



OFFERING MEMORANDUM

2-Suite Retail Building Available For Sale

OFFERED AT \$650,000
237-239 SE G ST, GRANTS

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KELLER WILLIAMS SOUTHERN OR
Each Office is Independently Owned
and Operated.



Price:	\$650,000
Building SF:	5,000 Per County
Price PSF:	\$130/PSF
Occupancy:	70% Vacant
Lot Size:	0.11 Acres
Frontage:	G St
Year Built:	1961
Renovated:	2023
Parking:	On street & neighboring lot
Zoning:	Central Business District
APN 2025 Taxes:	R3110626 \$1,194.85

237 SE G St Unit 1 - Approx. 3,500 SF	Vacant
239 SE G St Unit 2 - Approx. 1,500 SF	Leased: Taste & See, LLC \$2,000/mo Modified Gross 2% Annual Escalations

Property Highlights:

Exceptional owner-user or investment opportunity in the heart of downtown Grants Pass, prominently located along well-traveled G Street near the corner of 6th Street and The "Duck" Public Parking Lot. This versatile 5,000 SF, two-unit GC-zoned property within the Central Business District (CBD) offers approximately 3,500 SF of vacant space, creating an attractive opportunity for an owner-occupant seeking immediate occupancy while benefiting from supplemental rental income through a sale-leaseback arrangement with Taste & See, an established specialty coffee and boba tea shop.

