



OFFERING MEMORANDUM

For Sale or Lease
Office | Medical | Daycare Offered
at New Price! \$529,000

858 NE A ST
GRANTS PASS, OR 97526

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OFFERING PRICE:	\$529,000
MAIN BUILDING SF:	1,800 SF
ZONING:	R-4
OCCUPANCY:	Vacant
YEAR BUILT:	1900
YEAR RENOVATED:	2025
LOT SIZE:	0.48 Acres
APN TAXES 2025:	R309758 \$8,777
PRIOR USE:	Creative Office, Medical Office, Traditional Office
PARKING:	8 Spaces

PROPERTY OVERVIEW

Great location for Office-Medical-Daycare on well-traveled A St in Grants Pass. New roof, exterior & interior paint, completed within the last few months. This circa 1900 residence has undergone multiple adaptive reuses, previously converted to office use, and most recently used as a licensed day-care facility for the last 10 years. The building has been updated while retaining elements of its original charm. Features include a designated reception area, several office/rooms, a downstairs bathroom, and a functional upstairs with a second bathroom and multiple rooms that may serve as offices or additional program space. There is also an outside back deck with stairs leading to yard and a welcoming front porch.

The property sits on nearly half acre lot with paved parking with room for expansion. Located in a predominantly residential area along a major thoroughfare supporting office/medical/daycare, the site is within close proximity to both an elementary and a high school, supporting its use for childcare or other neighborhood-serving functions. Delivered vacant.



LOCATION OVERVIEW

Strategic central location ideally situated in Grants Pass, this property offers a premier "mid-town" position that balances immediate access to the historic downtown core with the convenience of established residential neighborhoods.

Superior connectivity and access, the site features exceptional regional connectivity, located less than one mile from I-5 and just blocks from Highway 99 (6th & 7th Streets). This central positioning ensures easy commutes and high visibility for clients and staff.

Located within a half-mile of Grants Pass High School and Lincoln Elementary, the property has great education and professional synergy and is perfectly anchored for childcare, tutoring, or professional services. It sits within a thriving hub of medical offices and local government services, driving consistent daytime traffic.

The property offers developmental flexibility & expansion. The 0.48-acre lot is oversized for the current 1,800 SF building, providing rare "room to grow" in a densifying market. The flexible R-4 zoning supports high-density residential or professional office use, offering a versatile investment profile with significant future redevelopment potential.

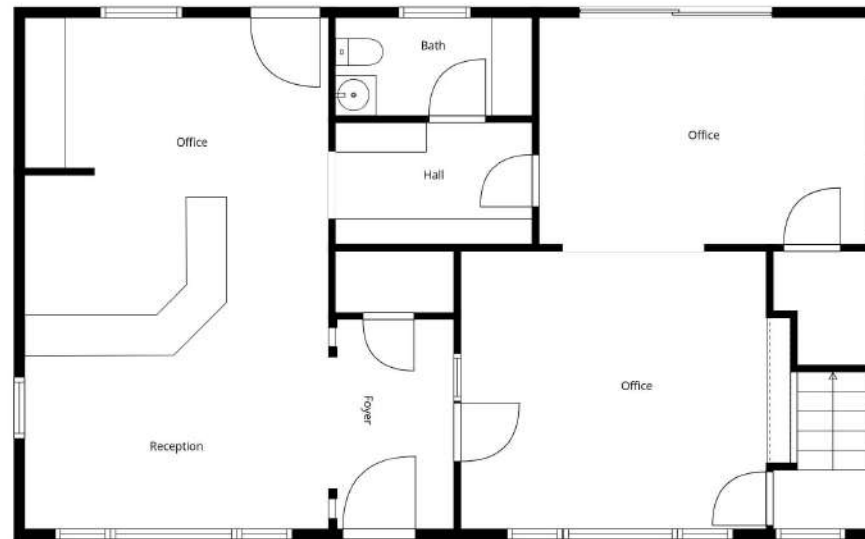
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,372	37,762	53,585
Total Units	4,286	16,985	24,076
Median Income	\$48,528	\$58,381	\$61,621

