

RETAIL SPACE FOR LEASE

211 NE Terry Ln

GRANTS PASS, OR 97526



Retail space with convenient freeway access in the heart of Grants Pass

AVAILABLE SPACE

- 1,170 SF

LEASE RATE

- Call for rates

TRAFFIC COUNTS

- Grants Pass Pkwy & NE Terry Ln - 20,388 ADT '23

HIGHLIGHTS

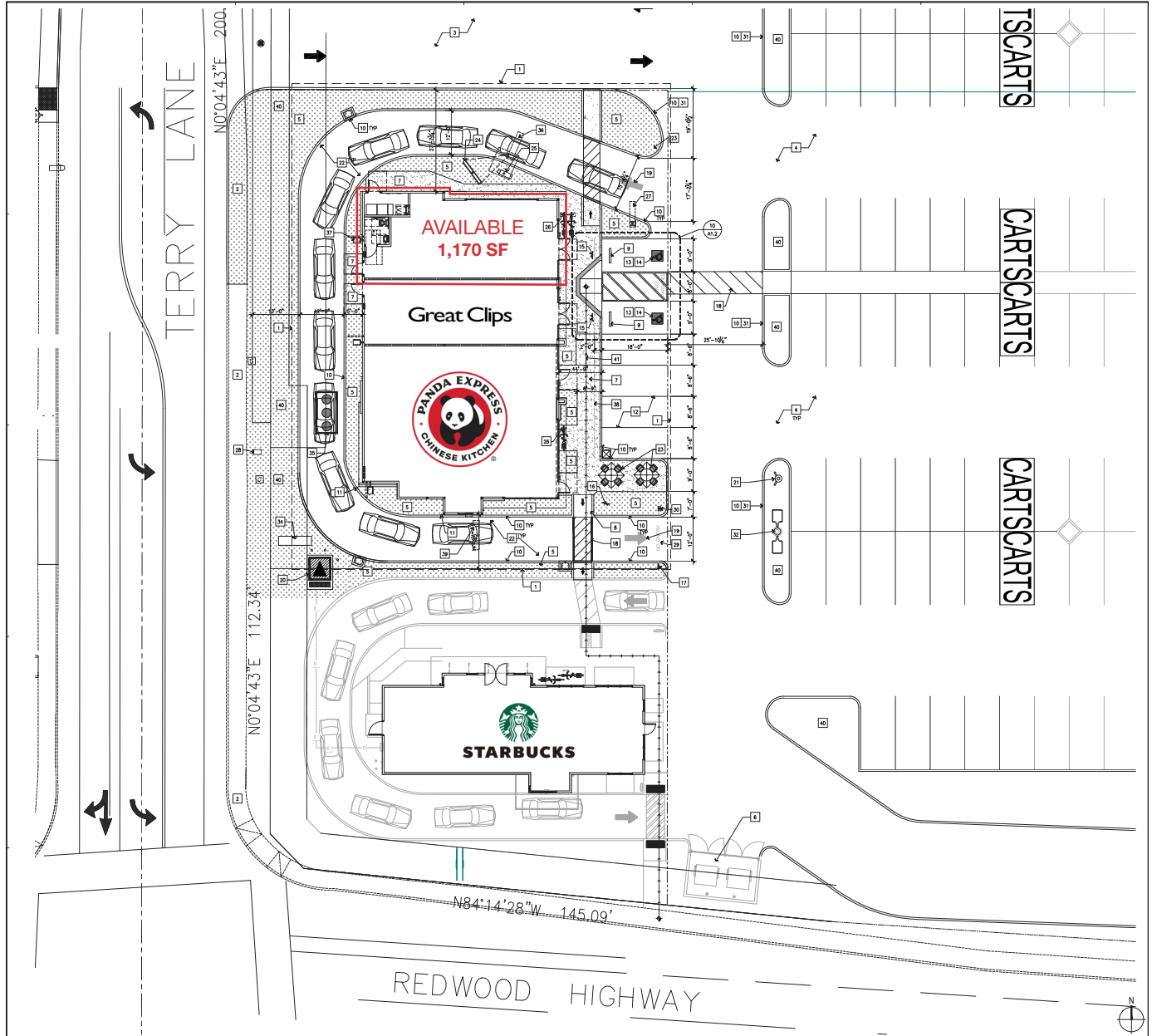
- **Anchored by WinCo Foods** - Part of a premier retail corridor anchored by WinCo Foods with nearby national tenants including Walmart, Fred Meyer, Petco, and Home Depot, creating a powerful draw for regional shoppers and consistent foot traffic
- **High-visibility signalized intersection** - Located at a controlled traffic intersection with ample customer parking, ensuring excellent accessibility and visibility for retail tenants

