



FOR SALE

Retail Building

1007, 1009, 1011, 1015 Green Acres Road, Eugene, Oregon

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE



Green Acres Retail Building

25,100 Square Foot Retail Building

1015 Green Acres Retail Building is adjacent Home Depot with WalMart and Dick's in the retail neighborhood. The building is located at the confluence of Beltline Highway, Green Acres Road, and North Delta Highway. Households with strong economic demographics surround the building. Other adjacent retail tenants are Starbucks, Market of Choice, Jersey Mike's, Café Yumm, Jamba Juice and FedEx.

PRICE: \$ 7,350,000

CAP: 6.37%

RENTABLE SQUARE FEET	25,100 sq. ft.
SITE SIZE	2.14 acres
ZONED	General Commercial
MAP & TAX LOT	17-03-18-13-00503
LEASES	Triple Net
YEAR BUILT	1993
PARKING	140 spaces (5.6 spaces per 1,000 sq. ft.)

ADDRESS:

1007, 1009, 1011, 1015 Green Acres Road
Eugene, Oregon 97408





Traffic Counts

DELTA HIGHWAY	35,000 / day
BELTLINE HIGHWAY	71,400 / day
GREEN ACRES	20,500 / day

Area & Demographics

Location

1015 Green Acres is located at the intersection of North Delta Highway, Beltline Highway and Green Acres Road. All are high traffic arterials and highways.

The Center features an attractive style, abundant parking, is impeccably maintained and has been managed by the developer since it was built. The entire developed retail area is more than 30 acres in size.

Demographics

Substantial residential neighborhoods with high incomes surround the retail area.

Retail Competition

Eugene has an established Urban Growth Boundary (UGB). The UGB is intended to eliminate urban sprawl. All growth within the UGB is dictated by pre-established and assigned zoning designated for each property.



Current Tenants

The current tenants are Guitar Center, Sport Clips and Delta Fitness.

GUITAR CENTER

Tenant since 2002

11,550 square feet

Lease Information

Available upon request.

SPORT CLIPS

Tenant since 2017

1,550 square feet

DELTA FITNESS

Tenant since 2002

12,000 square feet plus mezzanine



North Delta Center

1015 Green Acres

Greenacres Rd.

20,500 / DAY

Delta Hwy.

35,000 / DAY

Beltline Hwy.

71,400 / DAY



CONCEPTS DENTISTRY



EL KORA



1015 Green Acres



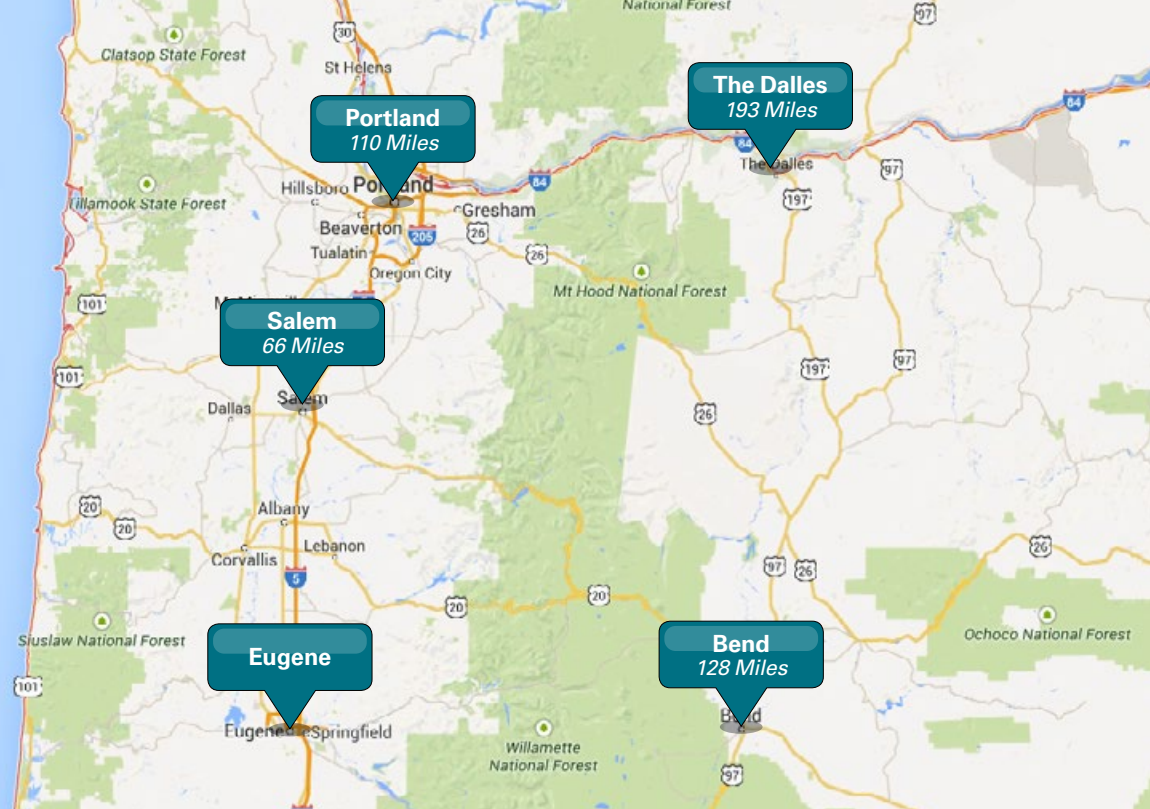
20,500 / DAY

Greenacres Rd.

Delta Hwy.

