

# North Grants Pass Industrial

1990 NW Washington Blvd, Grants Pass OR 97526



OFFERING MEMORANDUM

**RE/MAX**

# North Grants Pass Industrial

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01

Executive Summary

Investment Summary



## OFFERING SUMMARY

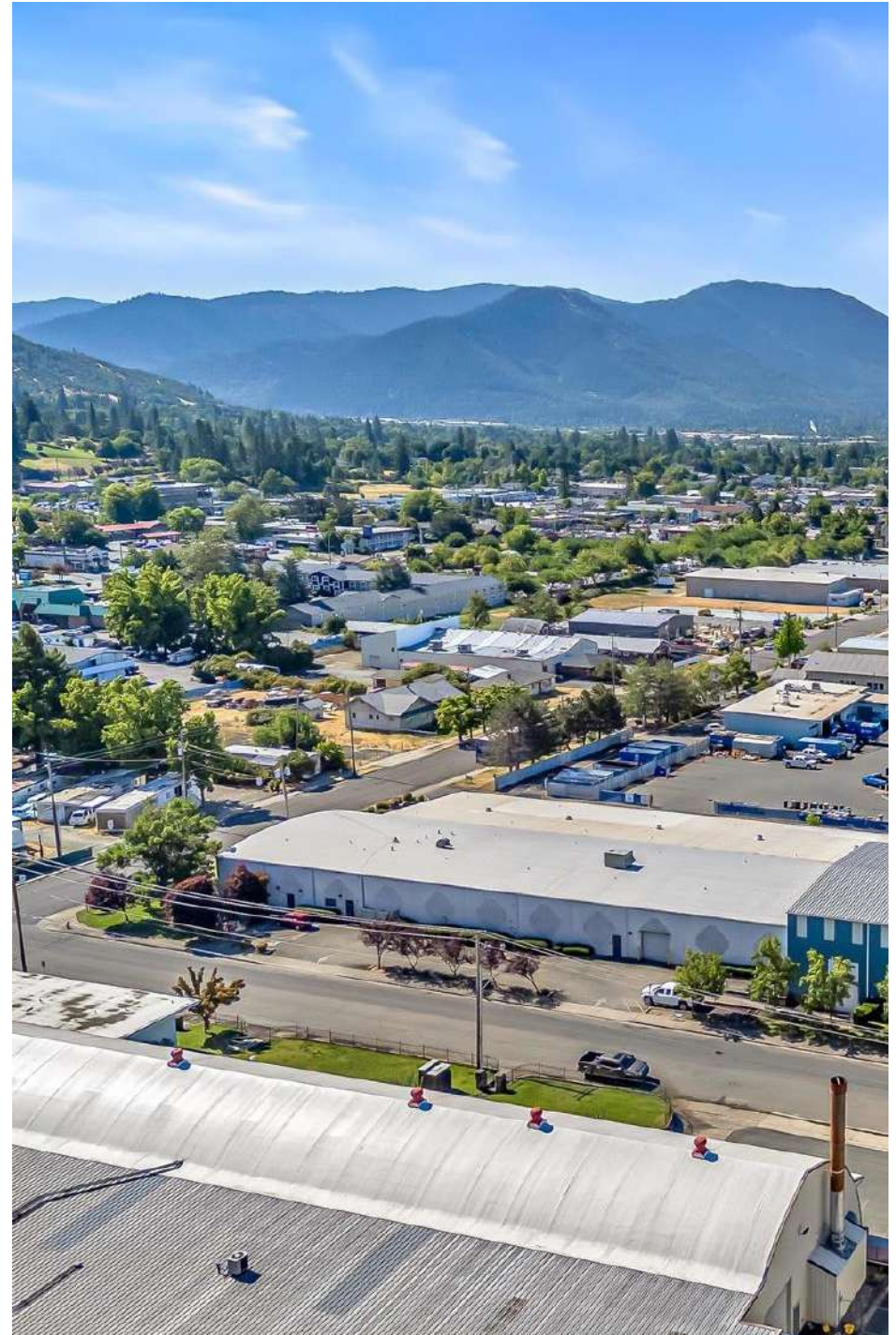
ADDRESS	1990 NW Washington Blvd Grants Pass OR 97526
COUNTY	Josephine
MARKET	Southern Oregon
SUBMARKET	Grants Pass
NET RENTABLE AREA (SF)	20,200 SF
LAND ACRES	2.44
LAND SF	106,286 SF
YEAR BUILT	~1980
APN	R307641
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$2,120,000
PRICE PSF	\$104.95

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	5,503	30,549	52,474
2025 Median HH Income	\$73,234	\$59,642	\$63,811
2025 Average HH Income	\$95,914	\$80,388	\$87,029



