

OFFERING MEMORANDUM

FORMER US BANK - ROSEBURG

Owner-User Opportunity



619 SE MAIN ST, ROSEBURG, OR 97470

km Kidder
Mathews

Exclusively Listed by The Gellner Team

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FORMER US BANK - ROSEBURG



INVESTMENT SUMMARY

Section 01

INVESTMENT SUMMARY

17,157 SF OWNER-USER OPPORTUNITY IN THE HEART OF ROSEBURG, OR

\$795,000

PURCHASE PRICE

\$46.34

PRICE PER SF

17,157

BUILDING SF

0.57 ACRES

LOT AREA

CBD

ZONING
(CENTRAL BUSINESS DISTRICT)

1960

YEAR BUILT

SUBJECT
PROPERTY

INVESTMENT HIGHLIGHTS

*Located in the Heart of
Downtown Roseburg*

*Ideal Owner-User or
Backfill Opportunity*

*Former Bank Branch
Offered Below
Replacement Cost*

*Attractive Price Per
Square Foot*

PROPERTY OVERVIEW

PROPERTY OVERVIEW

PARCEL



PROPERTY PHOTOS



LOCATION OVERVIEW

ROSEBURG, OREGON

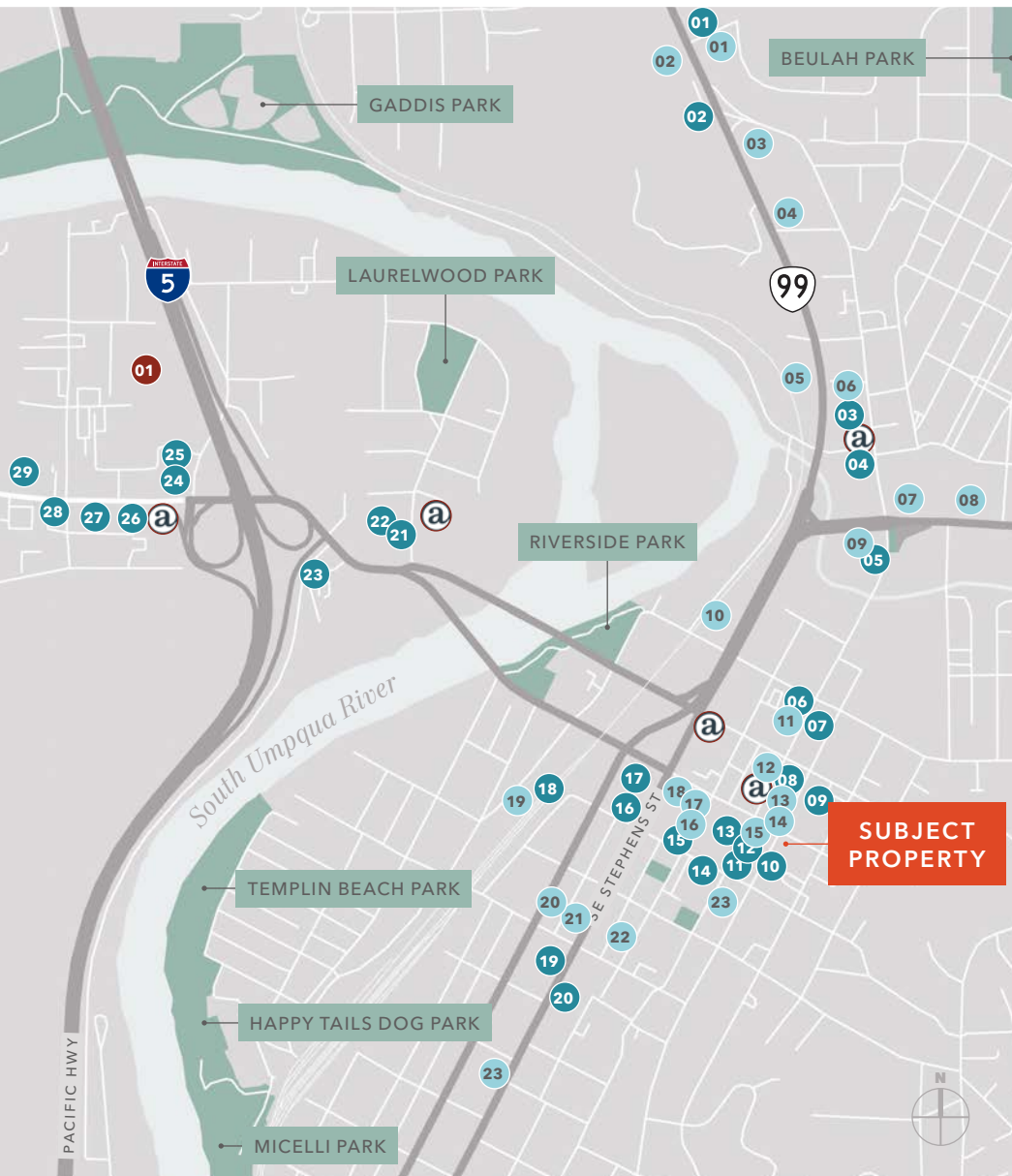
Roseburg is the largest city and primary commercial center in Douglas County, Oregon, serving as a regional hub for a broad trade area spanning the Umpqua Valley and surrounding communities. Located approximately 70 miles south of Eugene and 125 miles north of Medford along Interstate 5, Roseburg benefits from its strategic position on the state's primary north-south transportation corridor.

