



# GALICE RESORT

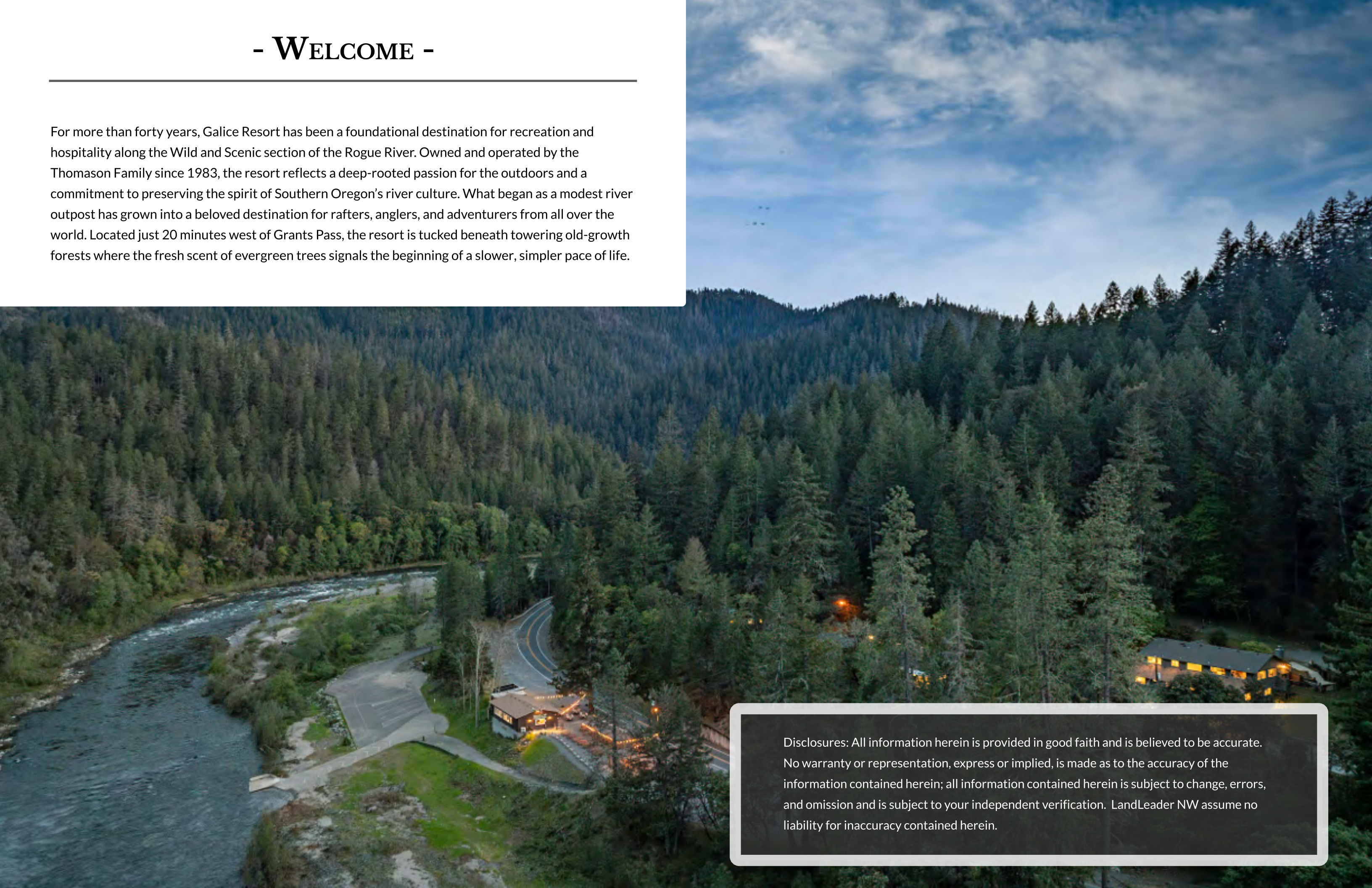
11744 GALICE RD, MERLIN, OREGON



# - WELCOME -

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For more than forty years, Galice Resort has been a foundational destination for recreation and hospitality along the Wild and Scenic section of the Rogue River. Owned and operated by the Thomason Family since 1983, the resort reflects a deep-rooted passion for the outdoors and a commitment to preserving the spirit of Southern Oregon's river culture. What began as a modest river outpost has grown into a beloved destination for rafters, anglers, and adventurers from all over the world. Located just 20 minutes west of Grants Pass, the resort is tucked beneath towering old-growth forests where the fresh scent of evergreen trees signals the beginning of a slower, simpler pace of life.