## Overview

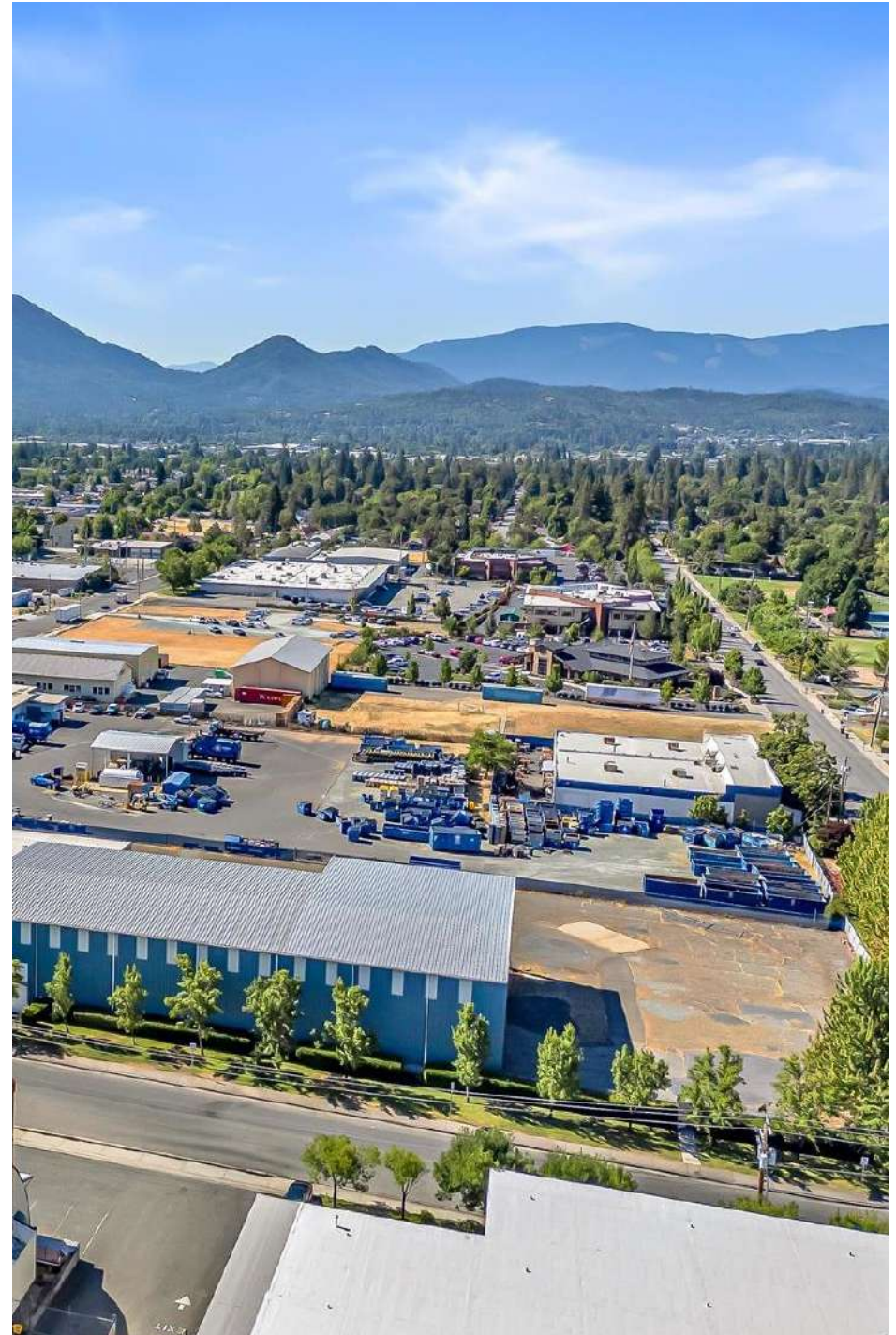
- ❖ Strategically located in North Grants Pass's industrial core, this 20,200 SF facility on 2.44 acres offers exceptional accessibility just off I-5. Featuring  $\pm 6,000$  SF of office and a fully insulated, sprinklered, heated/cooled warehouse, the property includes three ground-level doors, a split dock-high door, tall exterior awnings, and a secured fenced yard. Currently partially leased to Platt Electric, it's ideal for investors or owner-users seeking flexibility and income. Just minutes from downtown, Redwood Hwy, and the Southern Oregon coast.

## Owner User Opportunity

- ❖ This property presents a rare opportunity for an owner-user in Grants Pass to acquire a highly functional industrial facility with built-in flexibility and visibility. With  $\pm 6,000$  SF of office and over 14,000 SF of conditioned warehouse space, it's well-suited for a variety of industrial, manufacturing, or distribution uses. The location—just off I-5 and minutes from downtown—offers logistical advantages for regional operations, while the secured yard and multiple loading options support efficient workflow. The existing tenant provides potential income during a phased move-in or expansion, making this an ideal scenario for a growing business seeking long-term control and stability.

## Investment Opportunity

- ❖ With Platt Electric as a long-term tenant paying \$0.75 psf absolute net on part of the building, this 20,200 SF facility offers stable foundational income from day one. The remaining  $\pm 12,890$  SF of office and warehouse space is available at current market rates—industrial space in Grants Pass typically leases around \$9–\$11 psf/year (\$0.75–\$0.90 psf/month), which aligns with comparable offerings in the area. Additional demand for the 11,800 SF awning, historically leasing for \$500–\$1,500/month, further boosts potential revenue. On a fully leased pro forma, projected net operating income exceeds \$180,000/year, equating to a mid-6%+ cap rate in a secondary market where industrial yields typically range around 7%. This makes the property compelling for investment buyers seeking built-in cash flow, upside from lease-up, and the flexibility to retain or expand tenancy long-term.

