

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 – 16,287 ADT ('25)  
SE 7th Avenue – 15,131 ADT ('25)

### 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.



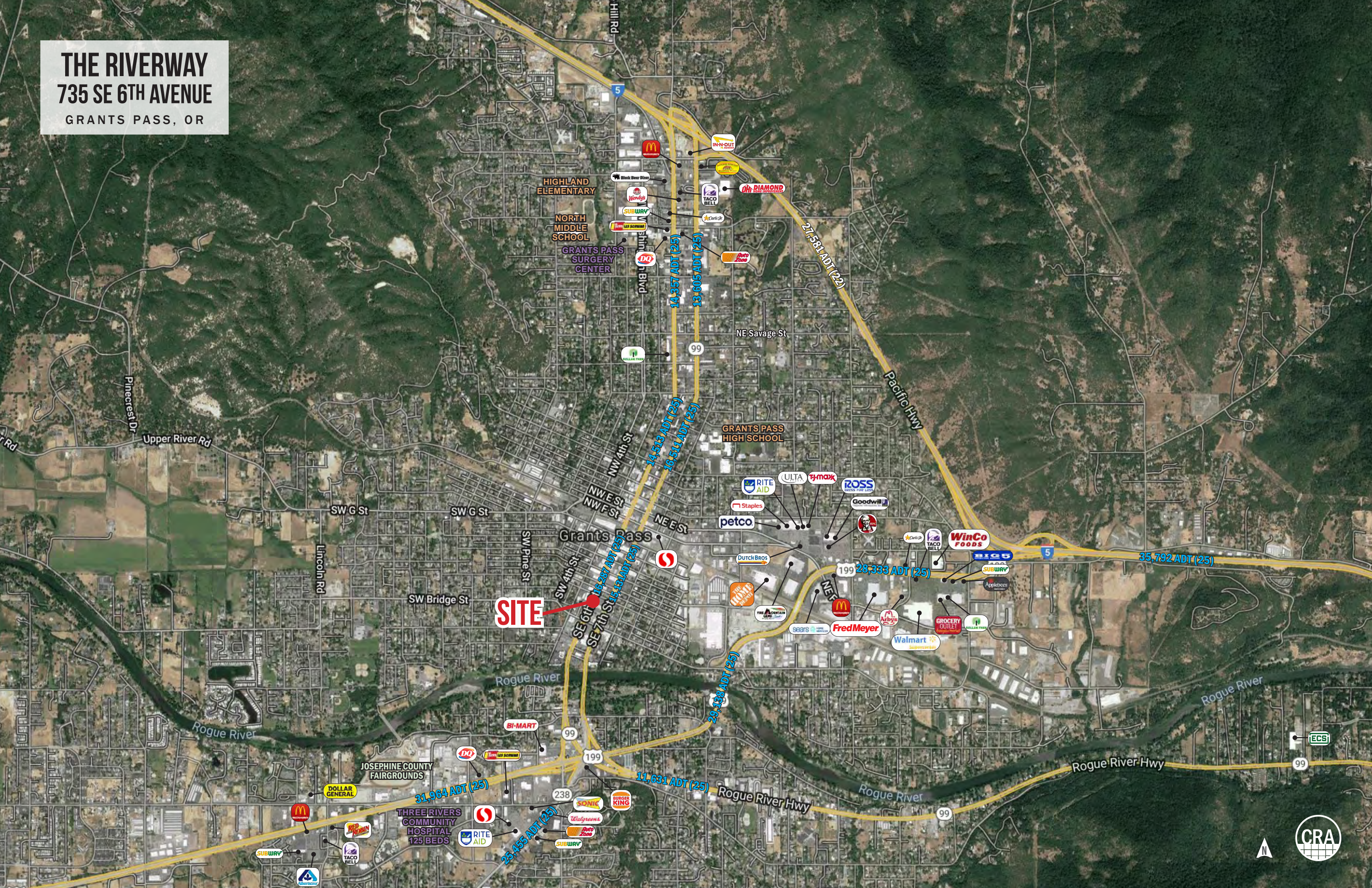
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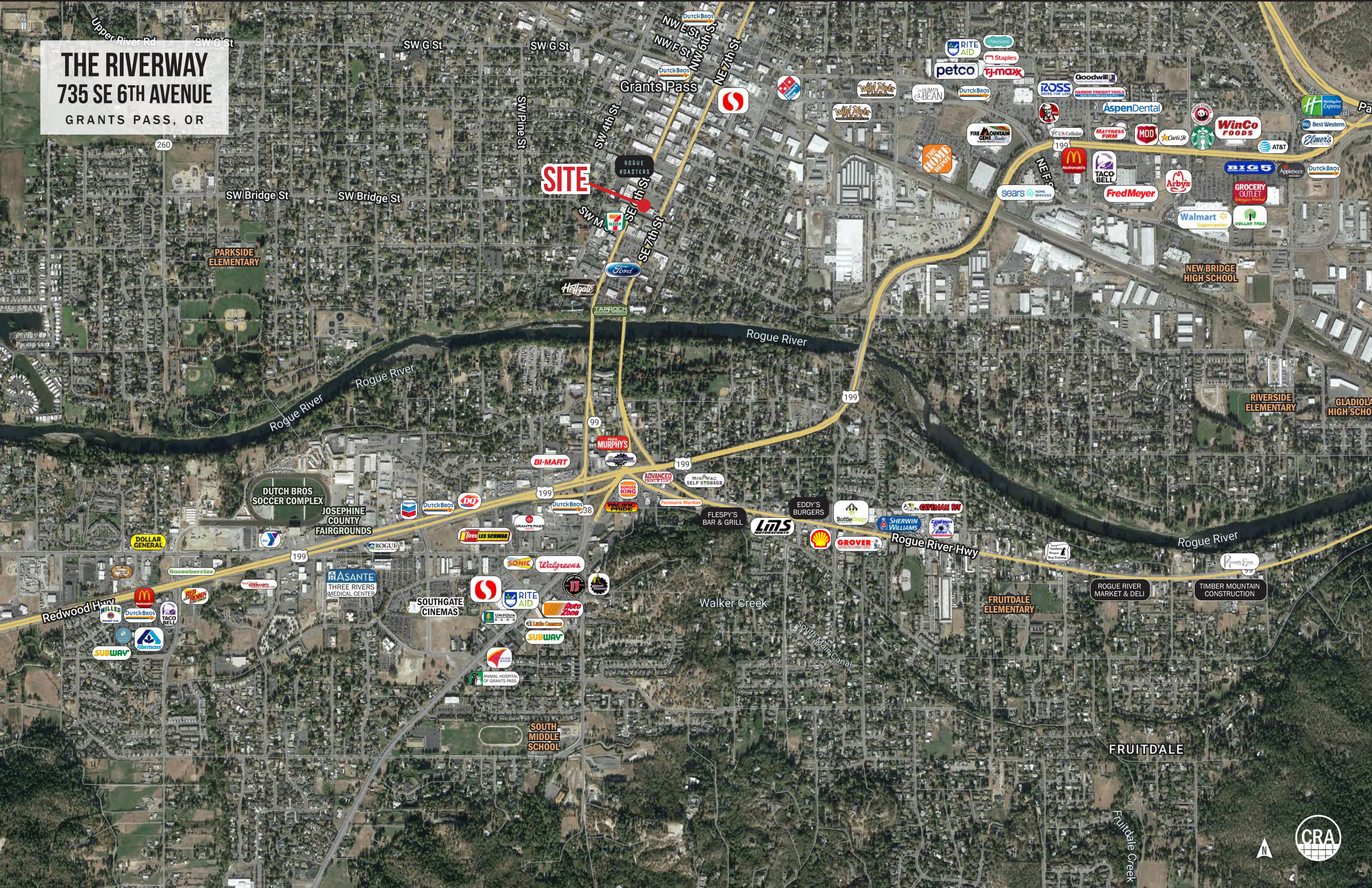