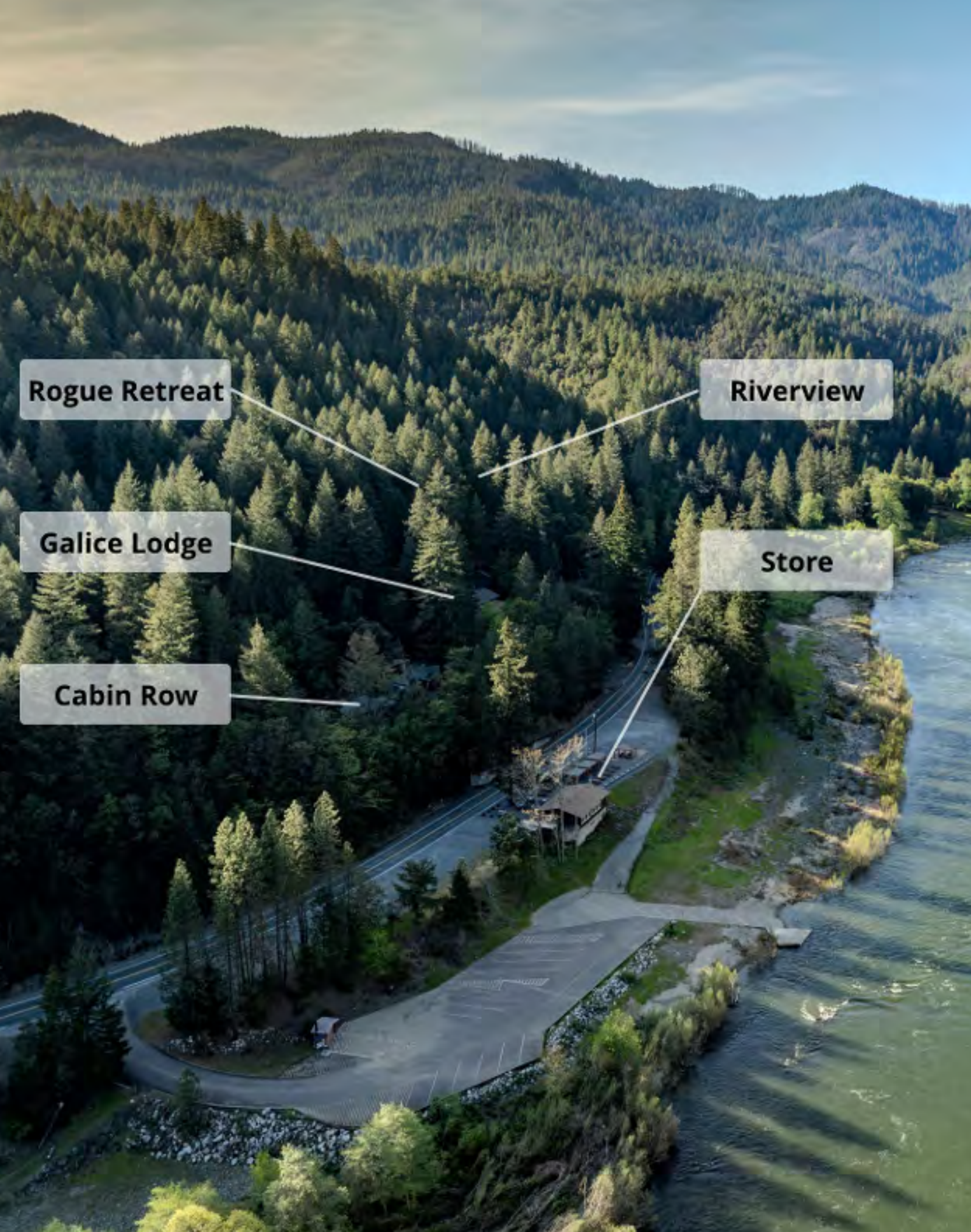
An aerial photograph of the Galice Resort at dusk. The resort is nestled in a dense forest of tall evergreen trees. A winding road leads to the resort, which is illuminated by warm lights. A river flows through the landscape, and a parking lot is visible near the entrance. The sky is a deep blue with some clouds.