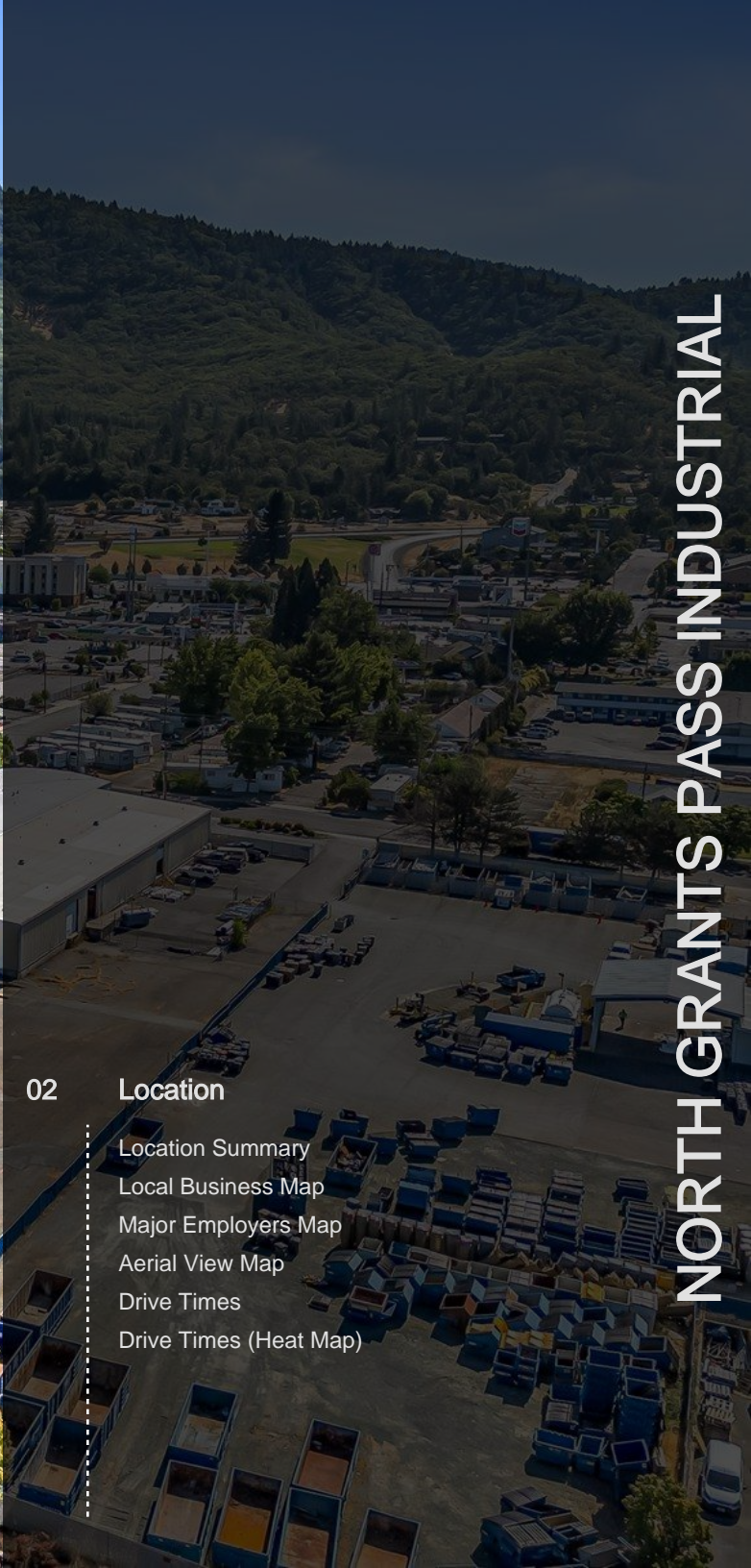




02

Location

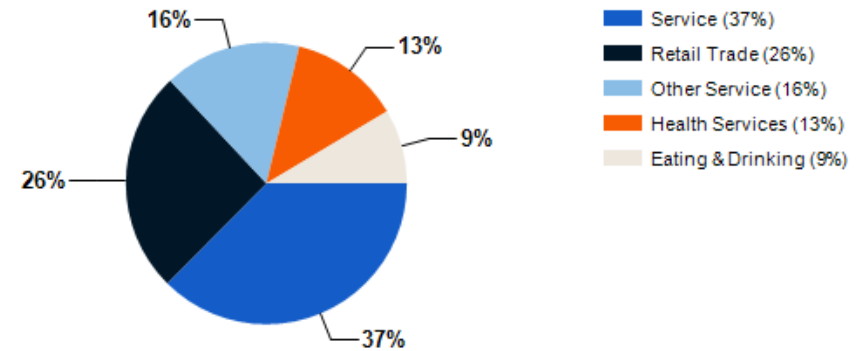
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)



## Where and Why?

- ❖ Situated less than a quarter mile from I-5 in the heart of North Grants Pass's industrial corridor, this property enjoys exceptional logistical connectivity to the Pacific Northwest and beyond. Its proximity to downtown Grants Pass, the Redwood Highway, and key regional routes makes it ideal for both local distribution and interstate operations.
- ❖ Grants Pass offers a business-friendly environment with a growing industrial base, low utility costs, and a skilled labor pool, all within a community that supports economic development. As Josephine County's largest city, it serves as a hub for manufacturing, logistics, and service-based industries, offering steady demand for industrial space.
- ❖ Southern Oregon continues to attract industrial users due to its strategic location between the major metro areas of Portland and Sacramento, without the congestion or costs of larger urban markets. With available land, access to I-5, and a cooperative local regulatory climate, the region is increasingly favored by businesses seeking affordability, flexibility, and long-term growth opportunities.
- ❖ Grants Pass serves as a strategic hub for commerce and distribution across Southern Oregon and Northern California. Positioned at the crossroads of I-5 and OR-199, the city offers direct access to the Southern Oregon and Northern California coastlines, efficiently linking coastal cities from Drain, OR (via OR-38) to Weaverville, CA (via CA-299). This central location enables businesses to reach key markets in Medford, Roseburg, Redding, and Eureka with ease, making it an ideal base for regional logistics, service delivery, and supply chain operations throughout the Pacific Northwest and coastal corridor.