FLOOR PLAN

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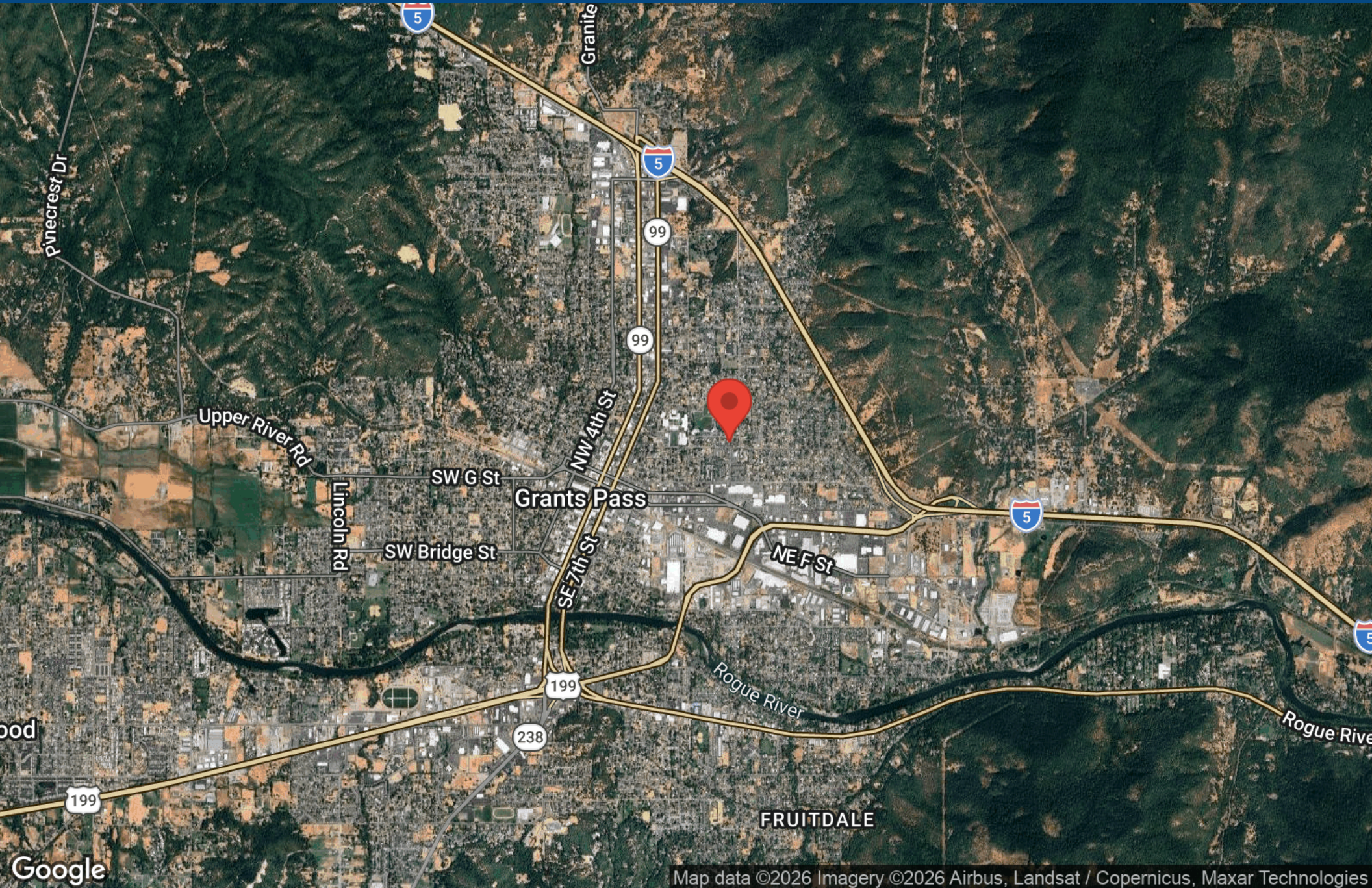
2nd Floor



1st Floor

REGIONAL MAP

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Grants Pass Performing Arts Center

