

FOR LEASE

THE RIVERWAY



COMMERCIAL REDEVELOPMENT IN THE HEART OF GRANTS PASS

RENDERING - VIEW FROM 6TH STREET

LOCATION

735 SE 6th Street
Grants Pass, OR 97526

AVAILABLE SPACE

3,400 SF | Second floor space
Approximately 65 shared parking spaces
with Human Bean Coffee

RENTAL RATE

\$16 SF/YR, NNN for warm shell
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.



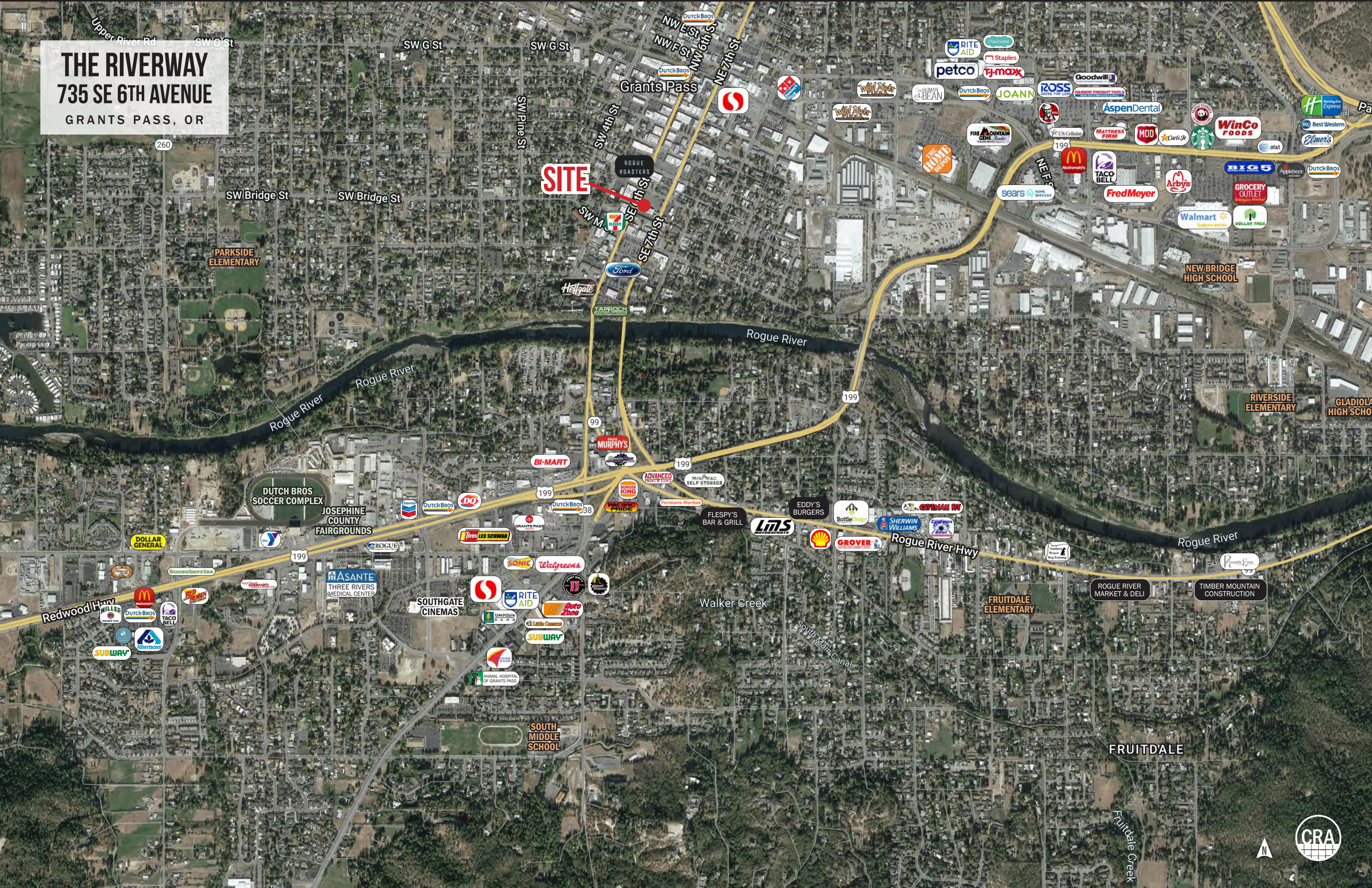
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SAM GRESSETT