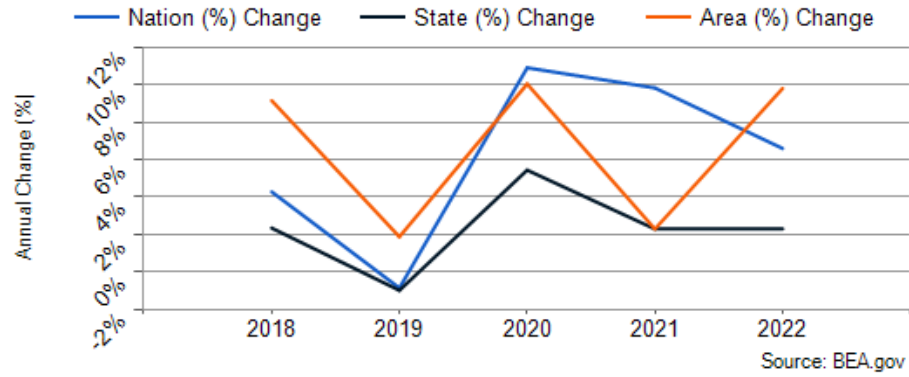
## Major Industries by Employee Count

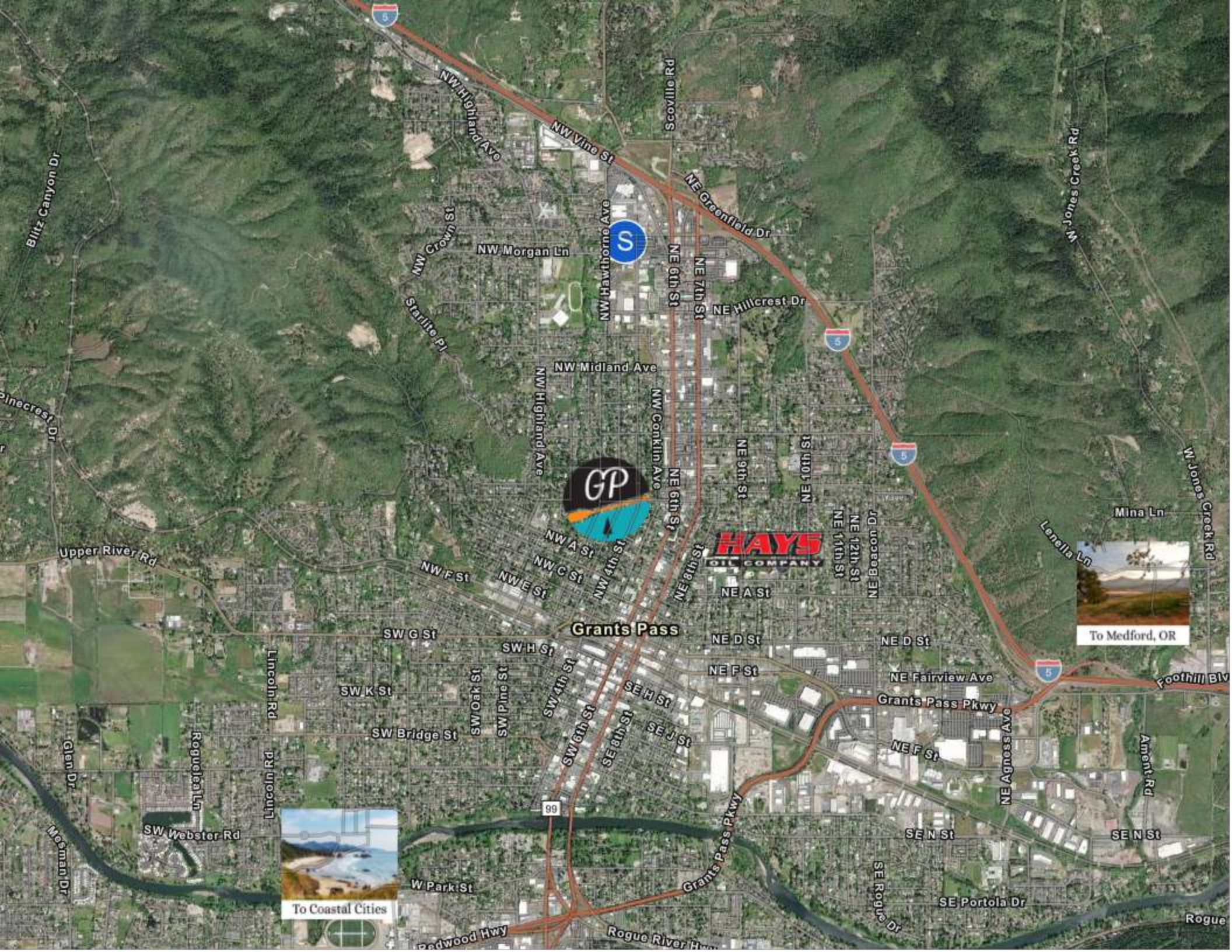


## Largest Employers

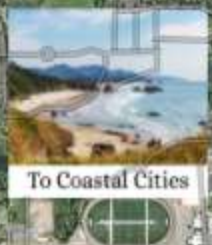
Asante	5,000
Lithia Motors, Inc.	5,000
MasterBrand Cabinets	10,000
TE Connectivity	10,000
Hallmark	10,015,000
Beckman Coulter Diagnostics	10,000
Fire Mountain Gems	500
Rogue Credit Union	500,999

