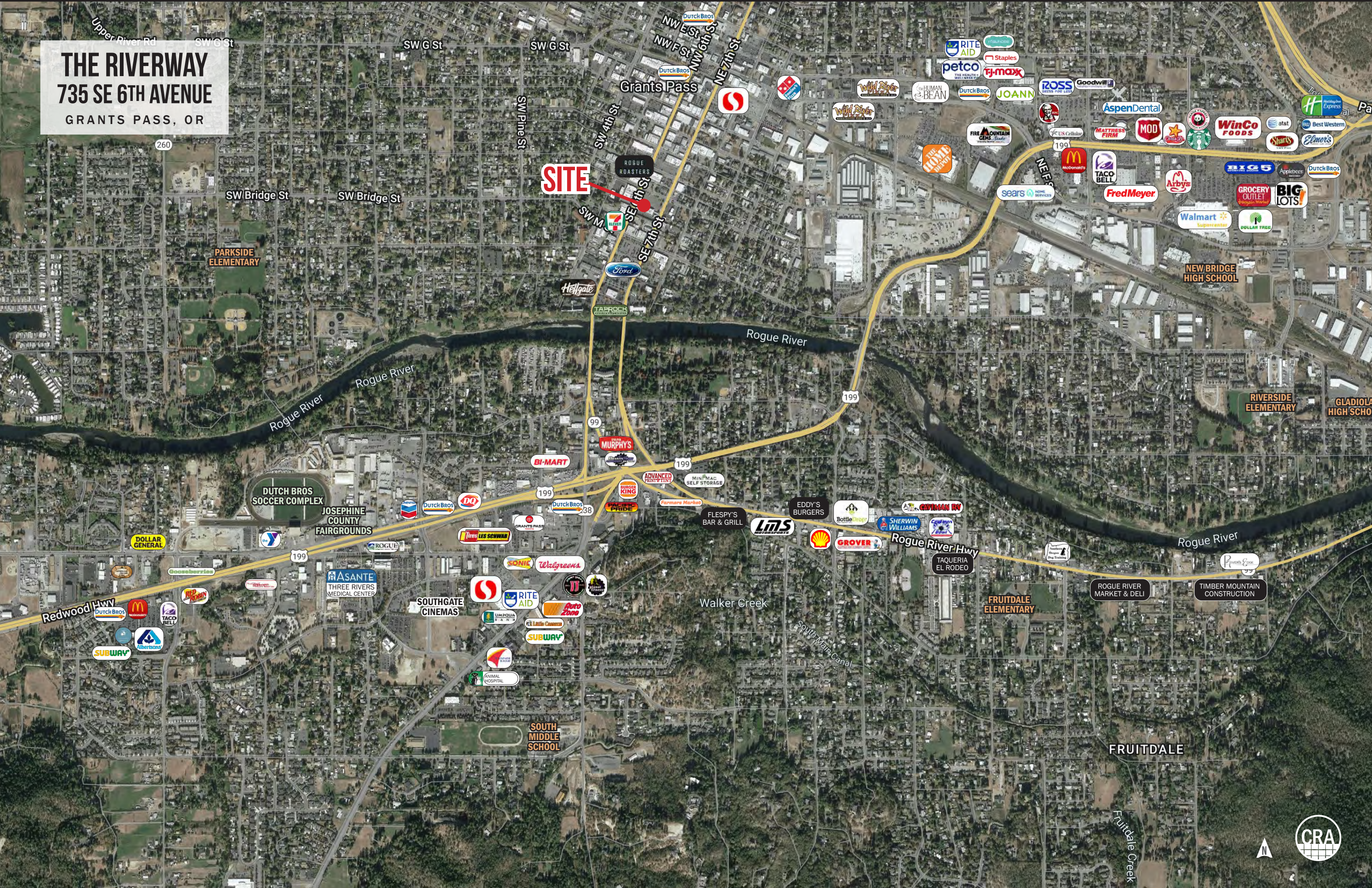
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THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR



THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR



SITE



THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR



DISCOVERY INN

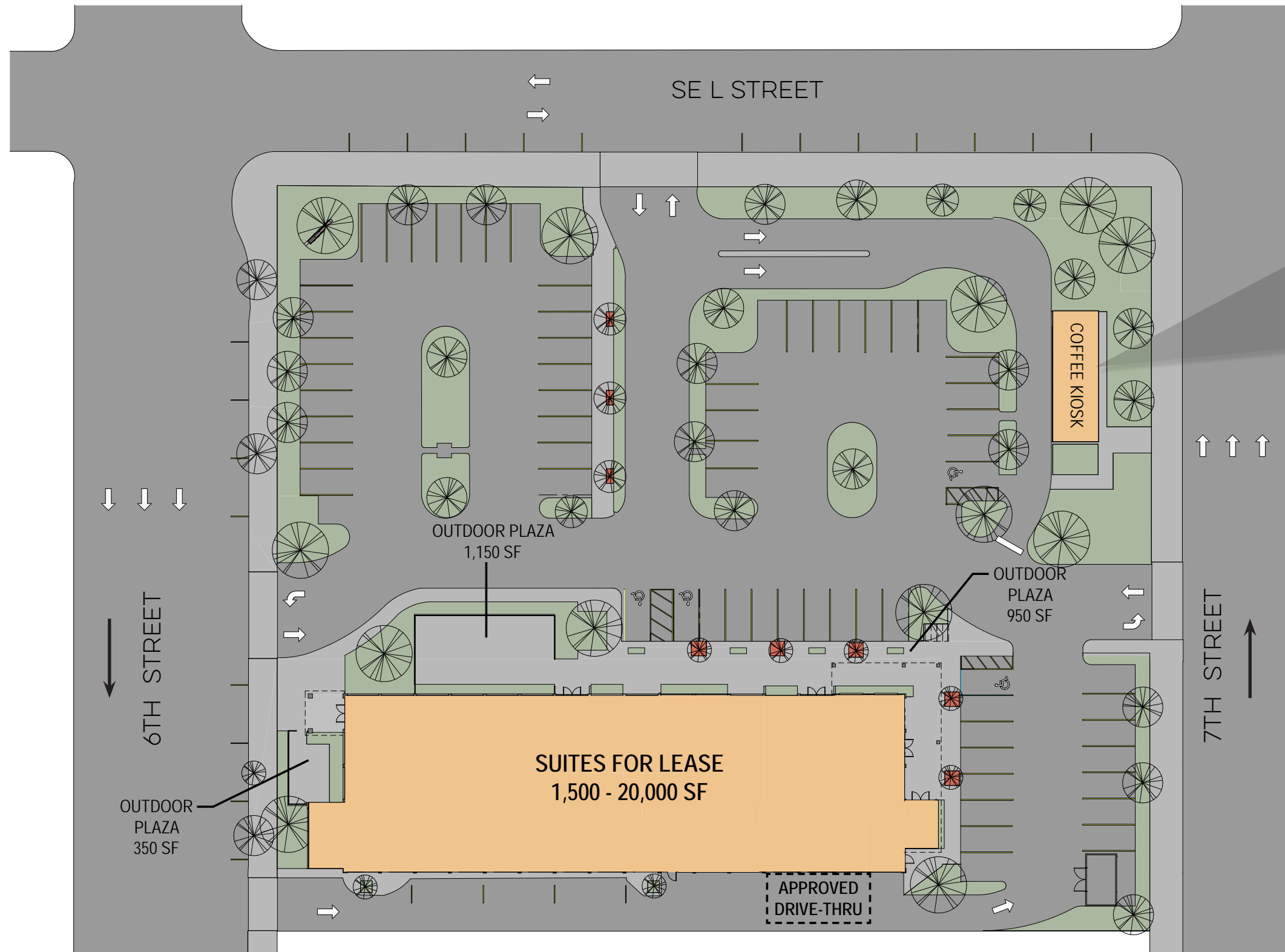
SITE





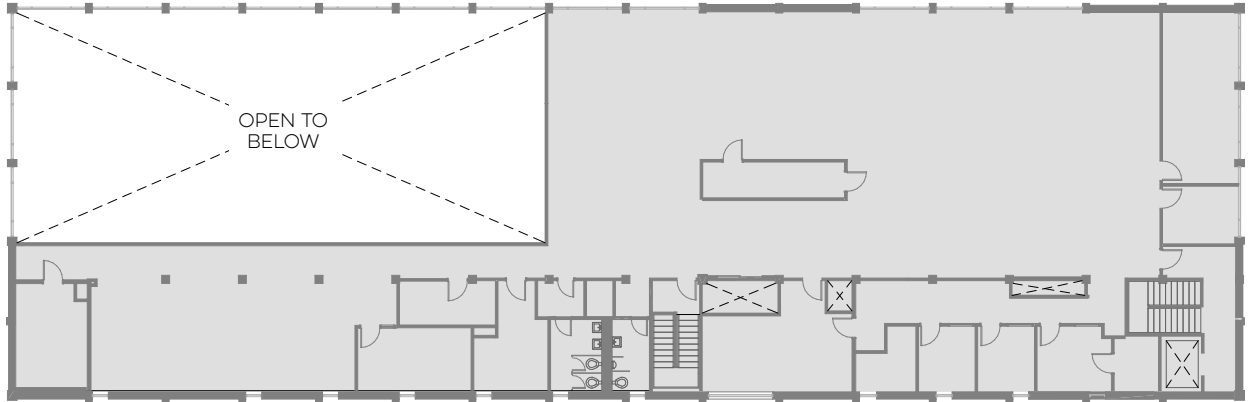
SITE PLAN

THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR

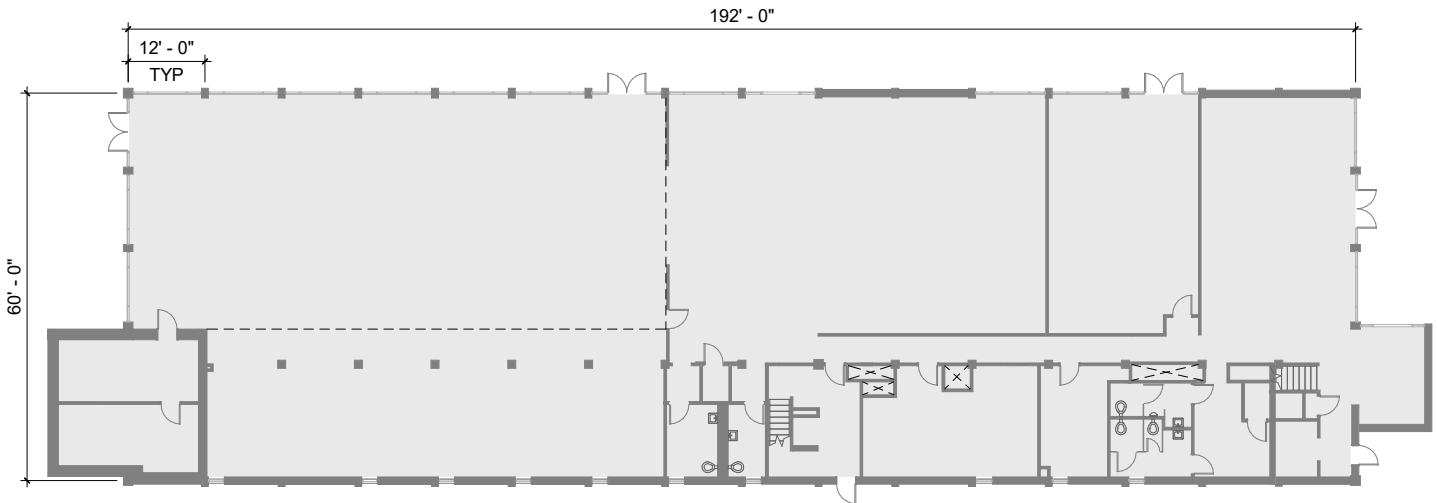


EXISTING FLOOR PLANS

SECOND FLOOR PLAN

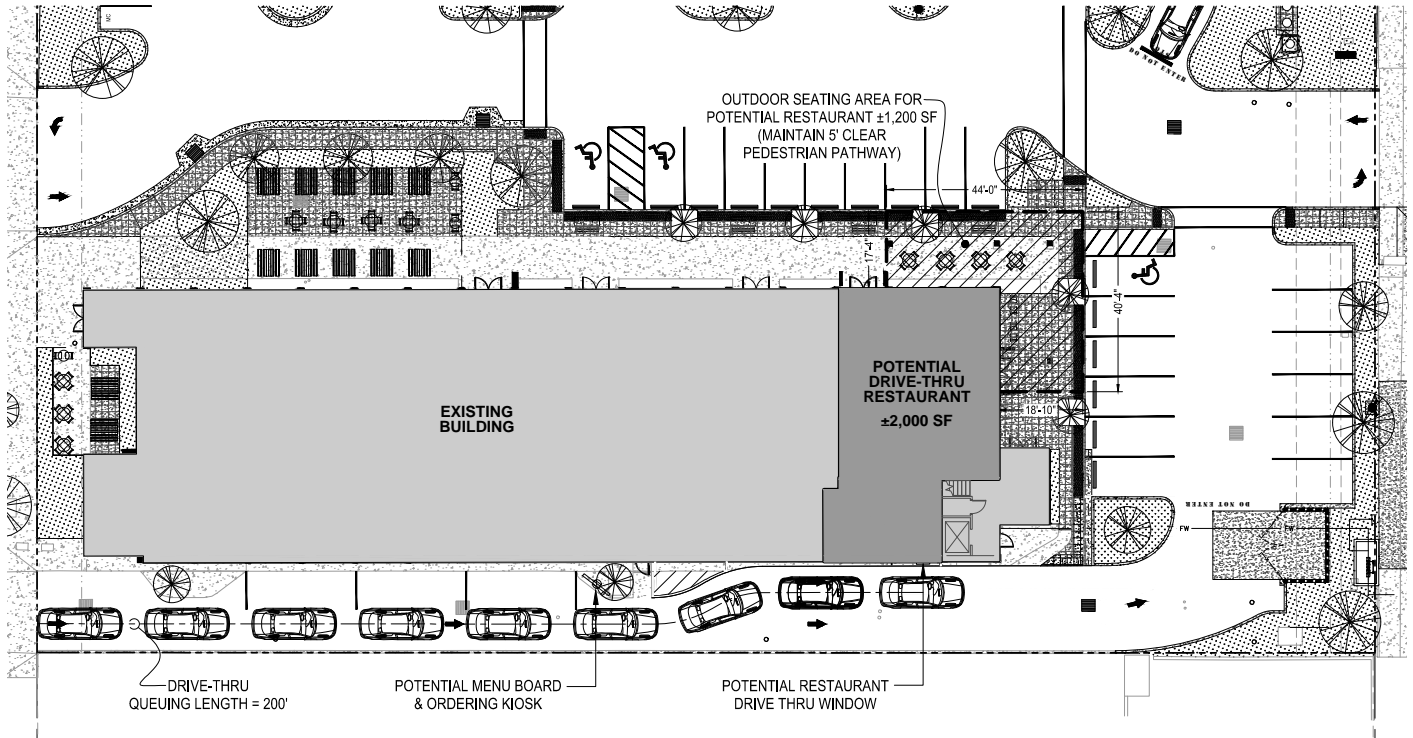


GROUND FLOOR PLAN

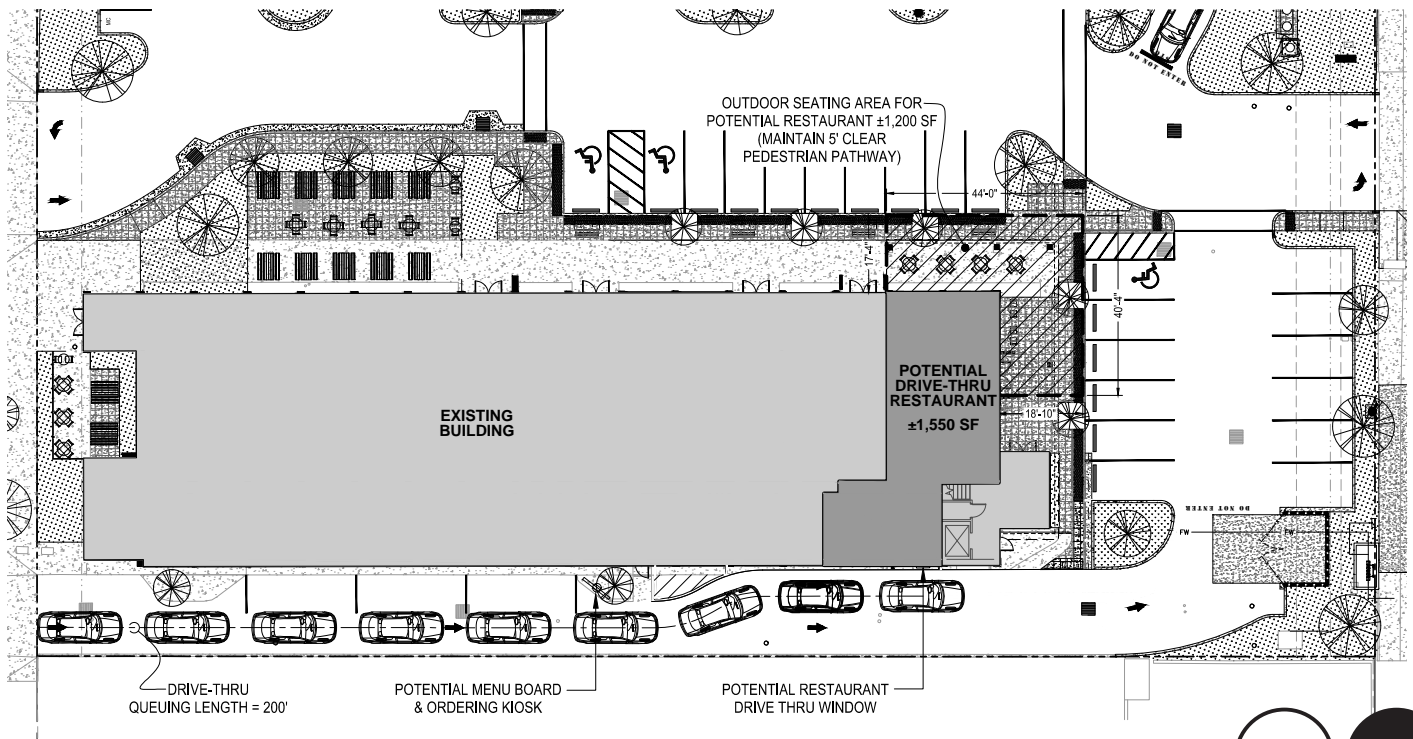


POTENTIAL DRIVE THRU OPTIONS