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## - GALICE RESORT -

Galice Resort offers year-round lodging with three spacious lodges and seven well-appointed cabins, making it an ideal basecamp for outdoor adventure. From May through September, the resort comes alive with a riverside store, vibrant food truck court, and live music events that create a festive yet laid-back atmosphere. Ideally situated just upstream from Grave Creek, Galice is the last stop for many before entering the Wild & Scenic section of the Rogue, and often the first place they return after multi-day adventures. The area is known for world-class rafting, fishing, hiking, and wildlife viewing, drawing outdoor enthusiasts from around the country.

This offering is turnkey, including 12.8 acres across 10 tax lots, lodging improvements, a general store, and all supporting infrastructure, as well as the operating business with all furnishings, fixtures, equipment, and branding assets included.



## - HISTORY -

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### Over 40 Years ~

For over four decades, Galice Resort has stood as a cornerstone of recreation and hospitality along the wild and scenic Rogue River. Owned and operated by the Thomason Family since 1983, the resort reflects a deep-rooted passion for the outdoors and a commitment to preserving the spirit of Southern Oregon's river culture. What began as a modest river outpost has grown into a beloved destination for rafters, anglers, and adventurers from all over the world.

Located just 20 minutes west of Grants Pass, the resort is tucked beneath towering old-growth forests where the fresh scent of pine, Douglas fir, spruce, and cedar signals the beginning of a slower, simpler pace of life. Over the years, the Thomason Family has poured their hearts into building a place where visitors can connect with nature, celebrate milestones, and make lifelong memories. Whether it's launching a rafting trip, enjoying a riverside meal, or staying overnight in a cabin, guests find themselves returning year after year—drawn by the unique mix of wilderness charm and warm hospitality.

Galice Resort has also served as a gateway to the Rogue River's legendary whitewater runs and historic trail systems. It's a place where generations of outfitters have launched multi-day adventures and where countless visitors have experienced the power and peace of the river.

## - The ROGUE RIVER -

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### The Rogue River ~

Flowing through the heart of Southern Oregon, the Rogue River is one of the original eight rivers designated in the 1968 Wild and Scenic Rivers Act—a testament to its unspoiled beauty and ecological significance. The "Wild and Scenic" section begins just downstream of Grave Creek and stretches nearly 35 miles through the remote, rugged canyons of the Klamath Mountains, ending at Foster Bar.

What makes this section of the Rogue so captivating is its striking contrast between raw wilderness and serene river bends. Towering cliffs of ancient rock rise above deep green pools, while pine and fir forests cling to the canyon walls. The water varies from calm stretches rich with reflections to adrenaline-pumping rapids like Rainie Falls, Mule Creek Canyon, and the legendary Blossom Bar.

The area is teeming with wildlife—black bears, otters, osprey, bald eagles, and salmon all call the Rogue home. In the fall, the river surges with returning Chinook and Coho, making it a prime destination for anglers. Hikers find solitude along the 40-mile Rogue River Trail, which parallels the river on the north bank and offers access to hidden waterfalls, sandy beaches, and secluded campsites.

This stretch is protected for its outstanding scenery, recreation, wildlife, and historical values, and is managed under a strict permit system to preserve its natural integrity. From May 15 through October 15, all overnight rafting trips require a limited-entry permit. Commercial outfitters must also hold special-use permits to operate guided trips, ensuring that visitor impact is carefully managed and the wilderness character of the river remains intact for future generations.

## - BUSINESS OVERVIEW -

The resort offers year-round accommodations with three spacious lodges and a selection of cabins available throughout all seasons. From May through September, the resort comes alive with seasonal offerings that include a riverside store, a vibrant food truck court, and live music events that create a festive yet relaxed ambiance.

The resort serves as a base camp for visitors looking to enjoy the many recreational opportunities the Rogue River corridor provides. The area is renowned for world-class whitewater rafting, salmon and steelhead fishing, hiking trails, and wildlife viewing, making it a natural draw for adventurers and families alike.

The resort is perfectly positioned as the gateway to one of Oregon's most iconic wilderness experiences. Just upstream from Grave Creek, Galice is the last stop for many rafters, hikers, and outfitters before they enter the Wild and Scenic section, and often the first place they return to after a multi-day river trip. During the summer months, the resort becomes a central hub for tourism traffic, offering comfortable lodging, food, entertainment, and a welcoming atmosphere just minutes from key trailheads and boat launches. Its riverside location makes it an ideal basecamp for those seeking both adventure and relaxation.