## Josephine County GDP Trend





Grants Pass

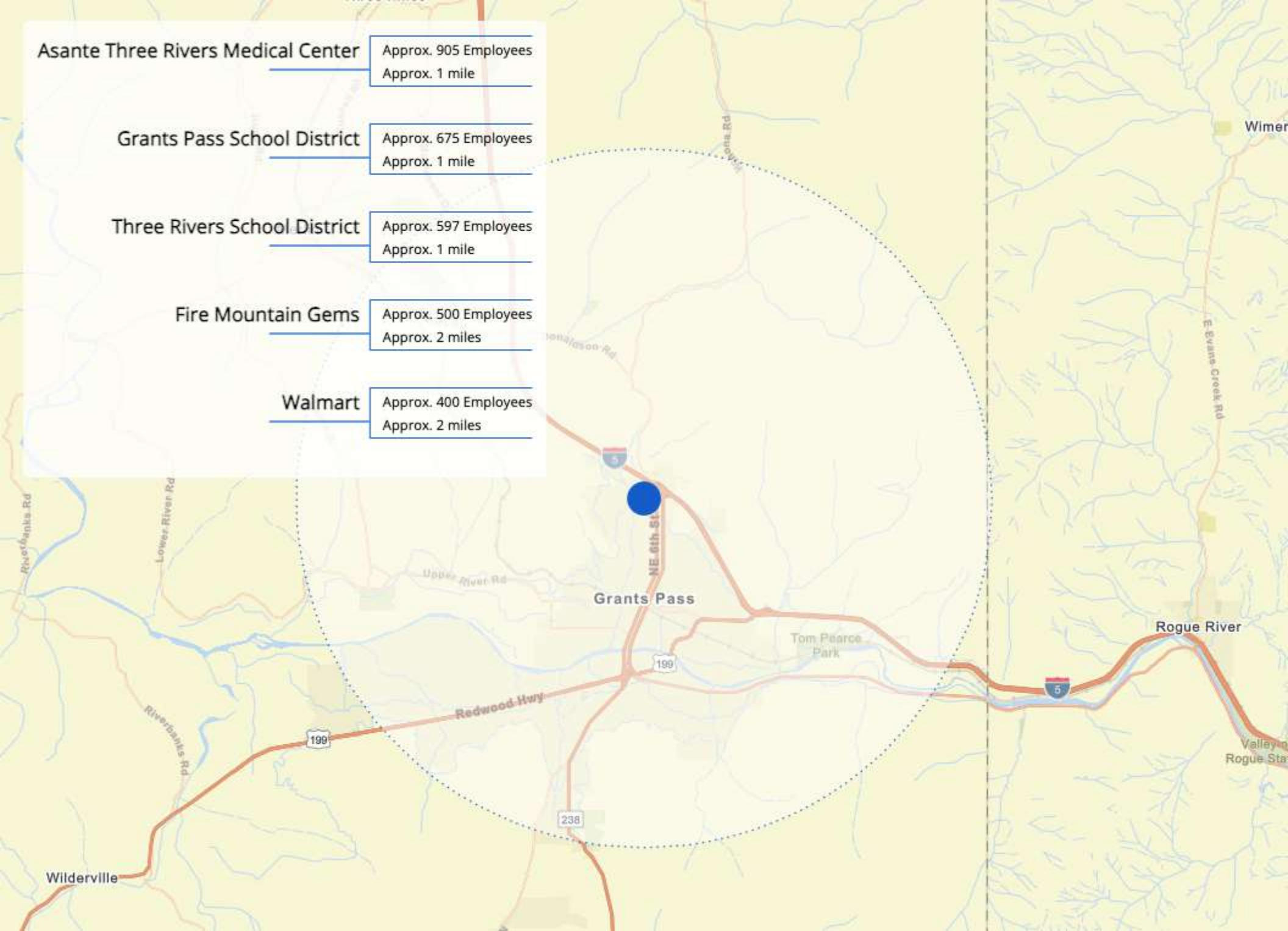


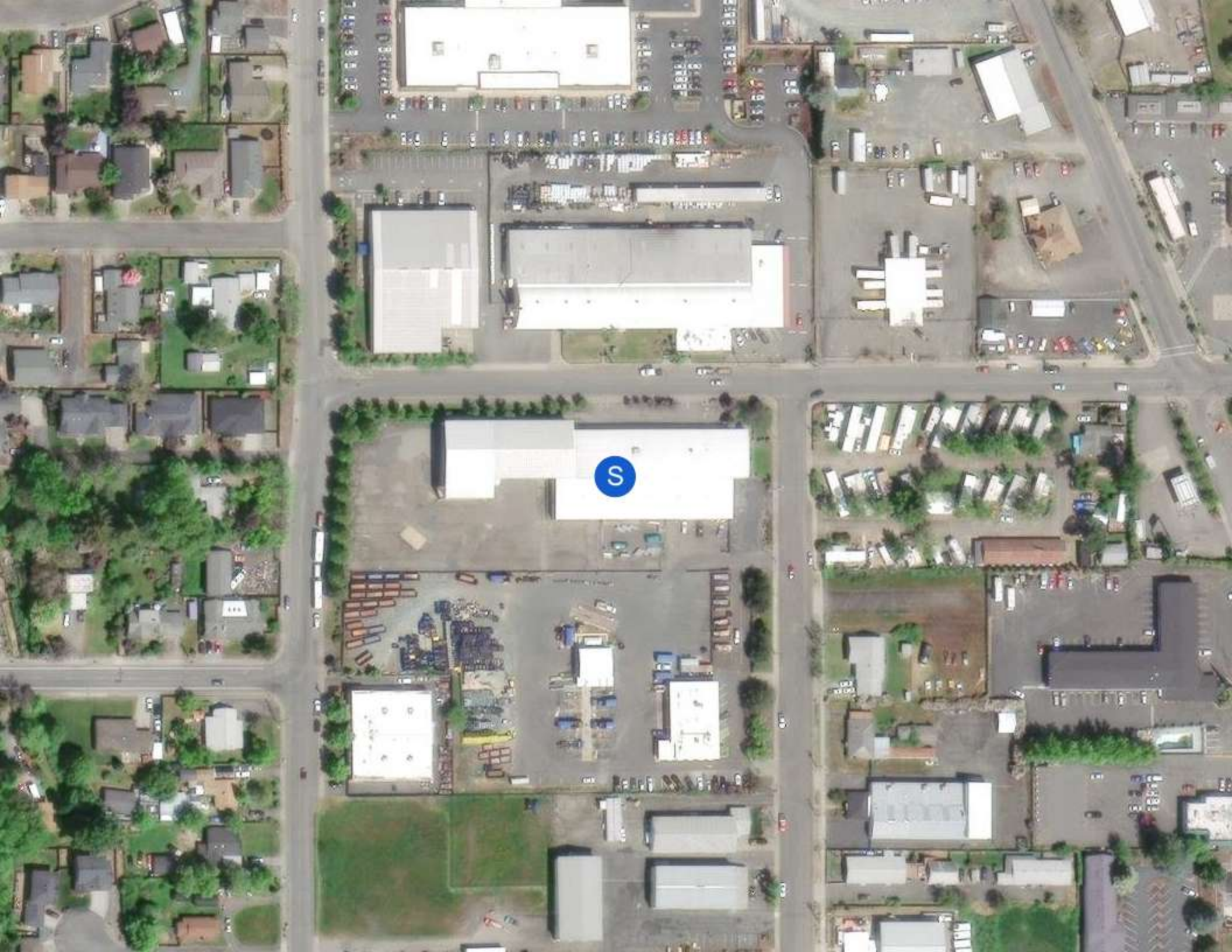
To Coastal Cities



To Medford, OR

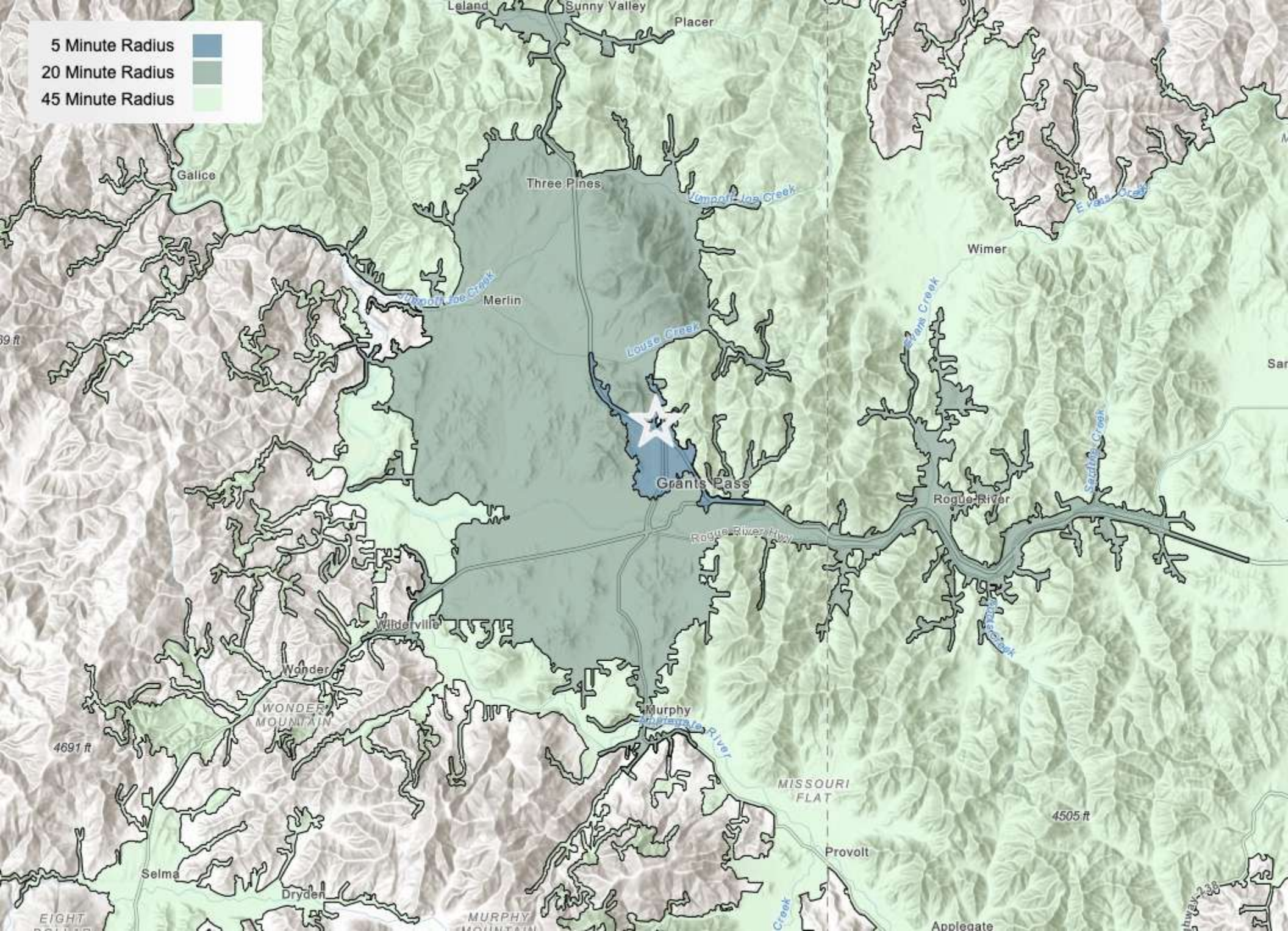
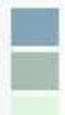
<b>Asante Three Rivers Medical Center</b>	Approx. 905 Employees Approx. 1 mile
<b>Grants Pass School District</b>	Approx. 675 Employees Approx. 1 mile
<b>Three Rivers School District</b>	Approx. 597 Employees Approx. 1 mile
<b>Fire Mountain Gems</b>	Approx. 500 Employees Approx. 2 miles
<b>Walmart</b>	Approx. 400 Employees Approx. 2 miles







5 Minute Radius  
20 Minute Radius  
45 Minute Radius





03

### Property Description

Property Features

Property Images

## PROPERTY FEATURES

NUMBER OF UNITS	2
NET RENTABLE AREA (SF)	20,200
LAND SF	106,286
LAND ACRES	2.44
YEAR BUILT	~1980
# OF PARCELS	1
ZONING TYPE	Industrial Park (IP) (Grants Pass)
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
CEILING HEIGHT	18' Interior / 40-70' Awning
DOCK HIGH DOORS	2
GRADE LEVEL DOORS	4
SKYLIGHTS	No
FENCED YARD	Yes
OFFICE SF	~6000
OFFICE TO WAREHOUSE RATIO	1:3

## NEIGHBORING PROPERTIES

NORTH	Single Family Residential Subdivisions
SOUTH	Manufactured Housing Community
EAST	Gym / Garden Supply
WEST	Refuse Headquarters

## MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	3-Phase
LIGHTING	Fluorescent / LED

## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel / Masonry
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	Membrane
LANDSCAPING	Landscaped

## TENANT INFORMATION

MAJOR TENANT/S	Platt Electric
LEASE TYPE	Absolute Net





Interior Warehouse North Facing



**Interior Warehouse South Facing**



**Warehouse NW Facing (1 of 3 Loading Doors)**



Awning NW Facing (Dock)



# Dock



## Awning Dock Bays



## Warehouse Offices



### 3-Phase Electrical



## Breakers



**Fire Sprinkler Riser**



Office 1



Office 2



Office 3



Office 4



Front Lobby



Men's Restroom (1 of 3 Restrooms)