OPTION 1



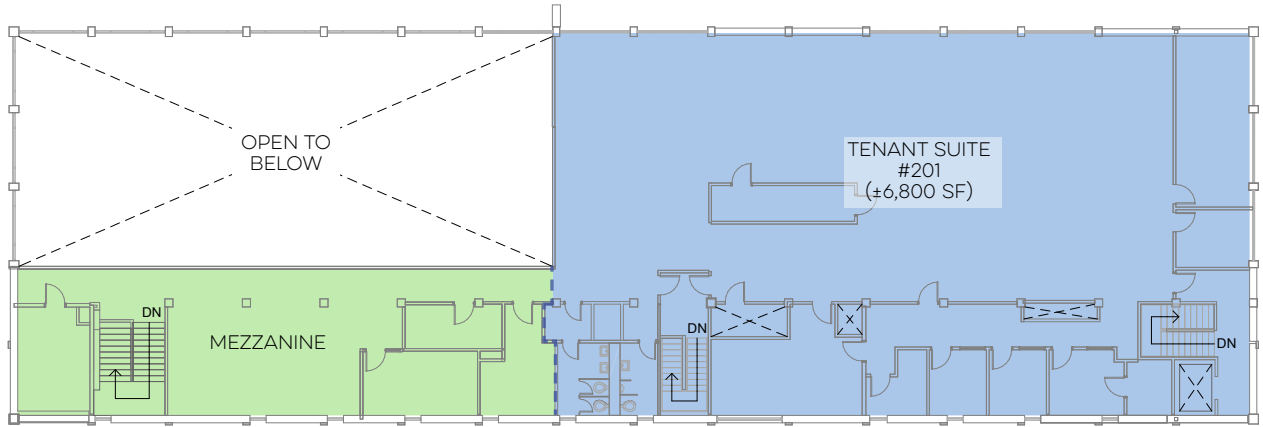
OPTION 2



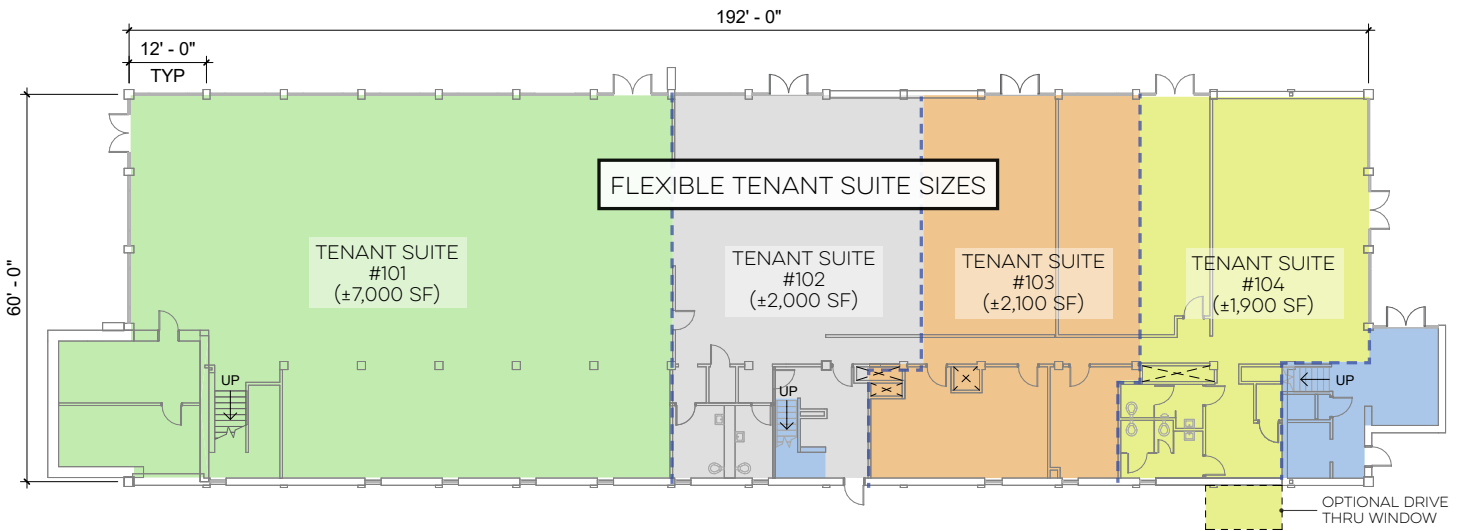
POTENTIAL TENANT LAYOUT
OPTION 1

THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR

SECOND FLOOR PLAN



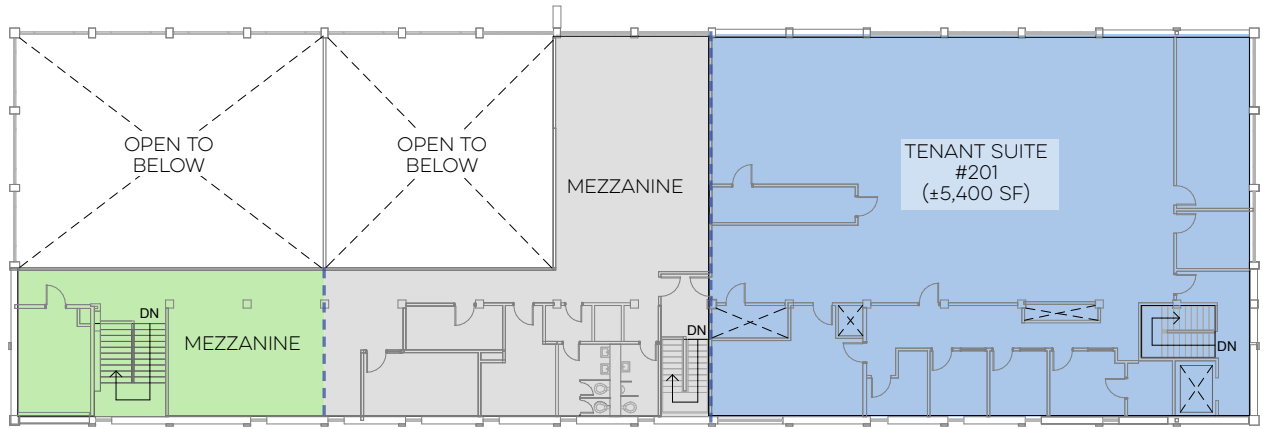
GROUND FLOOR PLAN



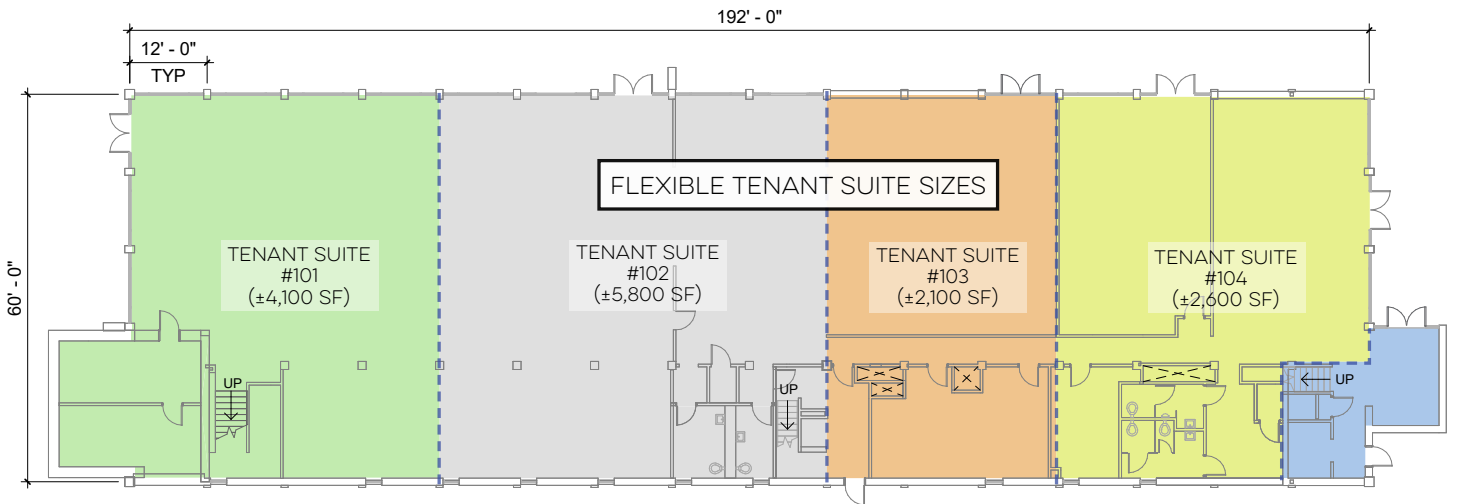
POTENTIAL TENANT LAYOUT
OPTION 2

THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR

SECOND FLOOR PLAN



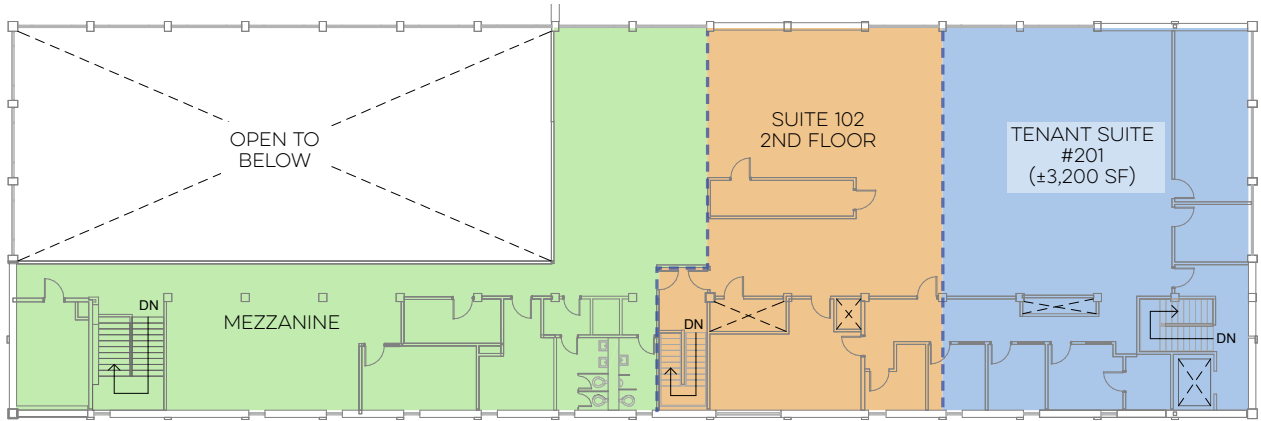
GROUND FLOOR PLAN