### **Offering Includes:**

Real Estate: 12.8 acres/10 parcels, 3 lodges, 7 cabins, general store, shop, and supporting infrastructure.

Galice Resort Business: All FF&E to support the store and lodging business + Intellectual property, including website, social media, branding, and customer lists

Store Inventory: Inventory will be sold to the buyer at wholesale cost, based on a physical count conducted prior to closing, and paid for separately from the purchase price of the real estate and business.

## - LOCATION -

### **Town of Galice ~**

Historically, Galice was a mining settlement, with activity dating back to the mid-1800s during Oregon's gold rush. Over time, it transitioned into a quiet riverside community known for its natural beauty and recreational access. Today, Galice is best known as a launch point for rafting trips into the Wild and Scenic section of the Rogue River, with nearby access to popular sites such as Grave Creek, Rainie Falls, and the Rogue River Trail.

### **Southern Oregon ~**

Galice Resort is located in Josephine County, Oregon, approximately 20 miles west of Grants Pass along the Rogue River.

Grants Pass is located along the Rogue River, and serves as the main hub for shopping, services, and healthcare on the western side of the Rogue Valley. The city has a historic downtown, access to river recreation, and a strong connection to outdoor tourism.

The surrounding Rogue Valley includes the majority of Josephine and Jackson counties, and cities like Medford, Ashland, and Jacksonville. The valley is home to about 300,000 people and sits along the Interstate 5 corridor in Southern Oregon. It has a great climate with warm summers and mild winters. The area is known for its outdoor recreation, vineyards, public lands, and access to places like the Rogue River-Siskiyou National Forest and Crater Lake National Park.

The Rogue Valley International-Medford Airport is located about 30 miles southeast of Grants Pass and offers direct flights to cities like Portland, Seattle, Los Angeles, Phoenix, Las Vegas, Denver, and San Francisco.

## - OPPORTUNITIES -

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### Restaurant ~

Galice Resort holds a grandfathered permit to rebuild its restaurant, which was lost to a fire in June 2021. This permit is particularly significant given the resort's location within the Wild and Scenic section of the Rogue River, an area subject to strict federal and local development regulations. Additionally prior to the fire in 2021, the restaurant showed a consistent ability to generate income (see financials section).

Under the Wild and Scenic Rivers Act, new commercial developments or expansions within designated "wild" river corridors are generally prohibited to preserve the natural character of these areas.

The grandfathered permit for Galice Resort's restaurant allows for the reconstruction of the facility on its original footprint, maintaining its historical use and significance. Securing such a permit today would be highly challenging, if not impossible, due to the stringent restrictions on new developments in the Wild and Scenic corridor. Therefore, this permit represents a unique and valuable asset, offering a rare opportunity to reestablish a commercial presence.

### Lodging ~

Galice Resort's overnight accommodations are significantly underutilized, with current occupancy rates well below industry standards for similar destination properties. This presents a clear upside opportunity for a new owner. Improved marketing through paid digital advertising, expanded use of third-party booking platforms (such as Airbnb, VRBO, and Expedia), and a strategic SEO-optimized website can drive increased visibility and bookings.

The resort is also uniquely positioned to benefit from expanded partnerships with regional outfitters—such as fishing guides, whitewater rafting companies, hiking tour providers, and other outdoor adventure services. These partnerships can enhance the guest experience while creating joint marketing opportunities and increasing midweek and shoulder season bookings. There's also potential to offer bundled adventure-lodging packages or act as a central hub for Rogue River excursions.

## - OPPORTUNITIES -

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### Event & Group Opportunities ~

Galice Resort offers an exceptional setting for private events, yet this area of the business remains largely untapped. With its scenic riverfront backdrop, spacious lodge facilities, and on-site accommodations, the resort is well-suited to host weddings, family reunions, corporate retreats, workshops, and small festivals.

There is strong potential to grow event revenue by marketing the property as a turnkey venue for groups seeking a unique, nature-rich environment. A focused campaign targeting wedding planners, corporate retreat organizers, and regional event coordinators—paired with improved digital content showcasing the venue's charm—could rapidly increase bookings. Investing in modest upgrades to event infrastructure (such as a dedicated ceremony space, outdoor lighting, or tenting options) could further enhance appeal and command higher rates.

Increased group bookings also support overall occupancy and drive food and beverage sales, helping to stabilize revenue outside of the traditional peak tourism months.