Break Room



04

Rent Roll

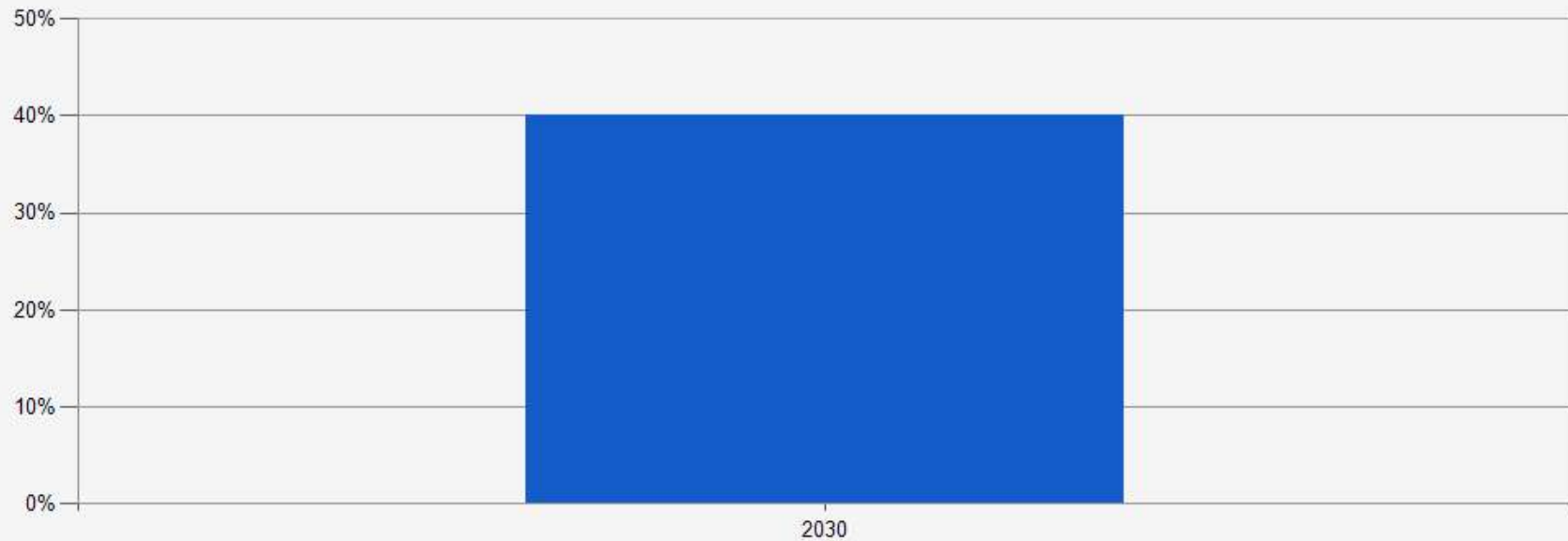
- Rent Roll
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- Tenant Profile

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Begin Date	Rental Rates				CAM Revenue (Annual)	Lease Type	Options/Notes
				Lease Start	Lease End		Monthly	PSF	Annual	PSF			
101	Vacant	12,200	60.40%			FUTURE	\$10,370	\$0.85	\$124,440	\$10.20	\$20,496	NNN	
102	Platt Electric	8,000	39.60%	06/01/04	05/30/30	CURRENT	\$6,000	\$0.75	\$72,000	\$9.00	\$13,440	NNN	
						06/01/2026	\$6,180	\$0.77	\$74,160	\$9.24			
						06/01/2027	\$6,365	\$0.80	\$76,385	\$9.60			
						06/01/2028	\$6,556	\$0.82	\$78,676	\$9.84			
						06/01/2029	\$6,753	\$0.84	\$81,037	\$10.08			
Totals:		20,200					\$6,000		\$72,000		\$13,440		
Totals (Includes Vacant Space)							\$16,370		\$196,440		\$33,936		

### Tenant SF Analysis



### Lease Expiration Summary





## Company

Trade Name	Platt Electric
Headquartered	Portland, Oregon
# of Locations	Over 20 locations
Website	<a href="https://www.platt.com">https://www.platt.com</a>

## Description

Platt Electric Supply is a leading provider of electrical supplies, lighting, tools, and automation products, serving both commercial and residential customers. With a commitment to exceptional customer service and a vast inventory, they ensure clients have access to the latest and most reliable products for their projects. Their knowledgeable staff is dedicated to assisting with any electrical supply needs, making them a trusted partner in the industry.



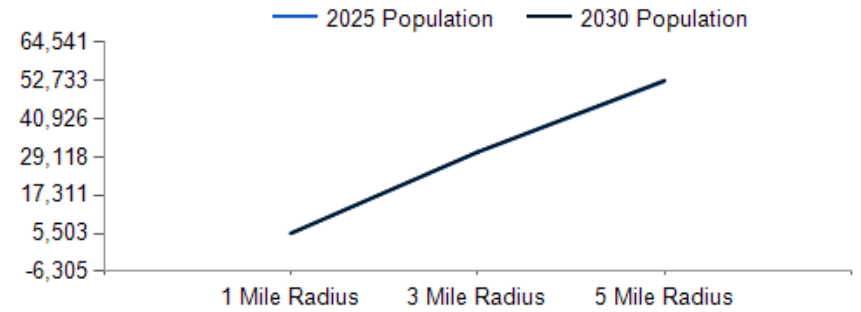
05

## Demographics

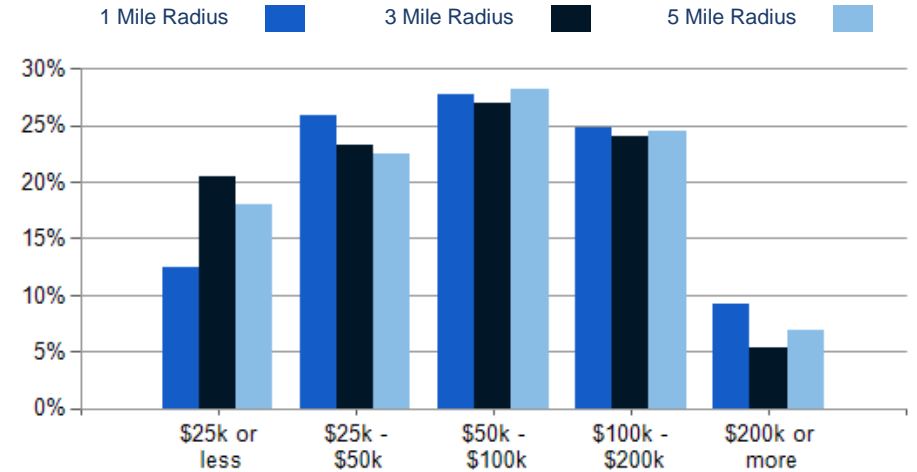
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,802	26,338	42,286
2010 Population	5,039	28,099	48,099
2025 Population	5,503	30,549	52,474
2030 Population	5,512	30,665	52,733
2025 African American	32	246	341
2025 American Indian	72	401	681
2025 Asian	88	452	723
2025 Hispanic	482	3,280	5,459
2025 Other Race	118	1,003	1,741
2025 White	4,630	25,171	43,582
2025 Multiracial	553	3,215	5,301
2025-2030: Population: Growth Rate	0.15%	0.40%	0.50%