**THE RIVERWAY**  
**735 SE 6TH AVENUE**  
GRANTS PASS, OR



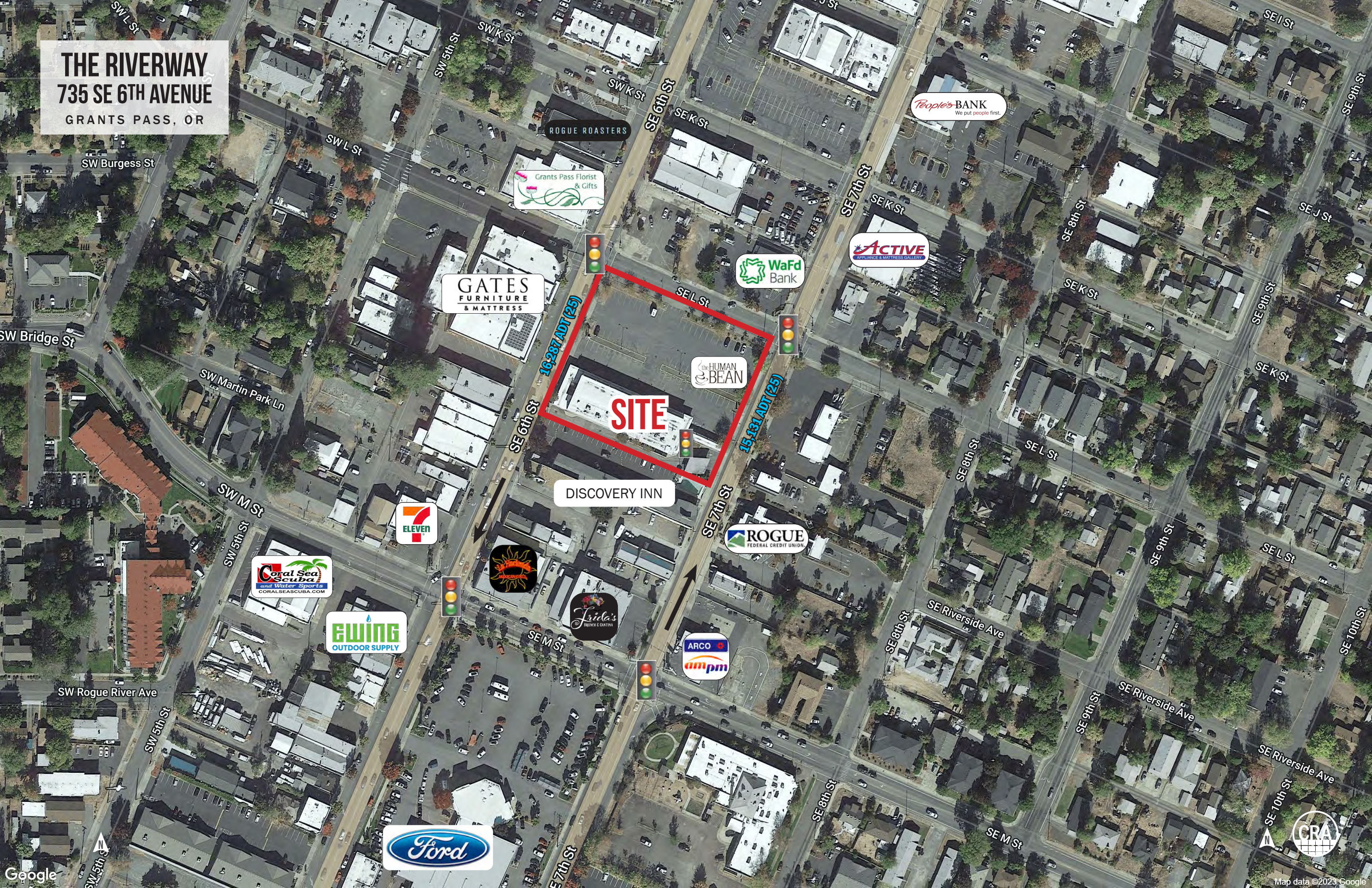


**THE RIVERWAY**  
**735 SE 6TH AVENUE**  
GRANTS PASS, OR





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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