### Other Services ~

There's strong potential to expand guest services in ways that enhance the resort experience while not infringing on guide referral partners. Offering non-guided gear rentals, as well as shuttle services to local adventure access points, can add value without competing with outfitters. Other opportunities include riverside meal packages, yoga or massage sessions for post-adventure recovery, and educational events/workshops. By acting as a concierge for local guides and providing thoughtful amenities, Galice Resort can strengthen partnerships and become a trusted hub for Rogue River adventures.

# - IMPROVEMENTS -

## Galice Lodge ~

The resort's largest and most versatile accommodation, offering 8 bedrooms (with 15 beds) and 7 full baths across three stories and over 5,100 square feet. Ideal for large groups, the lodge includes private en-suite bedrooms, spacious gathering areas, a full kitchen, a recreation room, and a dedicated hot tub room. While the entire lodge can be reserved for exclusive use, individual rooms can also be available.

<b>Gross Area:</b>	5,176 SF
<b>Year Built:</b>	1991
<b>Levels:</b>	Three story
<b>Bedrooms:</b>	8
<b>Beds:</b>	15
<b>Baths:</b>	7
<b>Roofing:</b>	Composition - Installed in 2023
<b>HVAC:</b>	Heat & A/C via Heat Pump - systems upgraded in 2024
<b>Notes:</b>	New paint inside and out in 2024





## Rogue Retreat ~

A spacious, traditionally designed two-story home ideal for large groups or multi-family stays. The layout features a master suite with a spa room, additional guest accommodations on both levels, a generous living area, and a large shaded deck with views of the Rogue River. Four different sleeping spaces provide a total of 12 beds. While currently used in the lodging pool, the home also presents strong potential as an owner's residence.

<b>Gross Area:</b>	2,696 SF
<b>Year Built:</b>	1989
<b>Levels:</b>	Two story
<b>Bedrooms:</b>	4
<b>Beds:</b>	Twelve (12)
<b>Baths:</b>	Three full
<b>Roofing:</b>	Composition
<b>HVAC:</b>	Heat & A/C via Heat Pump Woodstove downstairs Fireplace on main level

Riverview Lodge ~

The most private lodging option at Galice Resort, offering 5 bedrooms (with 10 beds) and 3 full baths across 2,774 square feet. Featuring a remodeled main level with an open-concept kitchen and living space, a wall of windows, and a large deck with hot tub, the home is ideal for both entertaining and relaxation. With flexible sleeping arrangements across two levels, the property is well-suited for large groups and also offers strong potential as an owner-operator residence thanks to its layout and location.

Gross Area:	2,774 SF
Year Built:	1981
Levels:	Two story
Bedrooms:	4
Beds:	10
Baths:	3 full
Roofing:	Composition - New in 2020
Outbuilding:	Detached shed for storage
HVAC:	Heat & A/C via Heat Pumps - Two units
	Woodstove in living room





## Cabin Row~

On the same elevation as the Lodge, Cabin Row consists of the Guest House, the Bunkhouse, Cabins 1-4, and the Cottage. Each of these units provides rustic rural charm to its visitors, in a communal yet private setting, with efficient quarters for multiple individual parties at an affordable nightly rate.

- Cottage:** 1,151 SF (per Matterport Floor Plan), 2 Bedrooms, Living Room, Kitchen, Full Bath, Hot-Tub Room and Deck. Utility room for resort staff use.
- Guest House:** 400 SF (per County Records), 1 Bedroom, Living Room, Kitchen, Full Bath and Deck. Utility room for resort staff use.
- Cabins 1-4:** 270 SF (per Matterport Floor Plan), Full Bath, Deck.
- Bunk House:** 604 SF (per Matterport Floorplan), 2 Bedrooms, Full Bath.





## Boat House Store ~

The Riverfront store serves as the central hub for food, drinks, supplies, and entertainment—complete with a full bar, soft serve ice cream, food, drinks, essential gear, gift shop, and indoor seating with views of the Rogue River. The adjacent outdoor event space offers a lively atmosphere with food trucks, live music, and yard games throughout the summer season. This vibrant gathering area brings energy and community to the resort.