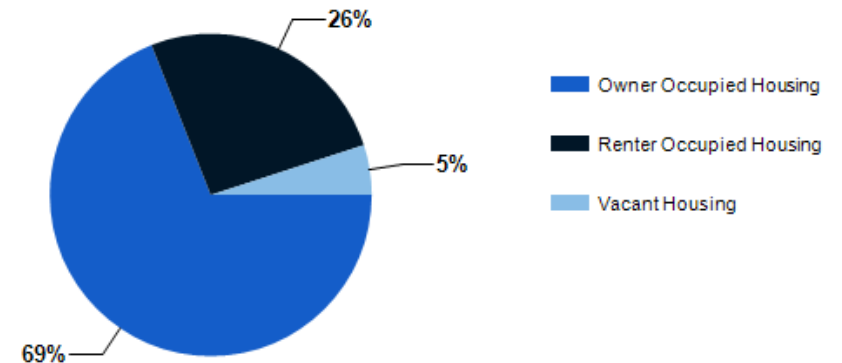
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	135	1,544	2,250
\$15,000-\$24,999	143	1,044	1,655
\$25,000-\$34,999	163	906	1,353
\$35,000-\$49,999	413	2,017	3,490
\$50,000-\$74,999	278	2,083	3,845
\$75,000-\$99,999	337	1,320	2,250
\$100,000-\$149,999	339	2,251	3,980
\$150,000-\$199,999	212	776	1,322
\$200,000 or greater	205	680	1,476
Median HH Income	\$73,234	\$59,642	\$63,811
Average HH Income	\$95,914	\$80,388	\$87,029



### 2025 Household Income



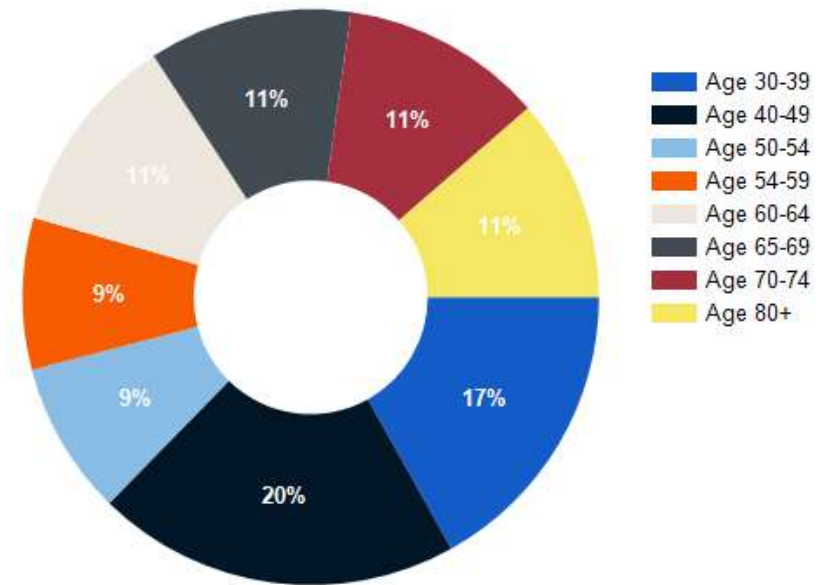
### 2025 Own vs. Rent - 1 Mile Radius



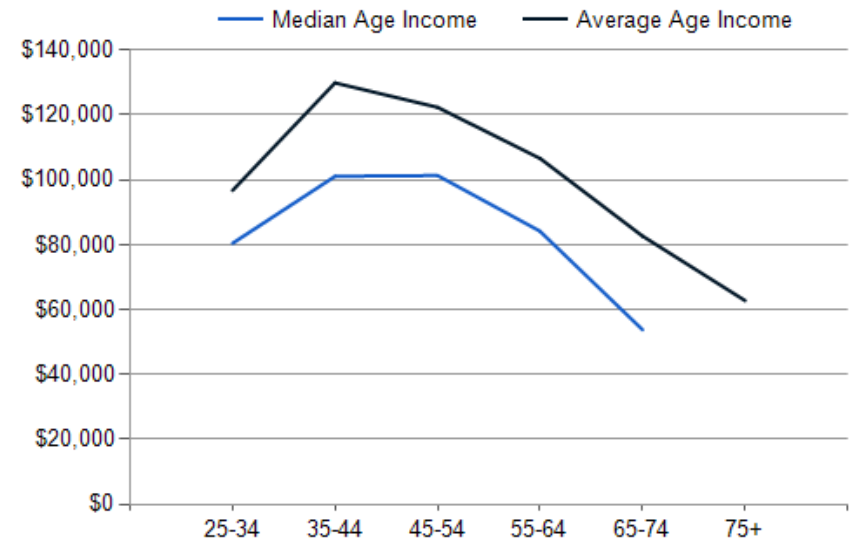
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	273	2,028	3,298
2025 Population Age 35-39	296	1,919	3,183
2025 Population Age 40-44	367	1,892	3,109
2025 Population Age 45-49	321	1,732	2,942
2025 Population Age 50-54	290	1,555	2,708
2025 Population Age 55-59	287	1,561	2,800
2025 Population Age 60-64	383	1,894	3,321
2025 Population Age 65-69	384	1,993	3,641
2025 Population Age 70-74	383	1,936	3,527
2025 Population Age 75-79	384	1,665	3,052
2025 Population Age 80-84	261	1,152	2,128
2025 Population Age 85+	188	1,023	1,928
2025 Population Age 18+	4,474	24,580	42,300
2025 Median Age	47	43	45
2030 Median Age	48	44	46

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,451	\$65,531	\$66,683
Average Household Income 25-34	\$96,747	\$81,989	\$85,947
Median Household Income 35-44	\$101,095	\$79,214	\$82,605
Average Household Income 35-44	\$129,918	\$100,513	\$106,535
Median Household Income 45-54	\$101,343	\$79,951	\$85,580
Average Household Income 45-54	\$122,384	\$100,409	\$107,965
Median Household Income 55-64	\$84,158	\$63,784	\$71,712
Average Household Income 55-64	\$106,622	\$86,390	\$97,076
Median Household Income 65-74	\$53,791	\$48,408	\$53,811
Average Household Income 65-74	\$82,664	\$71,589	\$79,760
Average Household Income 75+	\$62,778	\$56,783	\$62,592



# North Grants Pass Industrial

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