ELEVEN

Coral Sea  
Scuba  
and Water Sports  
CORALSEASCUBA.COM

EWING  
OUTDOOR SUPPLY

Frida's  
BRUNCH & CANTINA

ROGUE  
FEDERAL CREDIT UNION

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CRA







**PHOTOS - SUITE 201**

**THE RIVERWAY**  
**735 SE 6TH AVENUE**  
GRANTS PASS, OR



**ENTRANCE**



**VIEW**



**INTERIOR**



**INTERIOR**



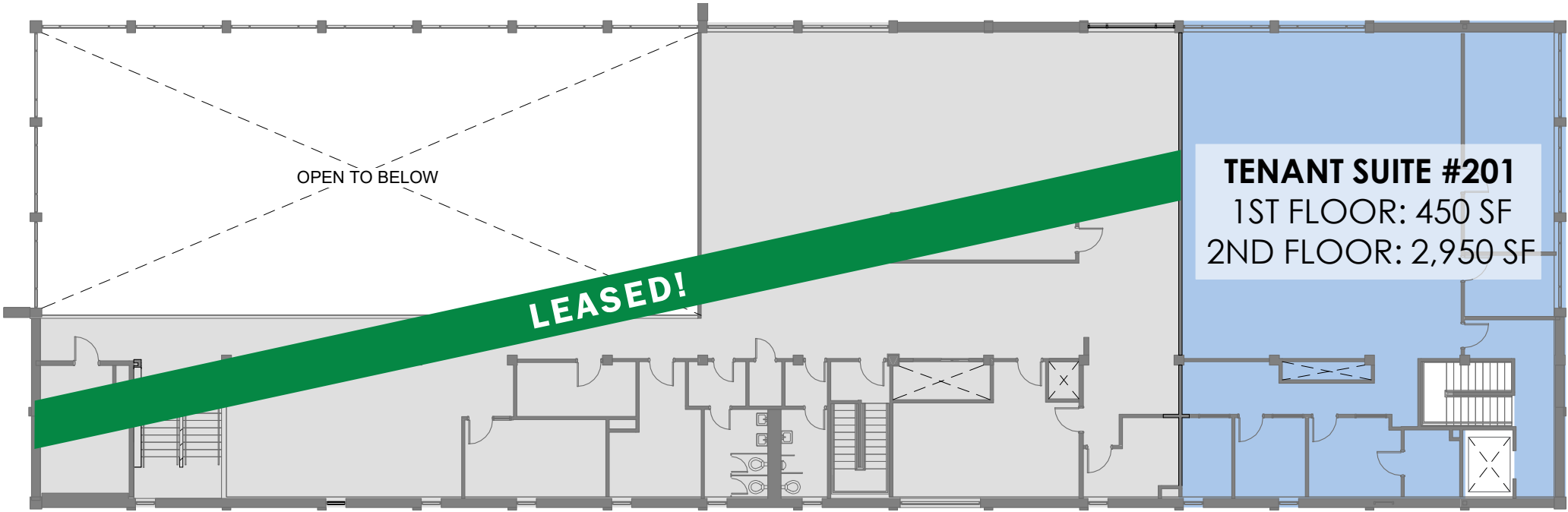
**INTERIOR**



SITE PLAN

THE RIVERWAY  
735 SE 6TH AVENUE  
GRANTS PASS, OR





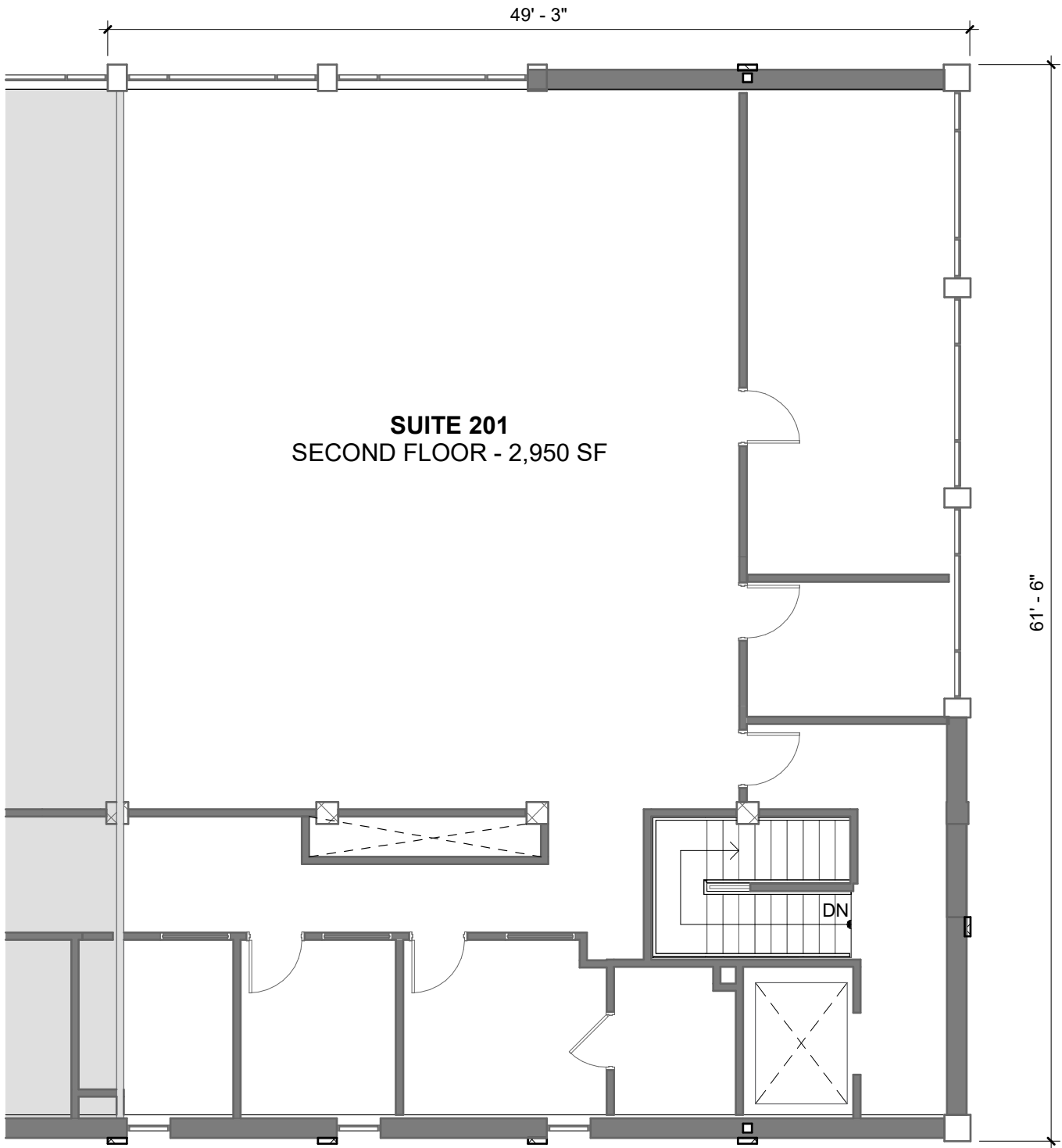
SECOND FLOOR PLAN



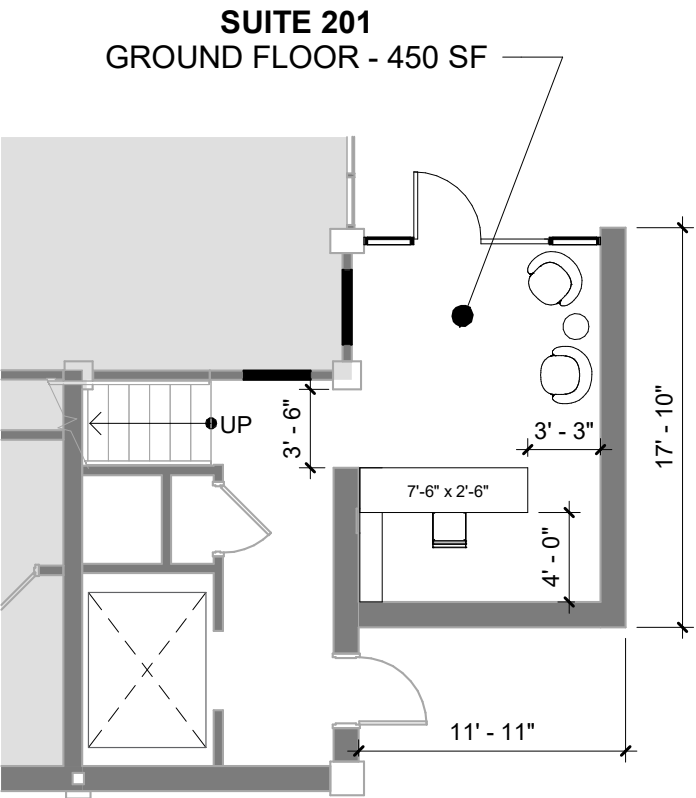
GROUND FLOOR PLAN







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