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

NAI Elliott

Site Plan



CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



Photos



CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

NAI Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures



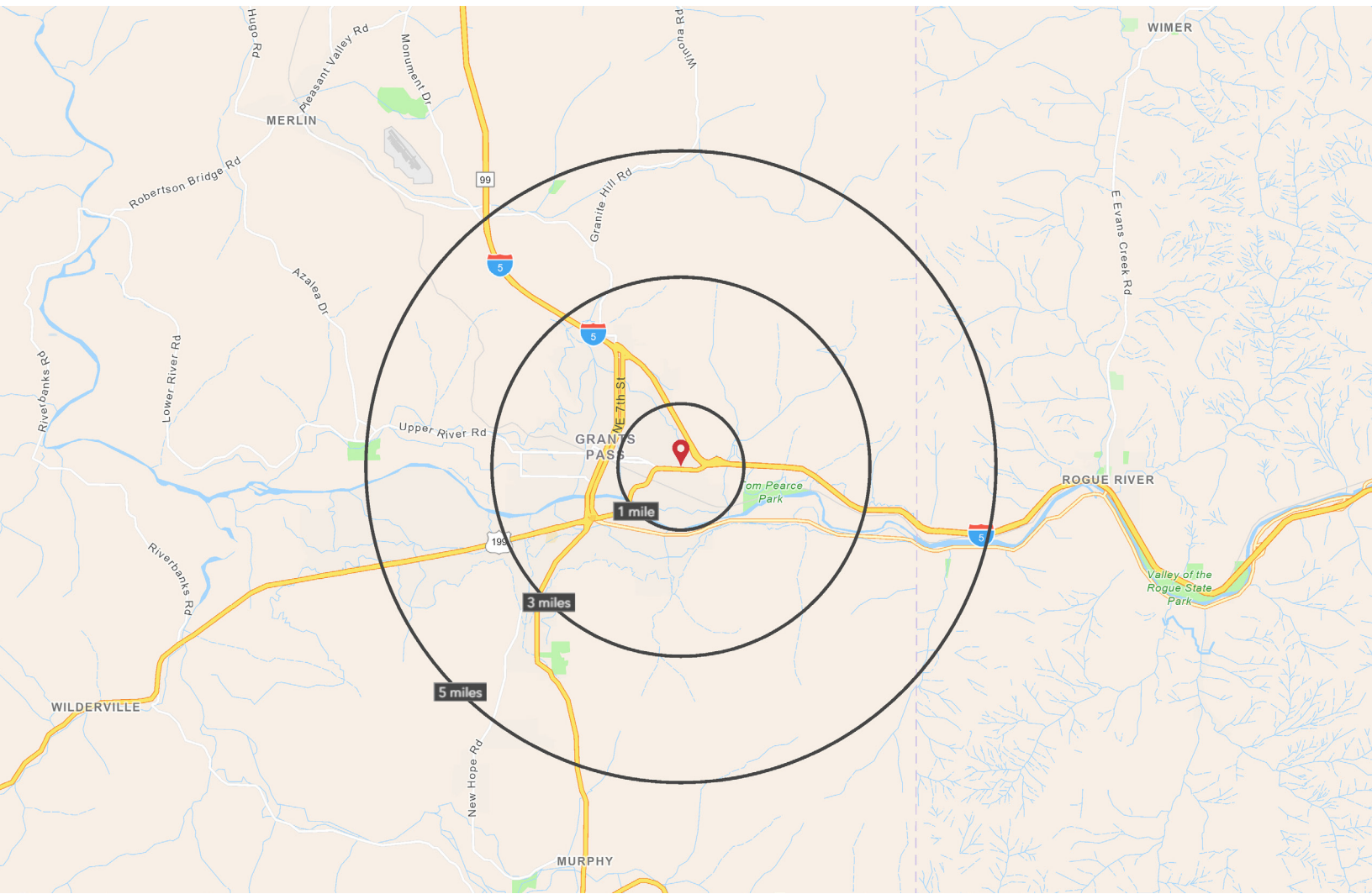
CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com
 Nick Stanton 503 784 0487 / nstanton@naielliott.com

NAI Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Demographics



	1 MILE	3 MILE	5 MILE
2026 Estimated Total Population	6,662	37,595	53,149
2031 Projected Total Population	6,705	37,899	53,549
2026 Average HH Income	\$80,292	\$81,621	\$85,544
2026 Median Home Value	\$411,154	\$436,659	\$444,045
2026 Estimated Total Households	2,757	15,386	21,822
2026 Daytime Demographics 16+	7,655	24,782	26,971
2026 Some College or Higher	66%	59%	59%

Source: ESRI (2026)

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
Demographic Source: Applied Geographic Solutions 4/2023,
TIGER Geography - RFULL9



Executive Summary (Esri 2026)

211 NE Terry Ln, Grants Pass, Oregon, 97526
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.43725
Longitude: -123.30260