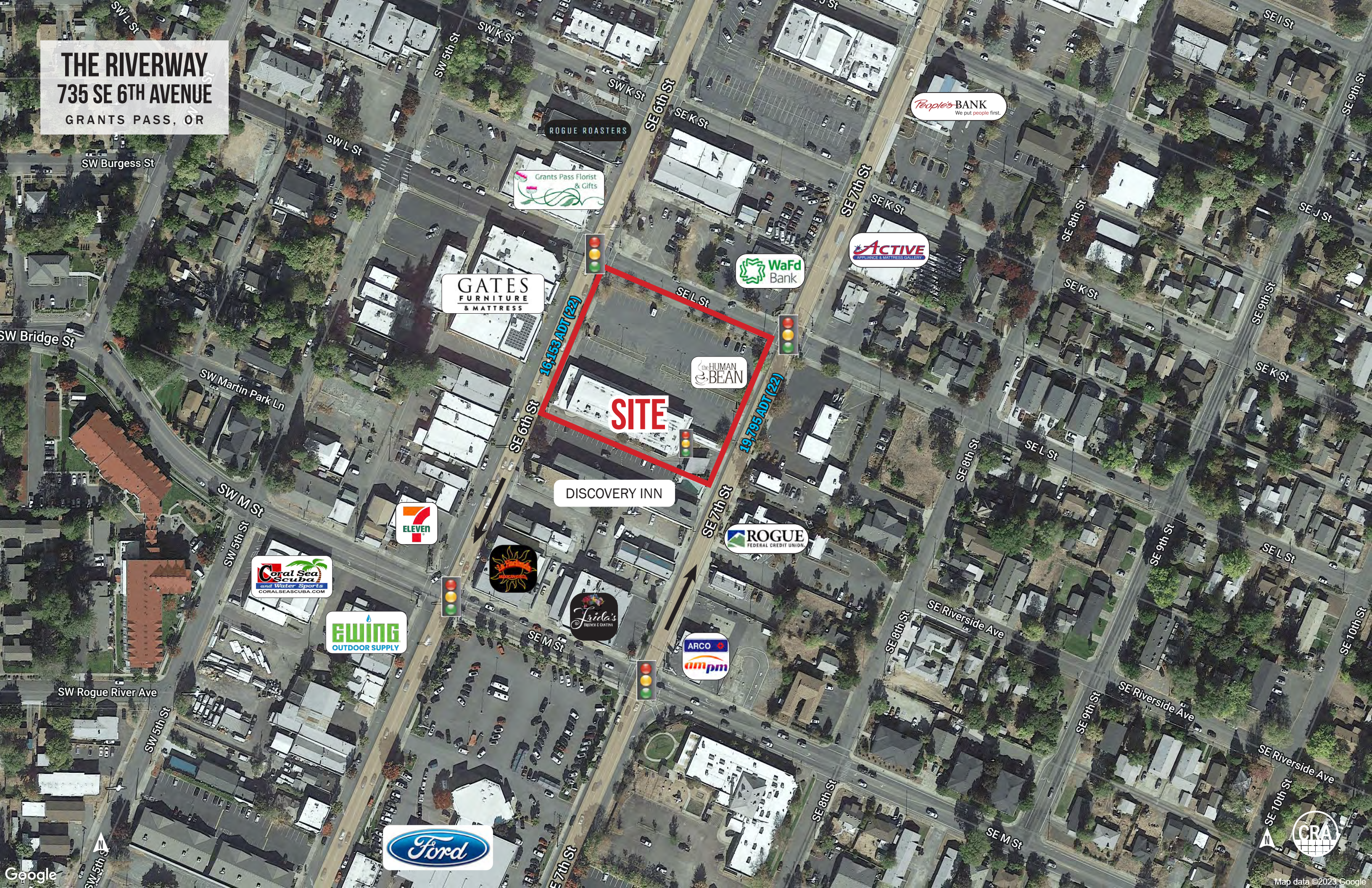
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THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR



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SITE

DISCOVERY INN

GATES
FURNITURE
& MATTRESS

Grants Pass Florist
& Gifts

People's BANK
We put people first.