The vacant portion features three private offices, three restrooms, two spacious and flexible event or gathering areas, and a prep kitchen. The adaptable layout can accommodate a variety of potential uses, including professional services, creative or educational programs, wellness operators, nonprofit or religious organizations, event venues, and specialty retail concepts.

With approximately 70% of the property available for an owner-user and 30% providing income through a sale-leaseback arrangement, 237-239 SE G Street offers a unique opportunity to acquire a substantially improved and versatile commercial property in the heart of downtown Grants Pass.



Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,650	43,758	54,920
Total Units	5,900	19,757	24,771
Median Income	\$49,673	\$62,053	\$65,239

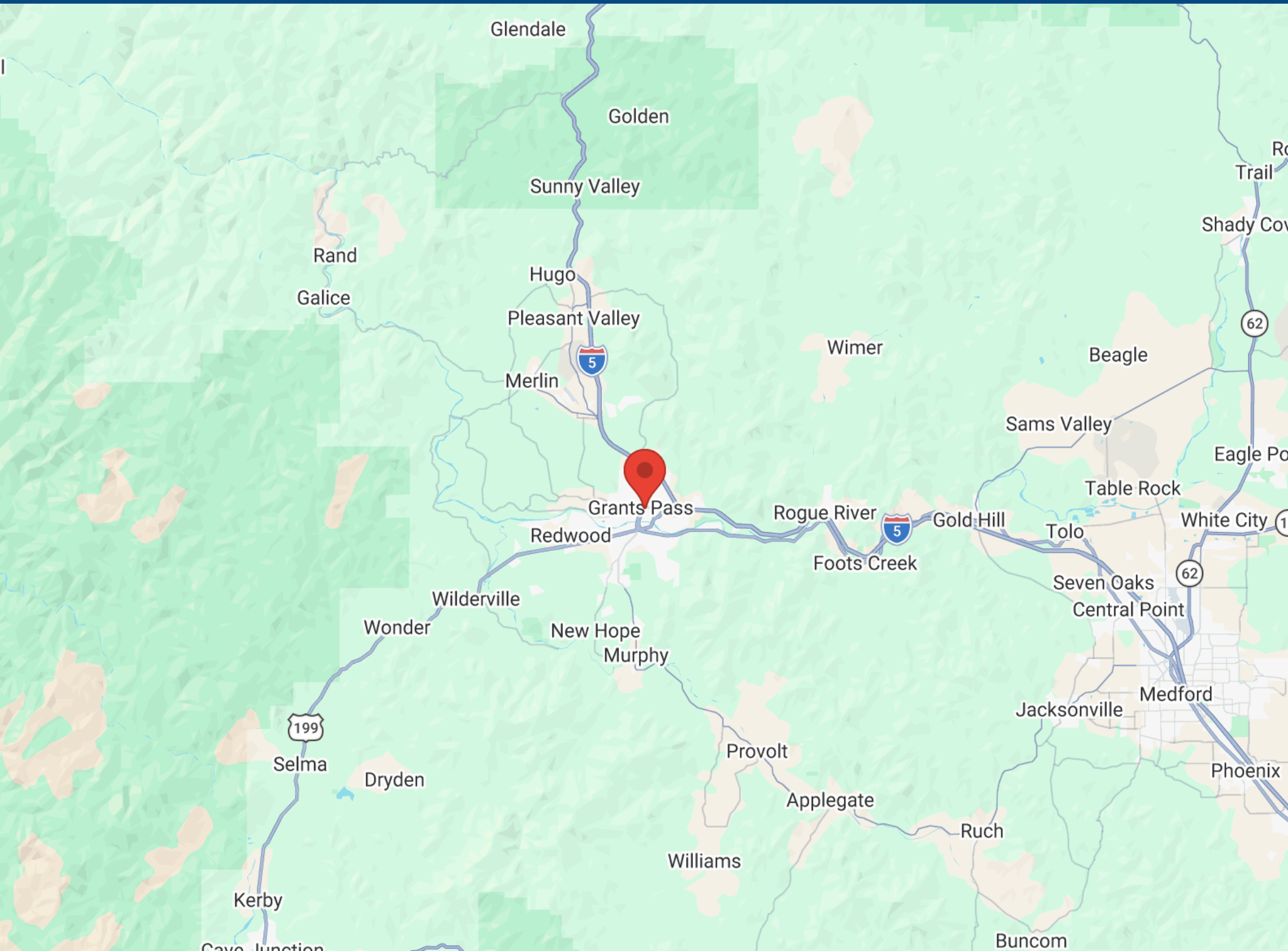
Purchased in 2023, the property has since undergone extensive renovations and modernization. Improvements to the property include new luxury vinyl flooring, interior paint, kitchen and restroom upgrades, contemporary lighting and finishes, new doors, trim and hardware, interior plumbing improvements, an integrated security system, and dual-zone Nest thermostats. The two units are separately metered, with gas heat serving the 237 SE G Street space.