<b>Gross Area:</b>	1,290 SF per Matterport Floorplan
<b>Year Built:</b>	1988
<b>Levels:</b>	Single
<b>Roofing:</b>	Composition
<b>Framing:</b>	Traditional
<b>Flooring:</b>	Concrete slab
<b>Dry storage:</b>	Detached storage with roll up door
<b>HVAC:</b>	Ductless heat pump





Shop ~

- Gross Area: 1,600 SF
- Year Built: 1992
- Roofing: Composition
- HVAC: Ductless heat pump
- Additional Notes: The shop includes a full bathroom and laundry facilities



Real Estate Summary						
Use of Lot	Address	APN #	Taxlot	Acres	Zoning	Taxes
Cottage, Cabins, &	11744	R302041	800	6.47	RC	\$2,349.33
Guest House Lot	11741	R302085	2100	.62	RC	\$184.08
Guest House ID	-	M241275	-	-	-	\$134.09
Lodge	11741	R302084	2000	.61	RC	\$2,573.08
Rogue Retreat & Shop	11745	R302083	1900	1.01	RR1	\$2,882.73
River View	11835	R302081	1700	.31	RR1	\$2,105.39
Store & Events Area	-	R302067	100	.60	RC	\$307.37
Boatramp & Parking	-	R335769	801	1.03	RC	\$978.94
Vacant Lot 1	-	R302079	1400	.61	RR1	\$282.81
Vacant Lot 2	-	R342863	1501	.40	RR1	\$150.24
Vacant Lot 3	-	R302080	1500	.52	RR1	\$150.24
Totals				12.8		\$12,098.30

**Power:** Public utilities - multiple power services between units

**Propane:** Multiple tanks are onsite - leased

**Internet:** Starlink

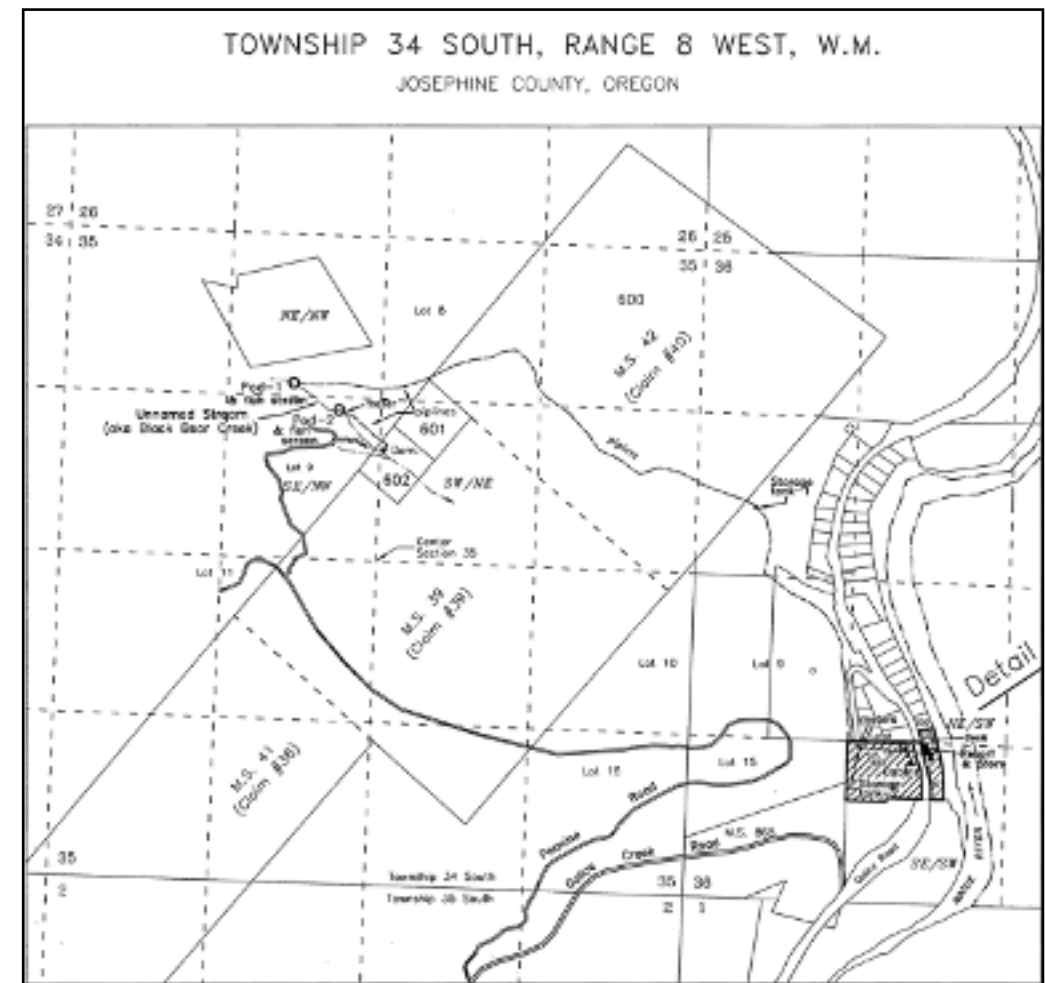
Each of the lodges receives their primary water from the Galice community water system and has emergency access to the Galice Resort water system (Note: the Water Right for resort water system does not extend to the Lodges).