ACTIVE
APPLIANCE & MATTRESS GALLERY

WaFd
Bank

the HUMAN
BEAN

7
ELEVEN

Coral Sea
Scuba
and Water Sports
CORALSEASCUBA.COM

EWING
OUTDOOR SUPPLY

Frida's
BRUNCH & CANTINA

ROGUE
FEDERAL CREDIT UNION

ARCO
ampm

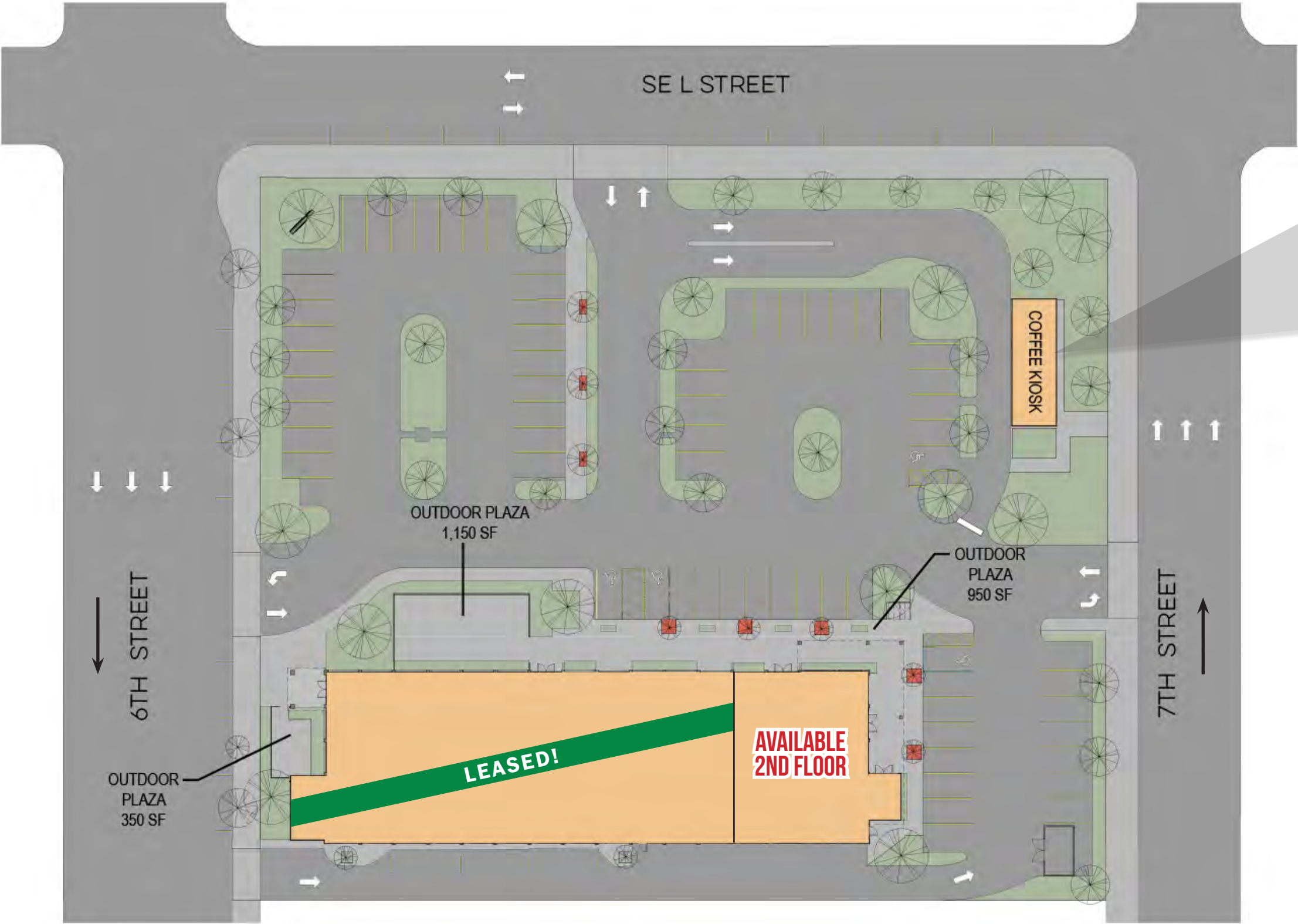
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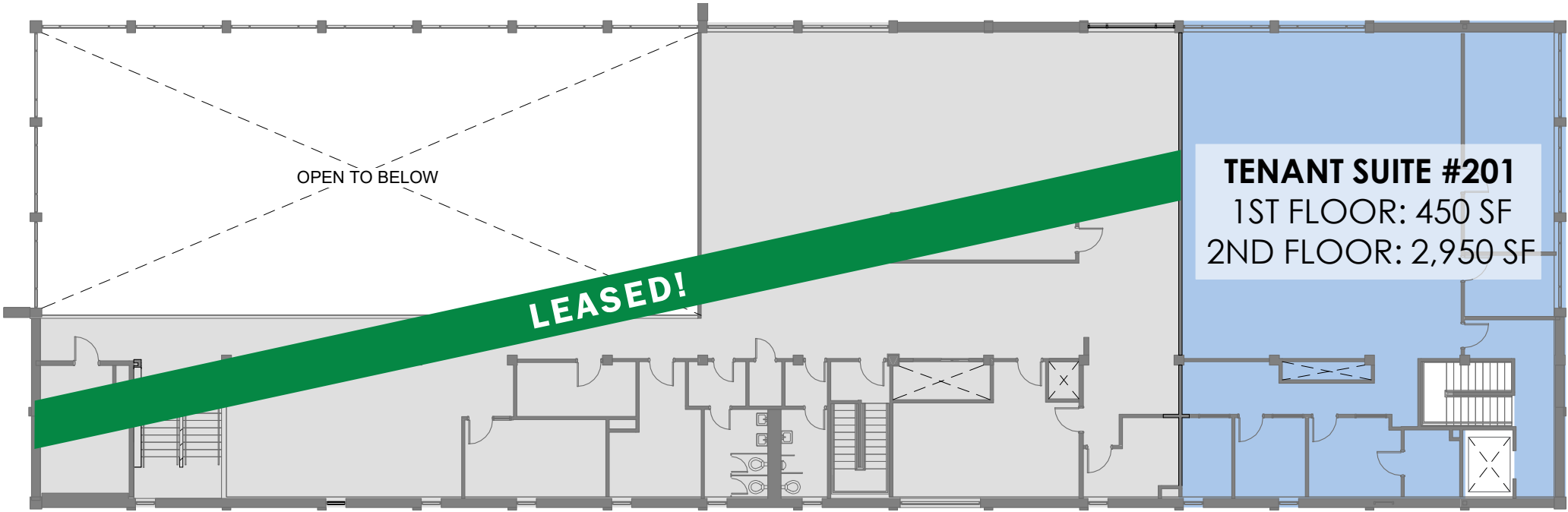
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SITE PLAN