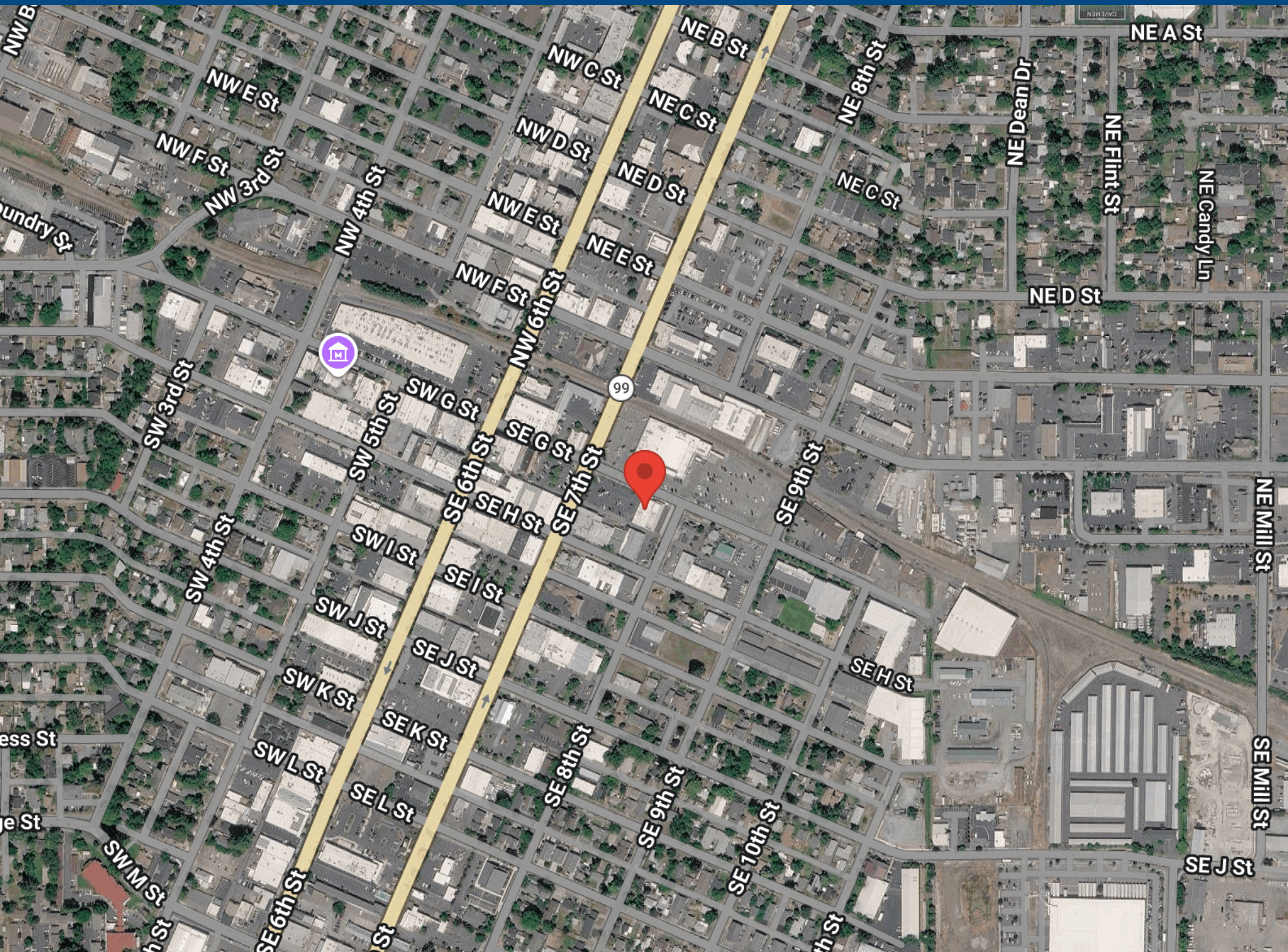
Building-wide improvements include a new roof installed in 2021 with a 20-year manufacturer's material warranty and 10-year roofing contractor guarantee, along with exterior repainting and aesthetic improvements completed in 2023. Together, these improvements represent significant recent investment in the property and provide modernized, functional commercial spaces with substantial upgrades to major building systems and finishes.