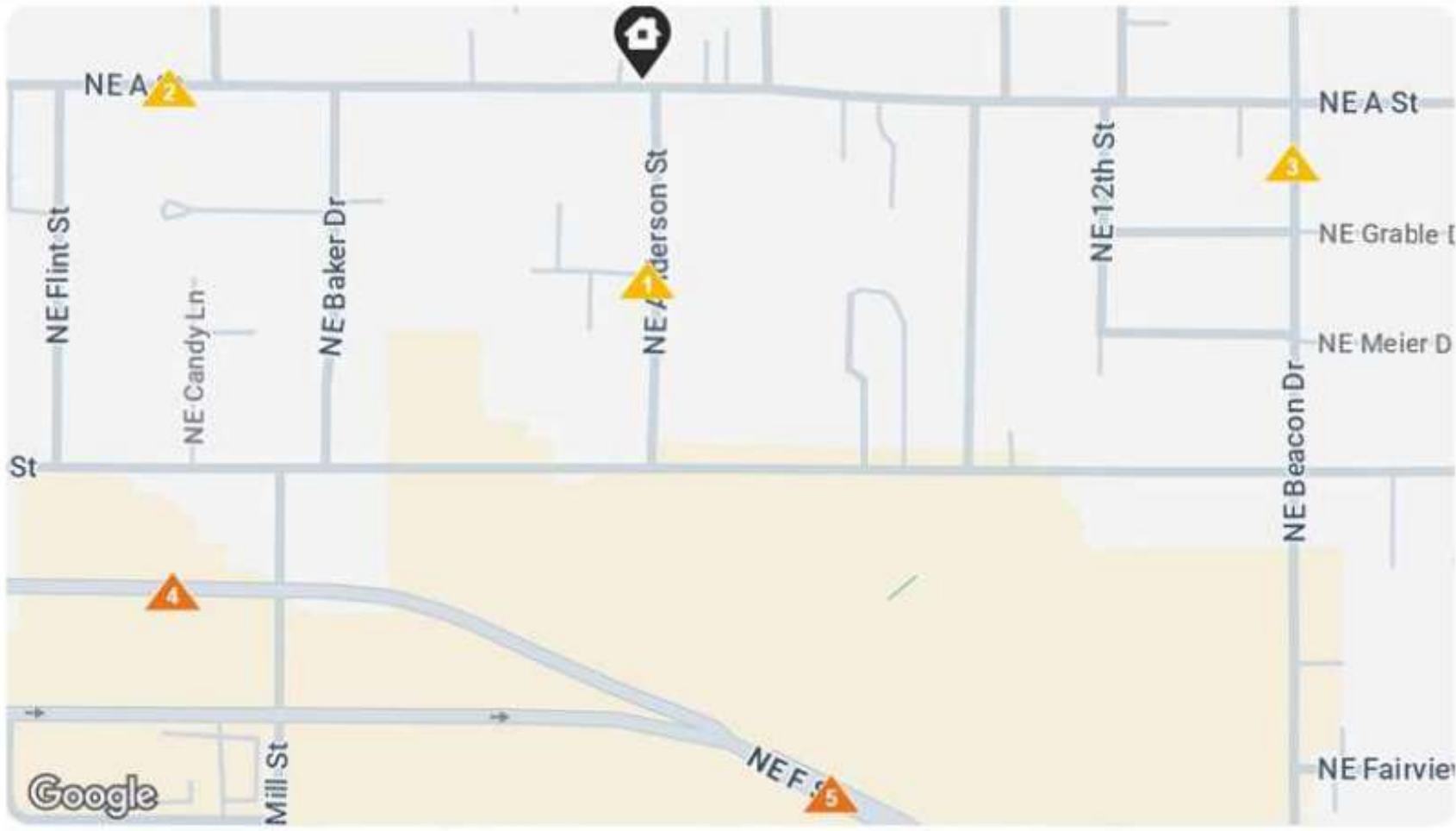
Grants Pass School District

Russ Werner Field

Grants Pass Swimming Pool

Rogue Family Eye Care

Calvary Lutheran Church



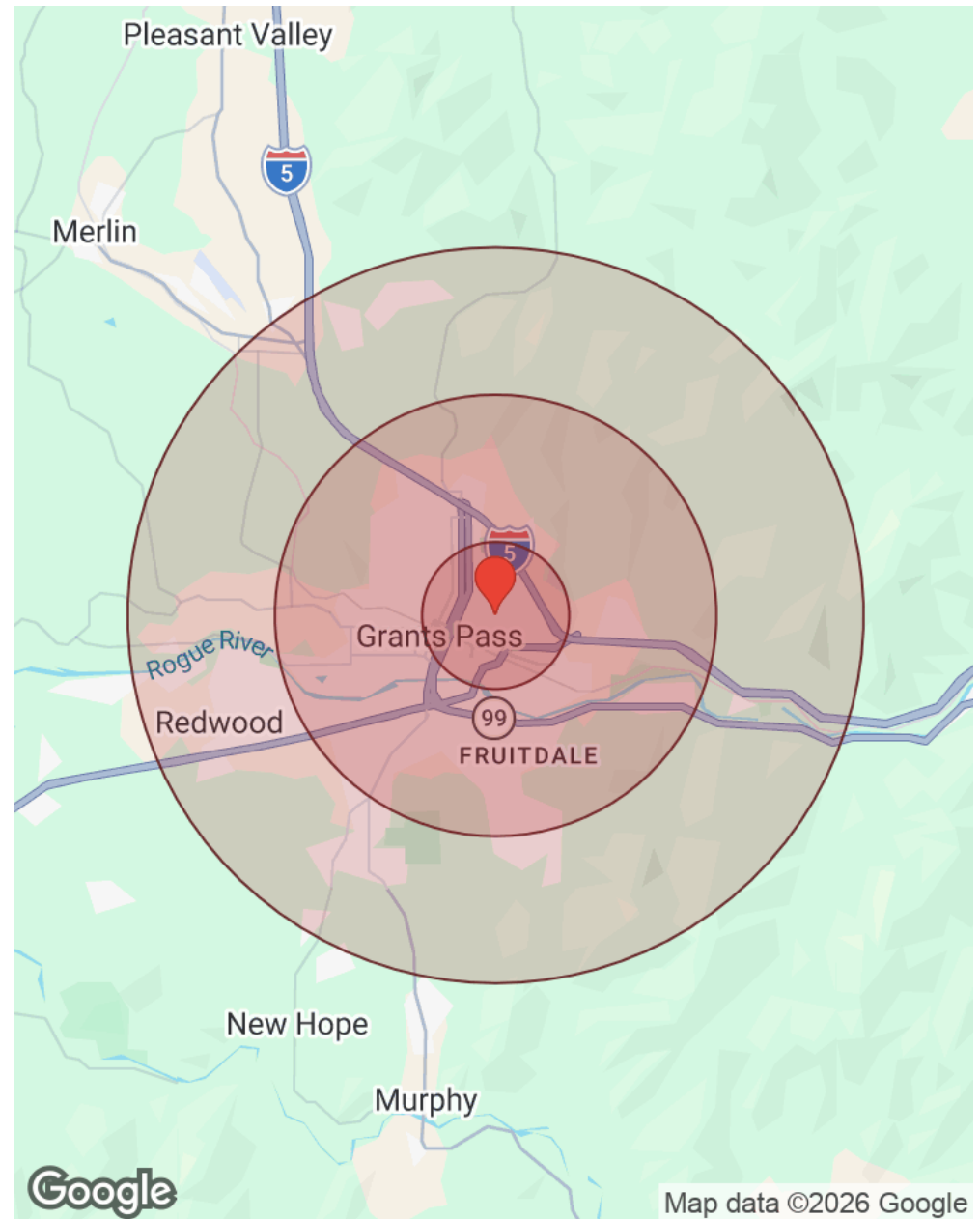
Daily Traffic Counts

-  Up to 6,000 / day
-  6,001 - 15,000
-  15,001 - 30,000
-  30,001 - 50,000
-  50,001 - 100,000
-  Over 100,000 / day

DEMOGRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,730	18,887	26,604
	Female	4,568	19,100	27,134
	Total Population	9,298	37,987	53,738
Housing	Total Units	4,277	17,194	24,306
	Occupied	3,900	15,570	22,010
	Owner Occupied	1,595	8,929	13,403
	Renter Occupied	2,305	6,641	8,607
	Vacant	378	1,624	2,296
Age	Ages 0 - 14	1,455	6,053	8,556
	Ages 15 - 24	1,214	4,198	5,688
	Ages 25 - 54	3,673	13,512	18,649
	Ages 55 - 64	1,036	4,592	6,581
	Ages 65+	1,920	9,632	14,263
Income	Median	\$49,197	\$61,405	\$64,478
	Under \$15k	488	1,588	1,874
	\$15k - \$25k	486	1,440	1,989
	\$25k - \$35k	460	1,513	1,965
	\$35k - \$50k	540	1,994	2,901
	\$50k - \$75k	613	2,463	3,607
	\$75k - \$100k	305	1,906	2,525
	\$100k - \$150k	564	2,573	3,794
	\$150k - \$200k	273	1,081	1,546
Over \$200k	169	1,012	1,811	



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

PROPERTY PHOTOS - LOBBY AND RECEPTION

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PROPERTY PHOTOS - DOWNSTAIRS OFFICES

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PROPERTY PHOTOS - FRONT AND BACK PATIOS

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PROPERTY PHOTOS - FULLY FENCED BACKYARD

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PROPERTY PHOTOS - FRONT YARD AND ENTRANCE

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PROPERTY PHOTOS - AERIAL

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