THE RIVERWAY
735 SE 6TH AVENUE
GRANTS PASS, OR



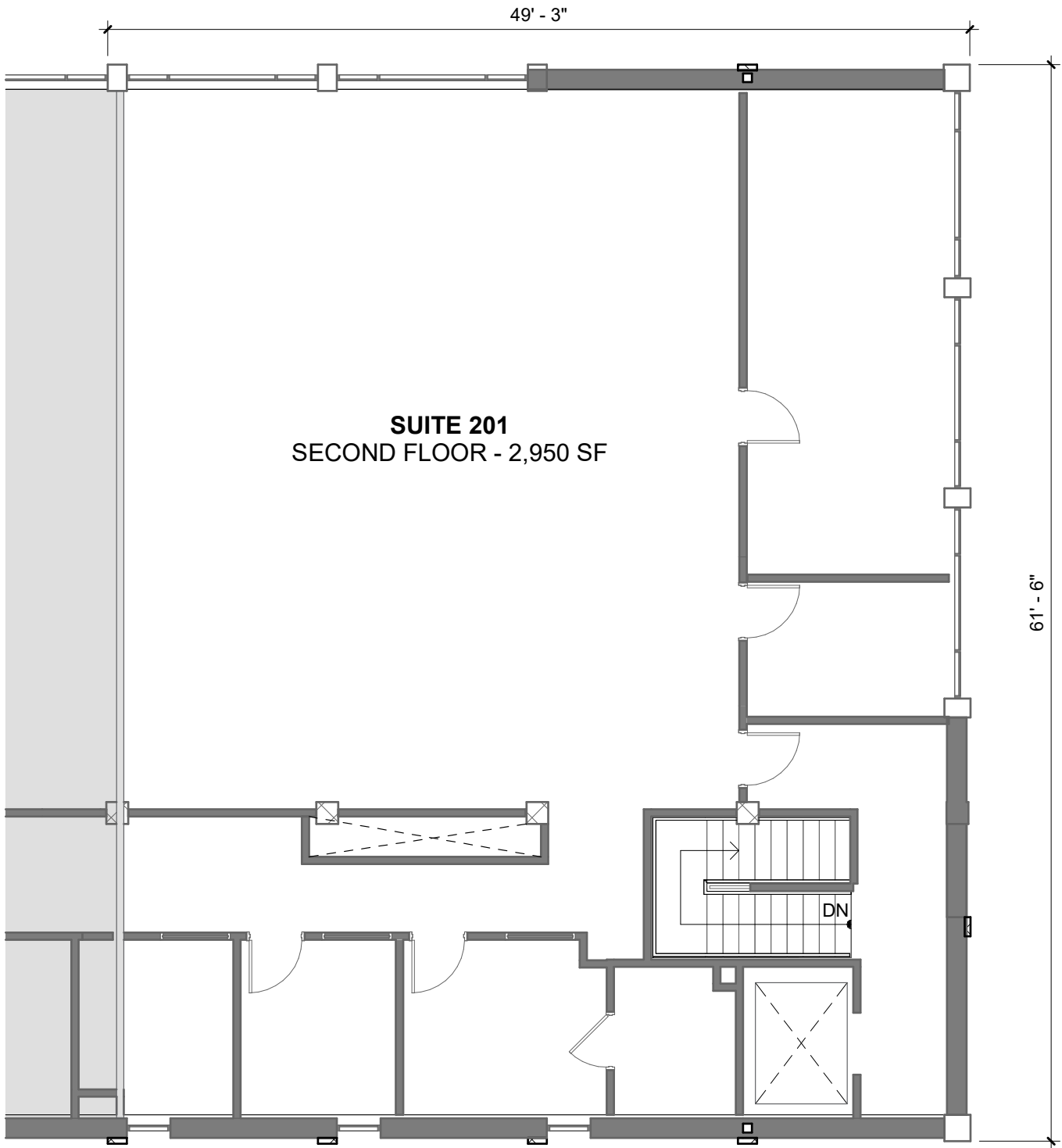


SECOND FLOOR PLAN

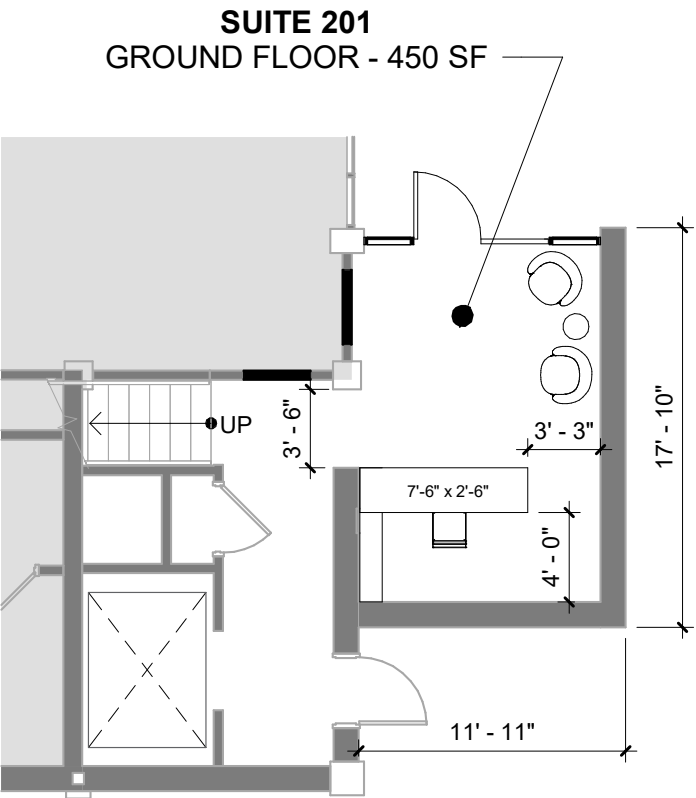


GROUND FLOOR PLAN





2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR
1/8" = 1'-0"

THE RIVERWAY

735 SE 6TH AVENUE

GRANTS PASS, OR

DEMOGRAPHIC SUMMARY