Historically rooted in the timber and wood-products industries, Roseburg has developed into a more diversified economy supported by healthcare, government, education, retail, manufacturing, professional services, and other industries. The city is home to major employers including Mercy Medical Center, Roseburg Forest Products, Douglas County, and Umpqua Community College. Healthcare and government employment provide stability to the local economy, while the surrounding agricultural, forestry, and natural-resource industries continue to contribute to the region's economic base.

Roseburg's location along Interstate 5 provides convenient connectivity throughout Southern Oregon and the broader Pacific Northwest. U.S. Highway 138 also connects the community eastward through the Umpqua River corridor toward the Cascades. Roseburg also benefits from its access to the region's outdoor recreation and tourism assets. The Umpqua River system, surrounding forests, wineries, and proximity to destinations such as Crater Lake and the Oregon Coast contribute to visitor traffic and support the area's hospitality and service industries.



LOCATION OVERVIEW



EAT + DRINK

- 01 Chinese Garden
- 02 Chen's Family Dish
- 03 Dairy Queen
- 04 El Dorado
- 05 Bagel Tree Cafe & Bakeshop
- 06 Dino's Ristorante Italiano
- 07 Little Brothers Pub
- 08 Brix Grill
- 09 Old Soul Pizza
- 10 True | Kitchen + Bar
- 11 Mariachi Loco
- 12 Alexander's Green Cuisine
- 13 Serendipity Sip & Shop
- 14 The Place In Roseburg
- 15 Gathering Grounds
- 16 Ami Japanese Restaurant
- 17 Paul O'Brien Winery
- 18 McMenamins Roseburg Station
- 19 Scoreboard Sports Bar
- 20 Kodiak Bar & Grill
- 21 Denny's
- 22 Burger Den
- 23 Topp-It Express
- 24 Mountain Mike's Pizza
- 25 Cascades Coffee House
- 26 Domino's Pizza
- 27 Taco Time
- 28 Bubble Tea House
- 29 La Cocina

GROCERY + SHOPPING

- 01 Good Vibrations
- 02 Auto Value Roseburg
- 03 Poppy Layne
- 04 Floor Brokers
- 05 Waldron's Outdoor Sports
- 06 Canyon Creek Bicycles
- 07 Habitat for Humanity ReStore
- 08 Floors By Design
- 09 City Center Cars and Trucks
- 10 Oregon Tool & Supply
- 11 Jackson Street Provisions
- 12 Absolute Sound and Music
- 13 Yours Truly Bookshop
- 14 Sugar Magnolia Boutique
- 15 Heroes Haven
- 16 Roseburg Resale
- 17 From Days Gone By
- 18 Oak Market
- 19 Over the Hill Ceramics
- 20 Oregon Linen
- 21 Tim's Appliance & Mattress
- 22 Scrubs and More
- 23 Downtown Market
- 24 Dirt Cheap Thrift Store

HEALTHCARE

- a** Adapt Integrated Health Care
- 01** Umpqua Valley Nursing & Rehabilitation Center

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	7,285	25,813	39,299
2031 PROJECTION	7,158	25,239	38,393
2020 CENSUS	7,515	26,057	39,222

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	3,172	11,115	16,600
2031 PROJECTION	3,064	10,683	15,948
2020 CENSUS	3,136	10,922	16,196

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$72,834	\$79,169	\$84,131
2031 PROJECTED AVERAGE HH INCOME	\$72,729	\$78,809	\$83,813
2026 MEDIAN HH INCOME	\$60,702	\$64,100	\$67,257
2031 PROJECTED MEDIAN HH INCOME	\$60,643	\$63,854	\$67,013
TOTAL BUSINESSES	607	1,929	2,353
TOTAL EMPLOYEES	4,451	17,744	21,301

Data Source: ©2026, Sites USA



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