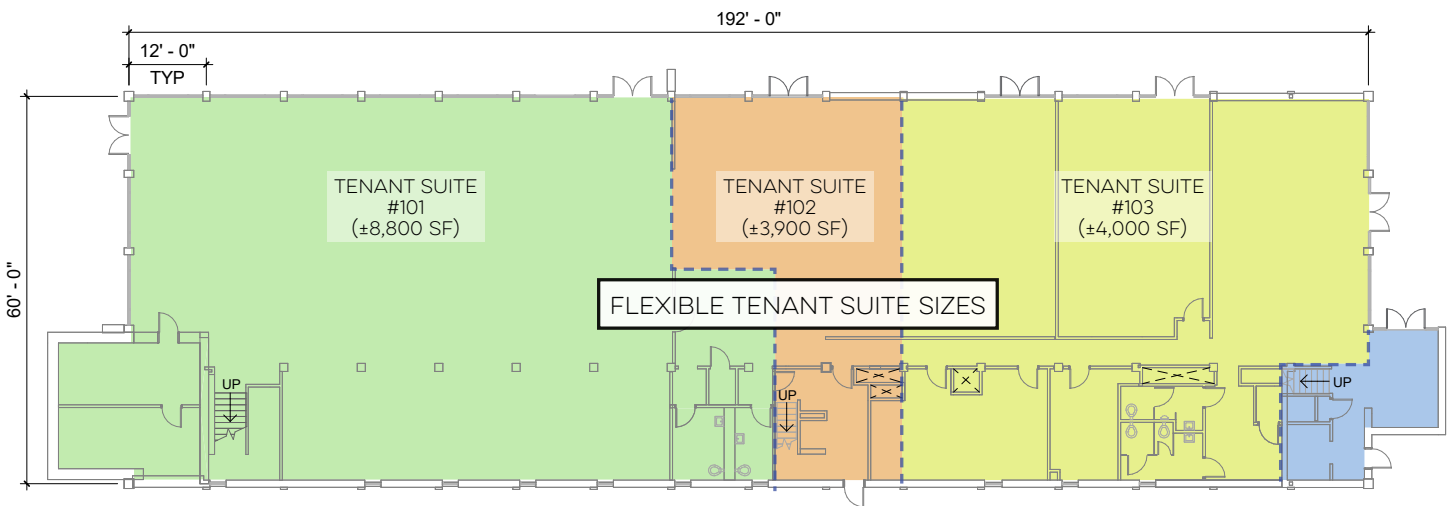
POTENTIAL TENANT LAYOUT OPTION 3

THE RIVERWAY 735 SE 6TH AVENUE GRANTS PASS, OR

SECOND FLOOR PLAN



GROUND FLOOR PLAN



THE RIVERWAY

735 SE 6TH AVENUE

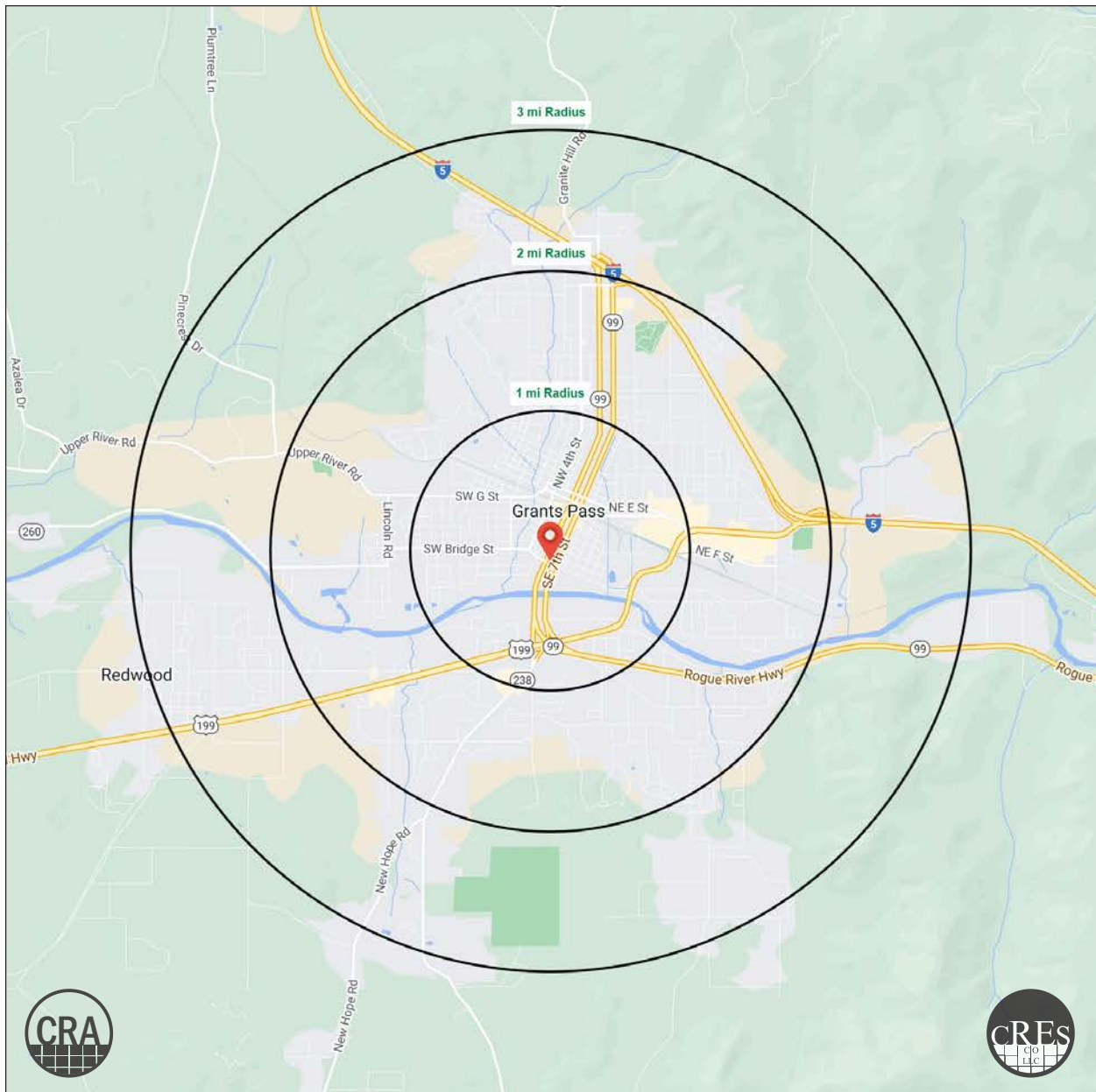
GRANTS PASS, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	12,627	32,900	45,290
Projected Population 2028	13,240	34,215	47,119
Average HH Income	\$70,661	\$78,781	\$83,684
Median Home Value	\$331,922	\$345,548	\$359,318
Daytime Demographics 16+	13,564	30,401	38,006