237 SE G Street (Unit 1) underwent extensive renovations completed in December 2023. Improvements include new luxury vinyl flooring, interior paint, kitchen and bathroom upgrades, contemporary lighting, replacement of doors, trim and hardware, an updated security system, and new dual-zone Nest thermostats. The unit is separately metered and features gas heat.

239 SE G Street (Unit 2), occupied by Taste & See Coffee and Boba, underwent a comprehensive renovation completed in July 2024. Improvements include new luxury vinyl flooring, an ADA-compliant restroom, new interior plumbing, electrical wiring, HVAC system, kitchen improvements including installation of a grease trap, contemporary lighting and finishes, complete retexture, an updated security system, and extensive modernization of the interior.

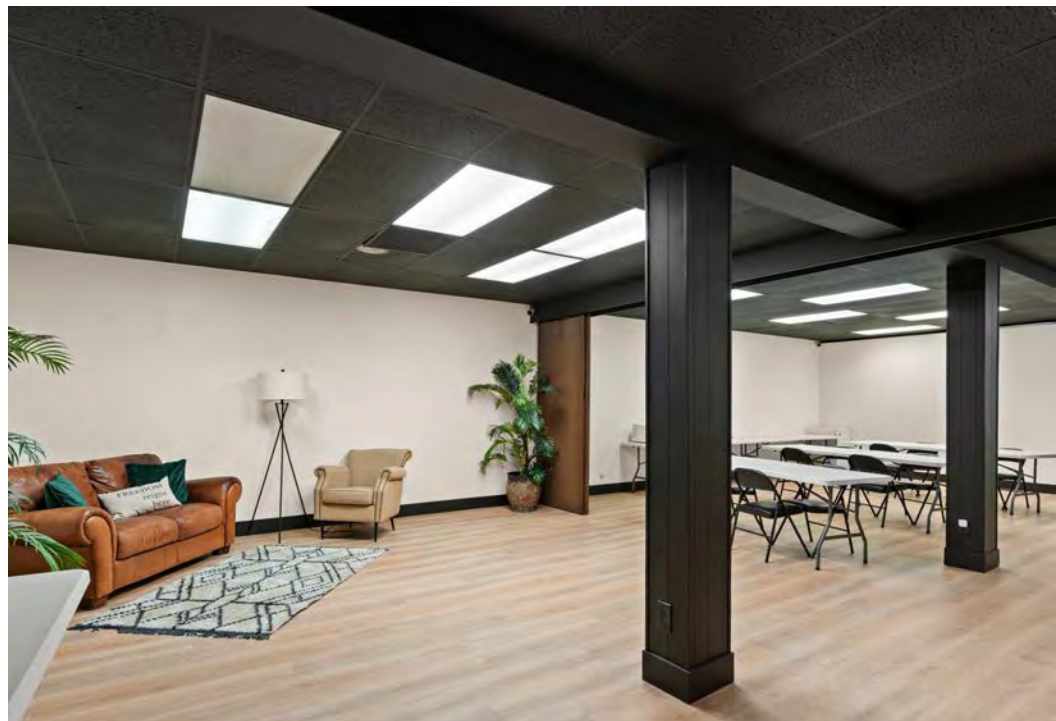
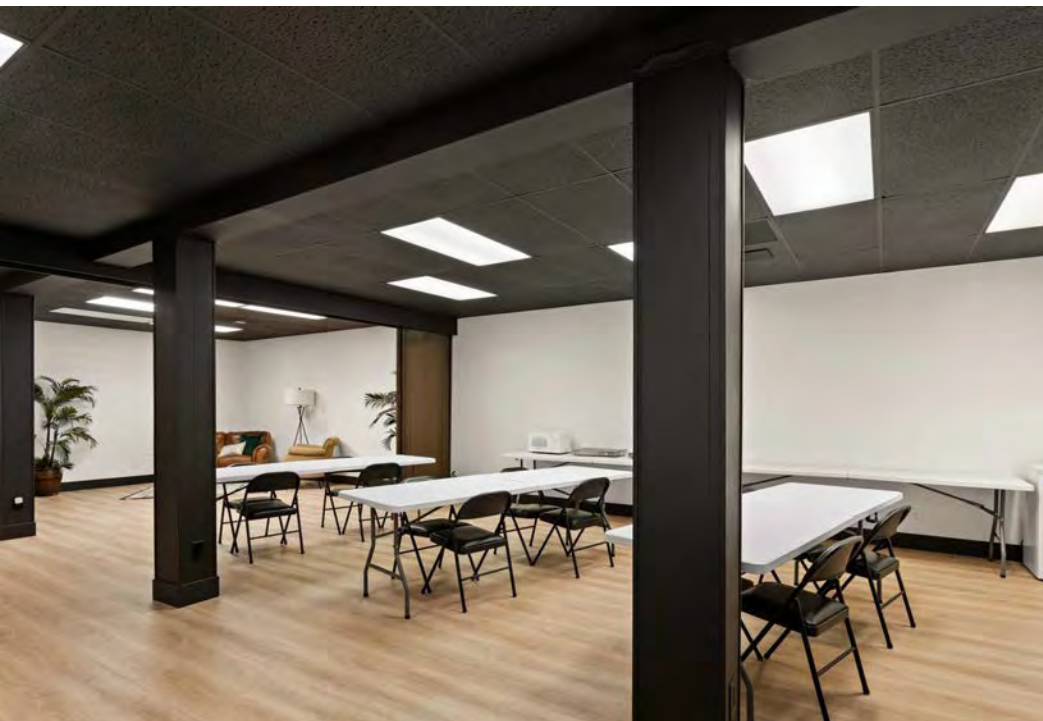
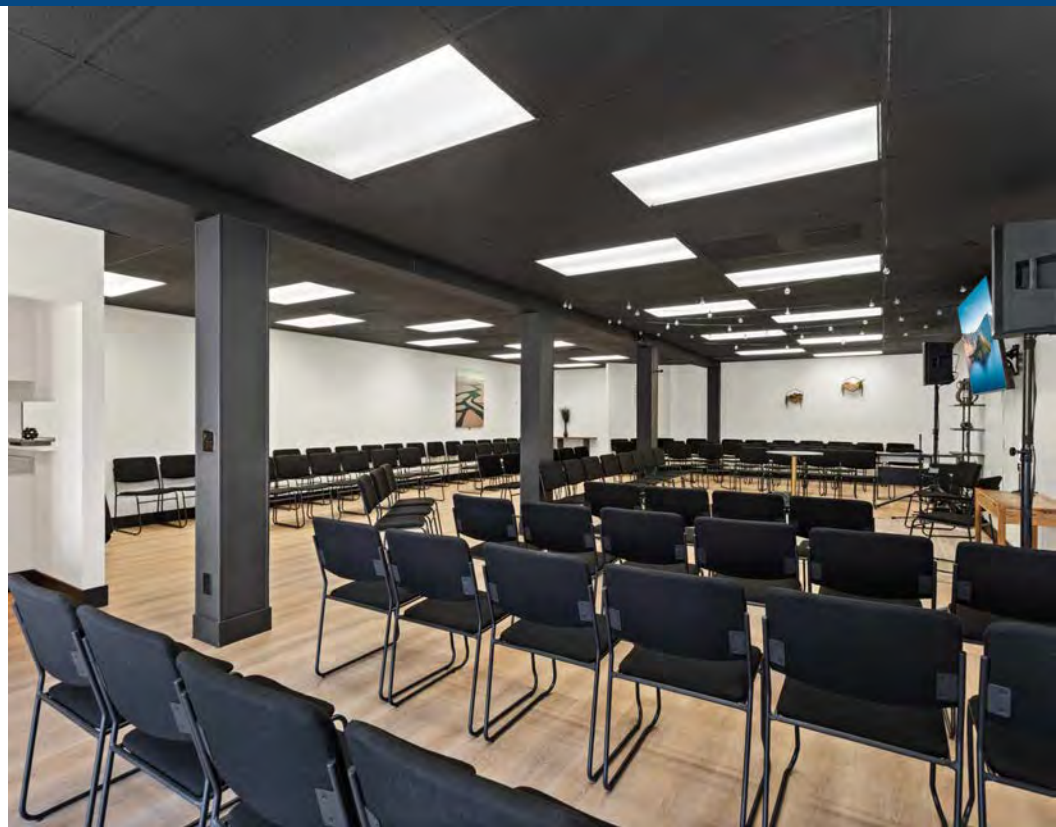
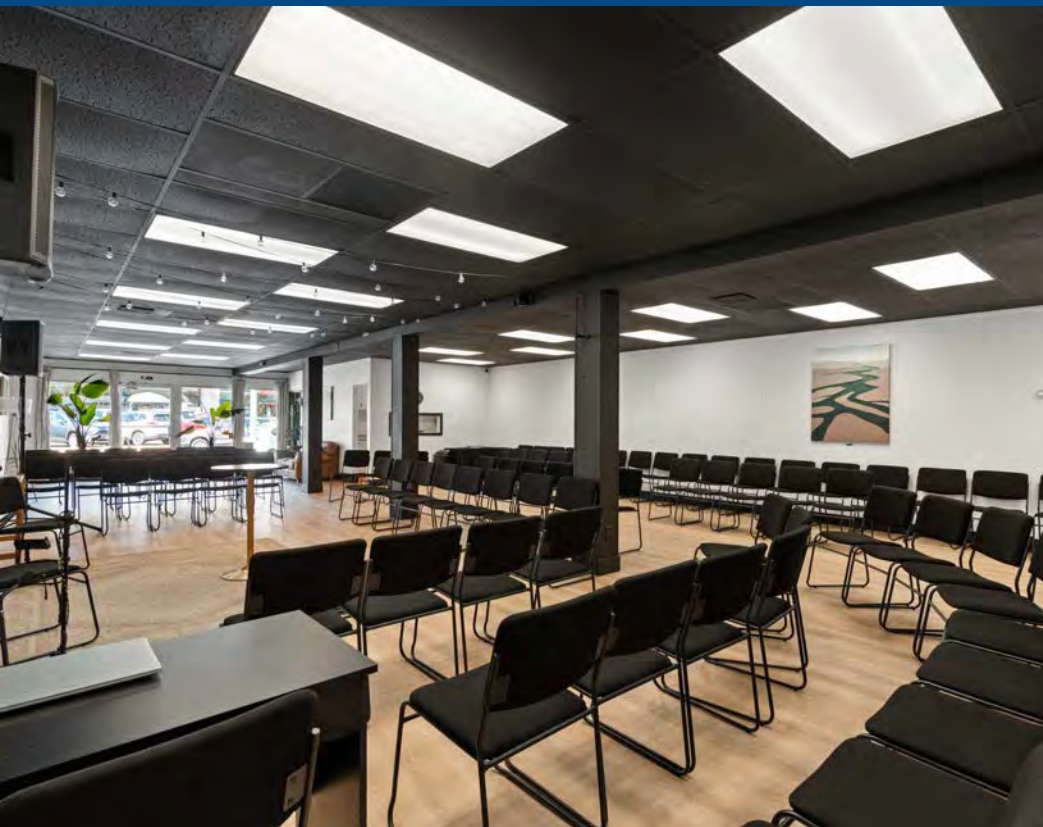
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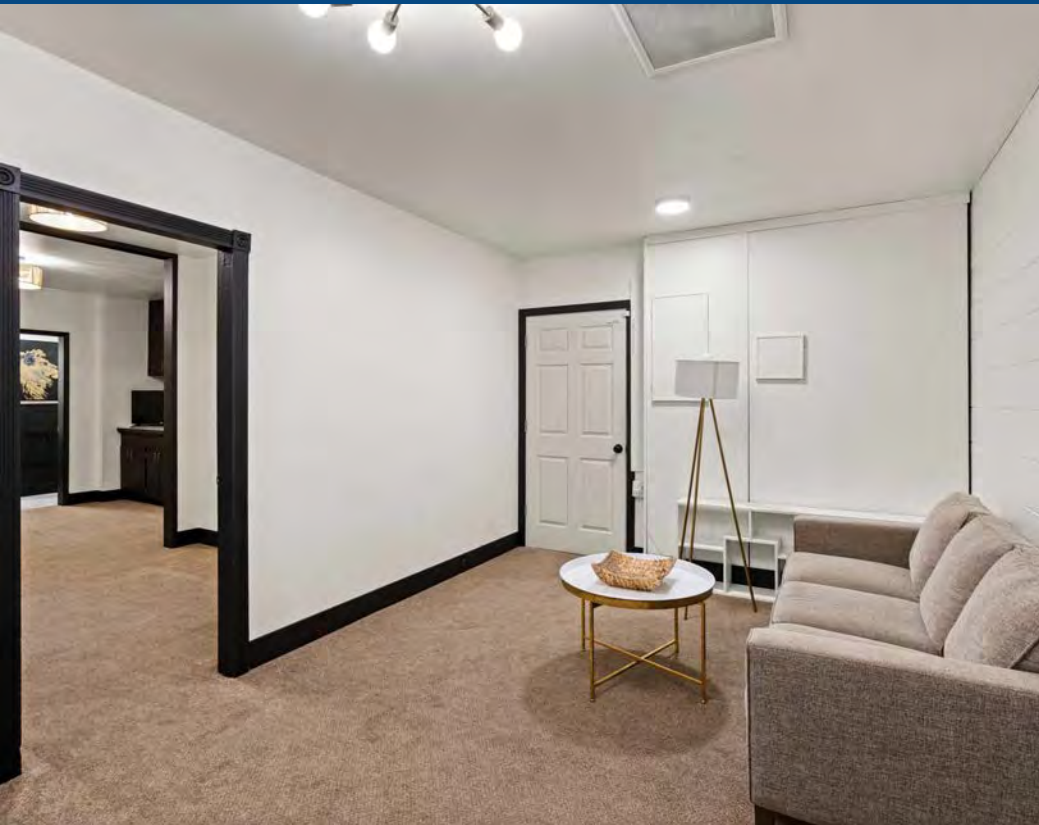