Water is diverted from Black Bear Creek and conveyed approximately one mile via pipeline to the Galice Resort's water storage and filtration system. Midway along the route, an intermediate storage tank provides additional capacity. The entire system is gravity-pressurized, eliminating the need for mechanical pumps.

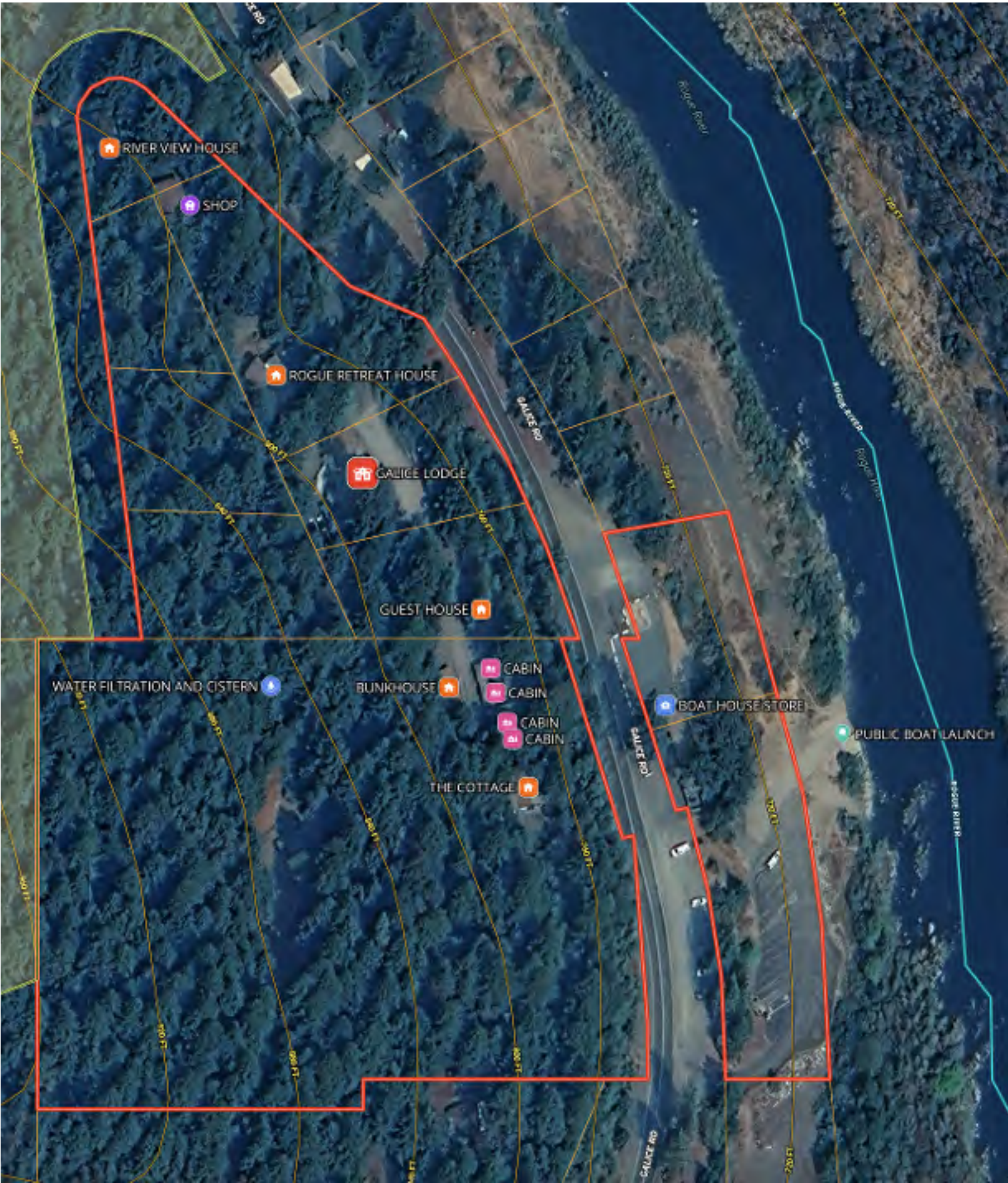
## Source

- Commercial Uses

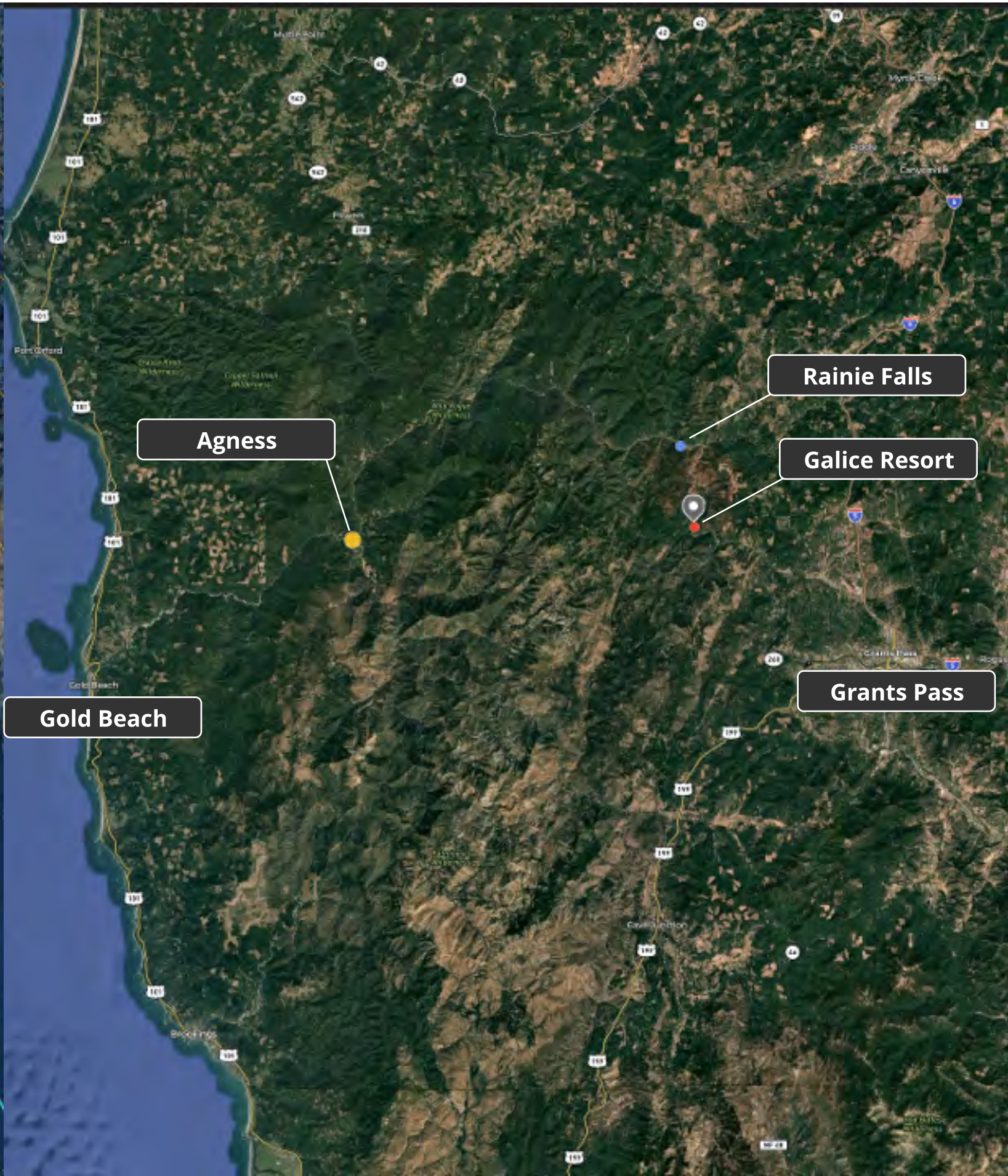
- 0.014 CFS (April 1 – October 31), limited to 5.0 acre-feet
- 0.005 CFS (year-round), limited to 0.9 acre-foot



# Maps



# Maps





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