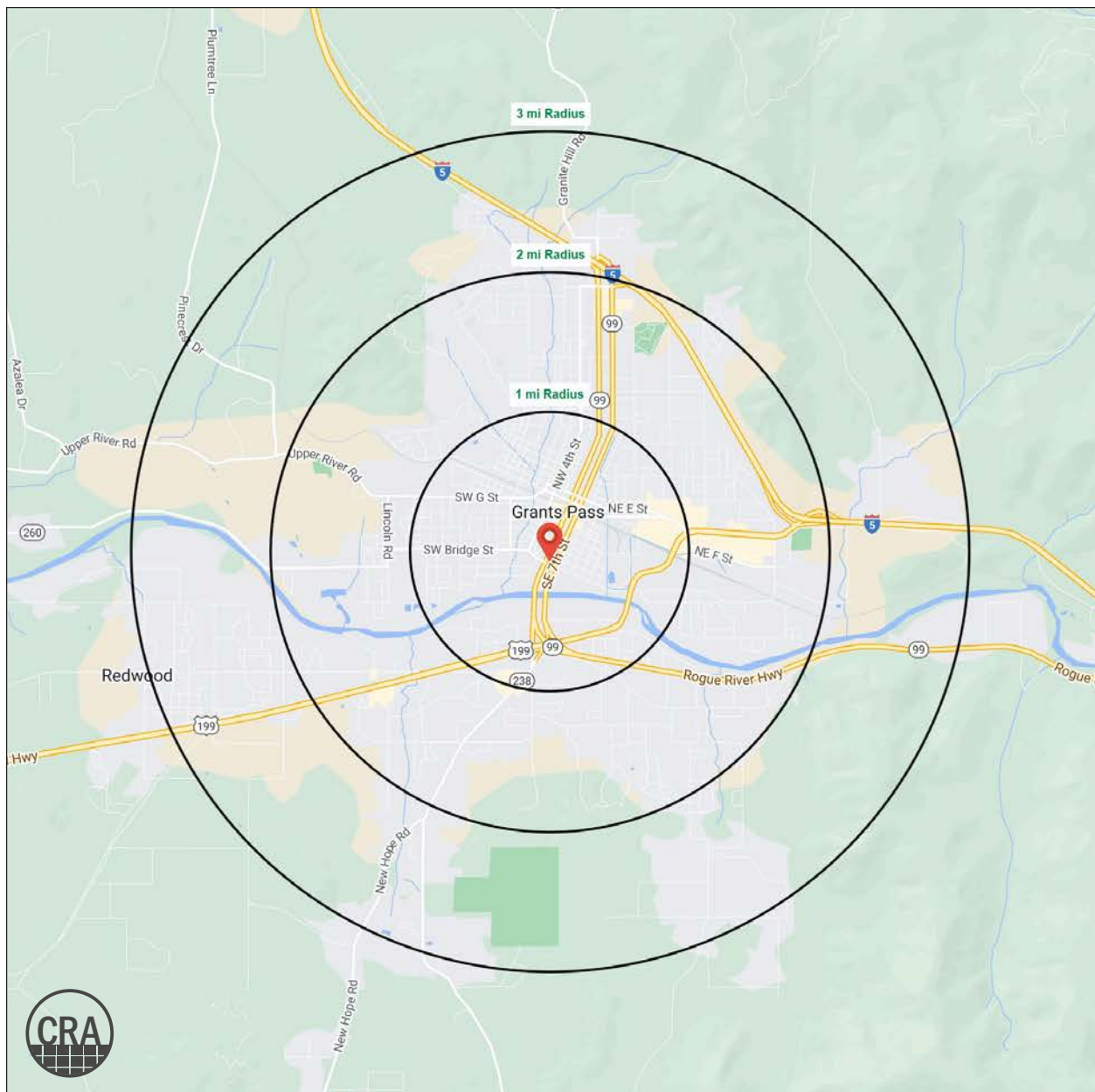
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	12,662	32,984	45,300
Projected Population 2030	12,767	33,137	45,575
Average HH Income	\$65,806	\$80,528	\$87,042
Median Home Value	\$349,733	\$373,686	\$393,124
Daytime Demographics 16+	13,425	30,854	38,617
Median Age	39.0	41.7	43.1