35,000 / DAY

1015 Green Acres Retail Area



Eugene, Oregon

University of Oregon

Eugene is home to the University of Oregon. Student population is published at 25,000.

City of Eugene Metro Area

Eugene's metro area population is published at 385,000.

Average Income

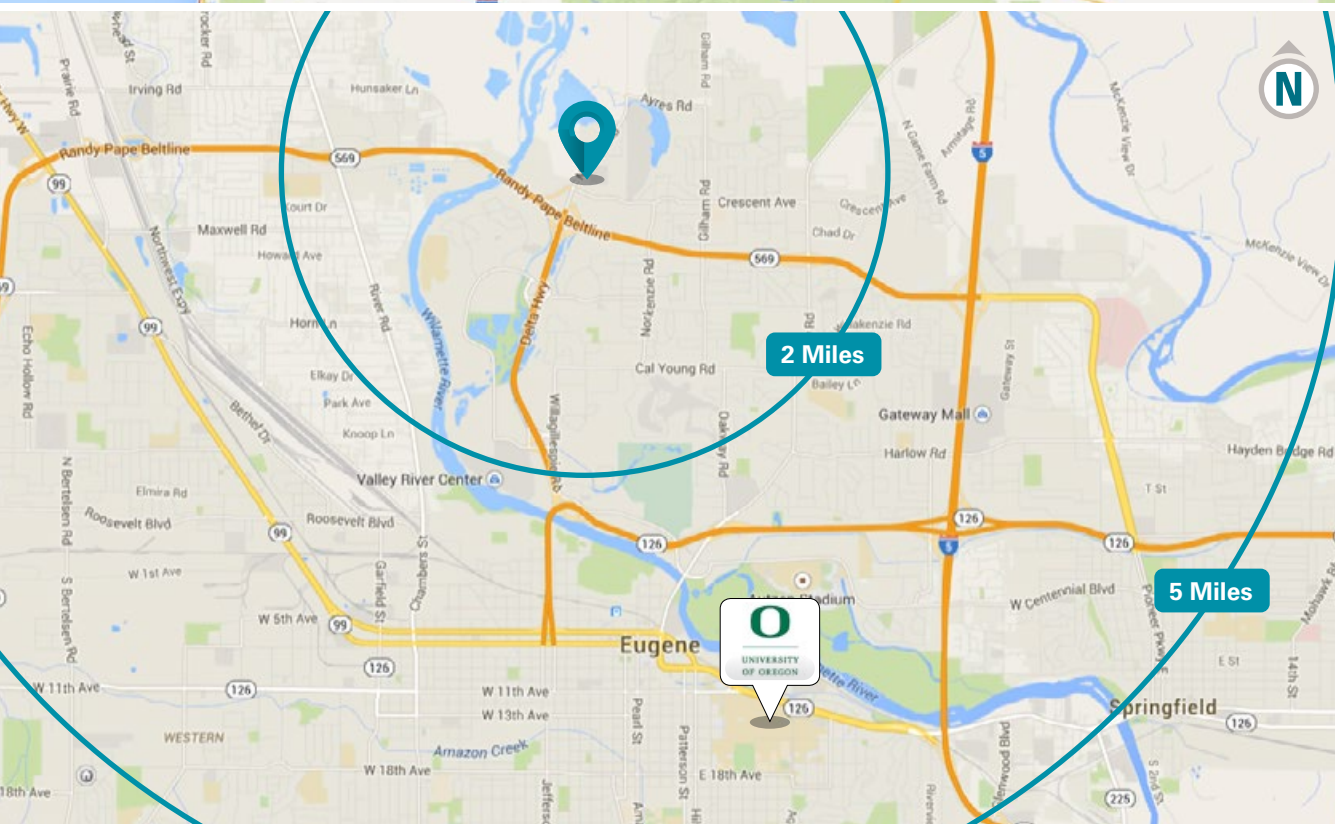
WITHIN 2 MILES. 92,385

Population

WITHIN 2 MILES. 40,247
 WITHIN 5 MILES. 201,802

Average Home Value

WITHIN 2 MILES. 345,249



The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

Financial Summary

PRICE: \$ 7,350,000

CAP: 6.35%

Rent and Expense Summary

Rent

SCHEDULED RENT	\$ 499,322
TENANT OPERATING EXPENSE REIMBURSEMENT	\$ 120,015
VACANCY ALLOWANCE (5%).....	(\$ 30,966)

Operating Expenses

COMMON AREA EXPENSES.....	\$ 17,465
REAL PROPERTY TAXES	\$ 7,500
INSURANCE	\$ 7,300
UTILITIES.....	\$ 14,000
MANAGEMENT	\$ 6,250

NET OPERATING INCOME: \$ 468,355

Operating Expenses Reimbursements

Each tenant pays monthly operating expense reimbursements to the landlord.

2022 OPERATING EXPENSE BUDGET

BUILDING INSURANCE	\$ 7,300
REAL PROPERTY TAXES	\$ 75,000
COMMON AREA LIGHTING.....	\$ 500
FIRE SAFETY	\$ 1,300
HVAC MAINTENANCE	\$ 2,425
LANDSCAPE MAINTENANCE.....	\$ 4,600
PARKING LOT MAINTENANCE.....	\$ 4,500
ROOF AND GUTTERS.....	\$ 500
BUILDING EXTERIOR	\$ 3,000
WINDOW WASHING.....	\$ 640
COMMON UTILITIES.....	\$ 14,000
MANAGEMENT FEE	\$ 6,250



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Green Acres Retail

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Eugene Oregon

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