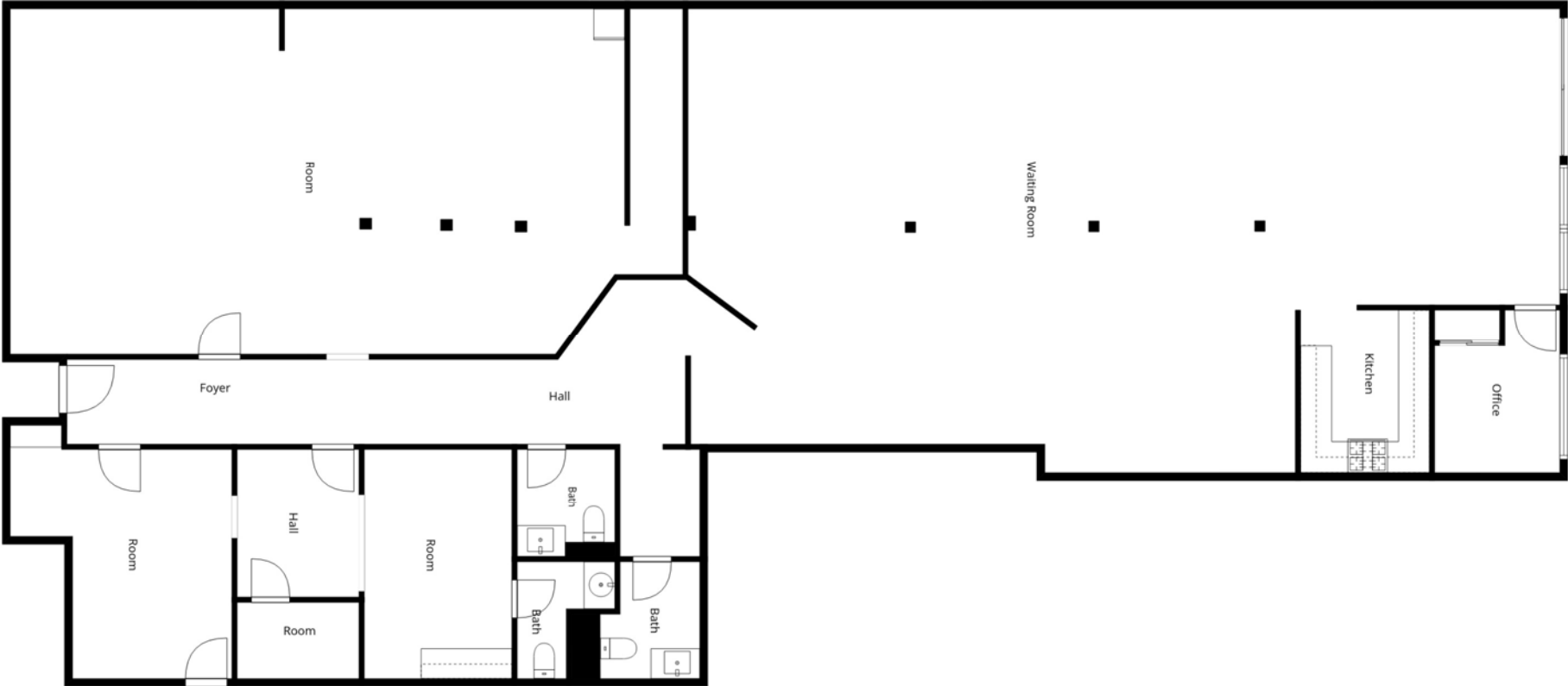










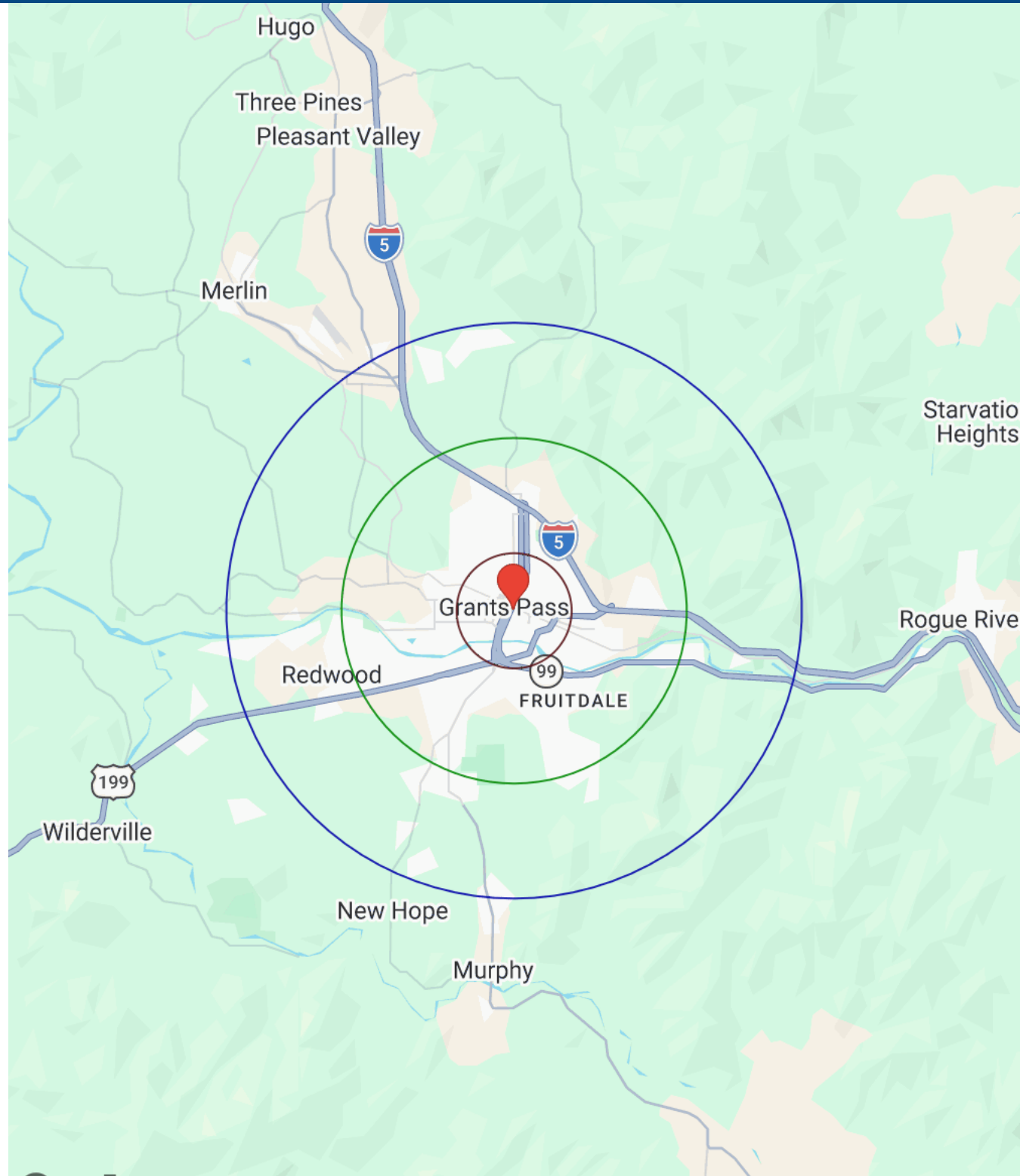


Population	1 Mile	3 Miles	5 Miles
Male	6,323	21,706	27,189
Female	6,327	22,052	27,731
Total Population	12,650	43,758	54,920

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,900	19,757	24,771
Occupied	5,364	17,900	22,438
Owner Occupied	2,282	10,315	13,746
Renter Occupied	3,082	7,585	8,692
Vacant	536	1,857	2,333

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,032	7,002	8,736
Ages 15 - 24	1,545	4,762	5,816
Ages 25 - 54	4,981	15,540	19,055
Ages 55 - 64	1,472	5,224	6,755
Ages 65+	2,619	11,230	14,557

Income	1 Mile	3 Miles	5 Miles
Median	\$49,673	\$62,053	\$65,239
Under \$15k	659	1,687	1,889
\$15k - \$25k	663	1,626	1,985
\$25k - \$35k	645	1,698	2,004
\$35k - \$50k	733	2,330	2,944
\$50k - \$75k	952	2,941	3,650
\$75k - \$100k	551	2,097	2,573
\$100k - \$150k	716	3,074	3,930
\$150k - \$200k	220	1,188	1,577
Over \$200k	227	1,259	1,886





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