# 12,662

Estimated Population 2025  
1 MILE RADIUS

# 39.0

Median Age  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4347/-123.3292

The Riverway Grants Pass, OR 97526	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	12,662	32,984	45,300
2030 Projected Population	12,767	33,137	45,575
2020 Census Population	12,613	32,630	44,767
2010 Census Population	11,991	30,382	41,391
Projected Annual Growth 2025 to 2030	0.2%	-	0.1%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.6%
2025 Median Age	39.0	41.7	43.1
<b>Households</b>			
2025 Estimated Households	5,235	13,498	18,373
2030 Projected Households	5,219	13,397	18,267
2020 Census Households	5,207	13,474	18,229
2010 Census Households	5,104	12,807	17,284
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	86.9%	87.2%	87.4%
2025 Estimated Black or African American	1.1%	0.9%	0.9%
2025 Estimated Asian or Pacific Islander	1.5%	1.6%	1.5%
2025 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.9%
2025 Estimated Other Races	9.6%	9.5%	9.3%
2025 Estimated Hispanic	9.8%	9.6%	9.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$65,806	\$80,528	\$87,042
2025 Estimated Median Household Income	\$50,617	\$60,119	\$63,379
2025 Estimated Per Capita Income	\$27,622	\$33,230	\$35,616
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.0%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	8.0%	8.1%	7.7%
2025 Estimated High School Graduate	35.4%	31.3%	30.8%
2025 Estimated Some College	29.7%	28.2%	27.9%
2025 Estimated Associates Degree Only	10.0%	10.9%	10.8%
2025 Estimated Bachelors Degree Only	10.7%	11.9%	12.8%
2025 Estimated Graduate Degree	4.4%	7.5%	8.1%
<b>Business</b>			
2025 Estimated Total Businesses	1,158	2,307	2,693
2025 Estimated Total Employees	8,755	17,531	19,780
2025 Estimated Employee Population per Business	7.6	7.6	7.3
2025 Estimated Residential Population per Business	10.9	14.3	16.8



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE

*Co-Brokers:*




**Commercial Real Estate Services, Co.**

 **541.944.1689**



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 **15350 SW Sequoia Pkwy, Suite 198  
Portland, Oregon 97224**



**www.cra-nw.com**  **503.274.0211**

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