Population

2010 Population	5,929	34,026	48,090
2020 Population	6,497	36,824	52,138
2026 Population	6,662	37,595	53,149
2031 Population	6,705	37,899	53,549
2010-2020 Annual Rate	0.92%	0.79%	0.81%
2020-2024 Annual Rate	0.40%	0.33%	0.31%
2024-2029 Annual Rate	0.13%	0.16%	0.15%
2020 Male Population	48.8%	48.0%	47.9%
2020 Female Population	51.2%	52.0%	52.1%
2020 Median Age	38.9	43.0	44.5
2026 Male Population	50.0%	48.5%	48.5%
2026 Female Population	50.0%	51.5%	51.5%
2026 Median Age	39.6	43.3	44.6

Median Age

The median age in this area is 39.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2026 White Alone	81.4%	82.0%	82.5%
2026 Black Alone	1.0%	0.8%	0.7%
2026 American Indian/Alaska Native Alone	1.3%	1.4%	1.4%
2026 Asian Alone	1.7%	1.5%	1.4%
2026 Pacific Islander Alone	0.2%	0.2%	0.2%
2026 Other Race	3.8%	3.3%	3.4%
2026 Two or More Races	10.7%	10.7%	10.4%
2026 Hispanic Origin (Any Race)	11.2%	10.7%	10.5%

Persons of Hispanic origin represent 11.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2026 Wealth Index	56	62	69
2010 Households	2,523	14,179	20,097
2020 Households	2,702	15,019	21,305
2026 Households	2,757	15,386	21,822
2031 Households	2,787	15,575	22,084
2010-2020 Annual Rate	0.69%	0.58%	0.59%
2020-2024 Annual Rate	0.32%	0.39%	0.38%
2024-2029 Annual Rate	0.22%	0.24%	0.24%
2026 Average Household Size	2.29	2.36	2.36

The household count in this area has changed from 2,702 in 2020 to 2,757 in the current year, a change of 0.32% annually. The five-year projection of households is 2,787, a change of 0.22% annually from the current year total. Average household size is currently 2.29, compared to 2.30 in the year 2020. The number of families in the current year is 1,515 in the specified area.

Daytime Population

2026 Daytime Population	11,226	46,309	57,977
2026 Daytime Pop. Residents	3,571	21,527	31,006
2026 Daytime Pop. Workers	7,655	24,782	26,971

Mortgage Income

2026 Percent of Income for Mortgage	39.1%	43.6%	42.6%
-------------------------------------	-------	-------	-------

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
Demographic Source: Applied Geographic Solutions 4/2023,
TIGER Geography - RFULL9



Executive Summary (Esri 2026)

211 NE Terry Ln, Grants Pass, Oregon, 97526
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.43725
Longitude: -123.30260

Median Household Income			
2026 Median Household Income	\$61,855	\$58,934	\$61,303
2031 Median Household Income	\$72,683	\$67,498	\$69,961
2024-2029 Annual Rate	3.28%	2.75%	2.68%
Average Household Income			
2026 Average Household Income	\$80,292	\$81,621	\$85,544
2031 Average Household Income	\$90,640	\$92,136	\$96,600
2024-2029 Annual Rate	2.45%	2.45%	2.46%
Per Capita Income			
2026 Per Capita Income	\$33,468	\$33,875	\$35,332
2031 Per Capita Income	\$37,940	\$38,354	\$40,033
2024-2029 Annual Rate	2.54%	2.51%	2.53%
GINI Index			
2026 Gini Index	44.3	44.7	44.7
Households by Income			

Current median household income is \$61,855 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$72,683 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$80,292 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$90,640 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$33,468 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$37,940 in five years, compared to \$51,203 for all U.S. households.

Housing			
2026 Housing Affordability Index	63	57	58
2010 Total Housing Units	2,745	15,426	21,894
2010 Owner Occupied Housing Units	1,128	7,838	11,776
2010 Renter Occupied Housing Units	1,395	6,341	8,321
2010 Vacant Housing Units	222	1,247	1,797
2020 Total Housing Units	2,836	15,862	22,533
2020 Owner Occupied Housing Units	1,207	8,682	13,114
2020 Renter Occupied Housing Units	1,495	6,337	8,191
2020 Vacant Housing Units	132	835	1,216
2026 Total Housing Units	2,917	16,365	23,244
2026 Owner Occupied Housing Units	1,338	9,381	14,092
2026 Renter Occupied Housing Units	1,419	6,005	7,730
2026 Vacant Housing Units	160	979	1,422
2031 Total Housing Units	2,948	16,563	23,522
2031 Owner Occupied Housing Units	1,392	9,638	14,454
2031 Renter Occupied Housing Units	1,395	5,937	7,630
2031 Vacant Housing Units	161	988	1,438
Socioeconomic Status Index			
2026 Socioeconomic Status Index	43.4	45.9	46.3

Currently, 45.9% of the 2,917 housing units in the area are owner occupied; 48.6%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 2,836 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.45%. Median home value in the area is \$411,154, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.55% annually to \$466,352.

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