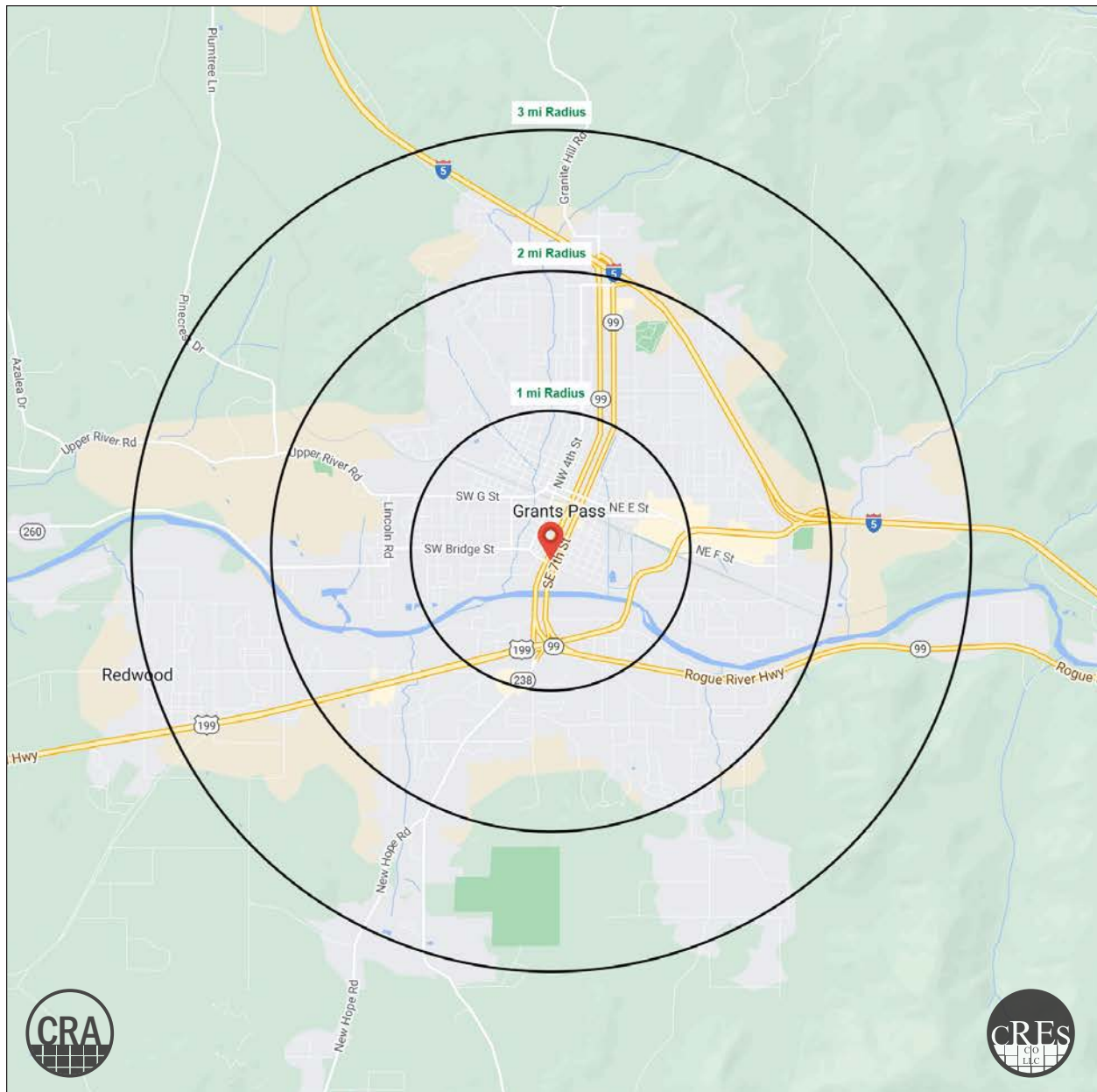
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	12,676	32,686	44,818
Projected Population 2029	12,837	32,873	45,048
Average HH Income	\$66,245	\$77,704	\$83,496
Median Home Value	\$368,454	\$380,268	\$387,389
Daytime Demographics 16+	13,383	30,192	37,638
Median Age	39.0	41.8	43.2