Median Age	37.4	40.8	41.9

12,627
Estimated Population 2023
1 MILE RADIUS

37.4
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4347/-123.3292

735 SE 6th St Grants Pass, OR 97526	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	12,627	32,900	45,290
2028 Projected Population	13,240	34,215	47,119
2020 Census Population	12,613	32,630	44,767
2010 Census Population	11,991	30,382	41,391
Projected Annual Growth 2023 to 2028	1.0%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	0.4%	0.6%	0.7%
2023 Median Age	37.4	40.8	41.9
Households			
2023 Estimated Households	5,275	13,746	18,669
2028 Projected Households	5,539	14,319	19,462
2020 Census Households	5,207	13,474	18,229
2010 Census Households	5,104	12,807	17,284
Projected Annual Growth 2023 to 2028	1.0%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.6%
Race and Ethnicity			
2023 Estimated White	86.1%	86.5%	87.0%
2023 Estimated Black or African American	1.1%	1.5%	1.3%
2023 Estimated Asian or Pacific Islander	1.4%	1.5%	1.4%
2023 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2023 Estimated Other Races	10.3%	9.6%	9.4%
2023 Estimated Hispanic	11.4%	10.3%	9.9%
Income			
2023 Estimated Average Household Income	\$70,661	\$78,781	\$83,684
2023 Estimated Median Household Income	\$43,190	\$52,878	\$55,818
2023 Estimated Per Capita Income	\$29,960	\$33,338	\$34,897
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.5%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	7.7%	7.7%	7.2%
2023 Estimated High School Graduate	34.1%	30.6%	29.7%
2023 Estimated Some College	33.4%	31.6%	32.1%
2023 Estimated Associates Degree Only	9.3%	10.4%	10.2%
2023 Estimated Bachelors Degree Only	8.5%	11.3%	12.3%
2023 Estimated Graduate Degree	4.6%	5.9%	6.2%
Business			
2023 Estimated Total Businesses	1,186	2,292	2,677
2023 Estimated Total Employees	9,016	17,278	19,511
2023 Estimated Employee Population per Business	7.6	7.5	7.3
2023 Estimated Residential Population per Business	10.6	14.4	16.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE

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