12,676

Estimated Population 2024
1 MILE RADIUS

39.0

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4347/-123.3292

The Riverway	1 mi	2 mi	3 mi
Grants Pass, OR 97526	radius	radius	radius
Population			
2024 Estimated Population	12,676	32,686	44,818
2029 Projected Population	12,837	32,873	45,048
2020 Census Population	12,613	32,630	44,767
2010 Census Population	11,991	30,382	41,391
Projected Annual Growth 2024 to 2029	0.3%	0.1%	0.1%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.6%
2024 Median Age	39.0	41.8	43.2
Households			
2024 Estimated Households	5,324	13,597	18,447
2029 Projected Households	5,279	13,401	18,176
2020 Census Households	5,207	13,474	18,229
2010 Census Households	5,104	12,807	17,284
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.5%
Race and Ethnicity			
2024 Estimated White	87.3%	87.5%	87.7%
2024 Estimated Black or African American	1.0%	0.8%	0.8%
2024 Estimated Asian or Pacific Islander	1.4%	1.6%	1.5%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
2024 Estimated Other Races	9.5%	9.2%	9.2%
2024 Estimated Hispanic	9.6%	9.3%	9.2%
Income			
2024 Estimated Average Household Income	\$66,245	\$77,704	\$83,496
2024 Estimated Median Household Income	\$45,858	\$54,698	\$57,986
2024 Estimated Per Capita Income	\$28,237	\$32,598	\$34,673
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.5%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	8.0%	7.9%	7.5%
2024 Estimated High School Graduate	36.6%	32.6%	31.8%
2024 Estimated Some College	30.4%	29.6%	29.6%
2024 Estimated Associates Degree Only	9.9%	10.2%	10.0%
2024 Estimated Bachelors Degree Only	8.5%	10.8%	11.9%
2024 Estimated Graduate Degree	4.2%	6.4%	7.0%
Business			
2024 Estimated Total Businesses	1,163	2,294	2,678
2024 Estimated Total Employees	8,812	17,291	19,518
2024 Estimated Employee Population per Business	7.6	7.5	7.3
2024 Estimated Residential Population per Business	10.9	14.2	16.7

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE

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 **541.944.1689**



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