



## Retail Building

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

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE







# Green Acres Retail Building

## 25,374 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:** \$ 6,975,000

**CAP:** 6.74%

RENTABLE SQUARE FEET ..... 25,374 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 (5.5 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

12,274 square feet  
plus 3,546 square feet of mezzanine

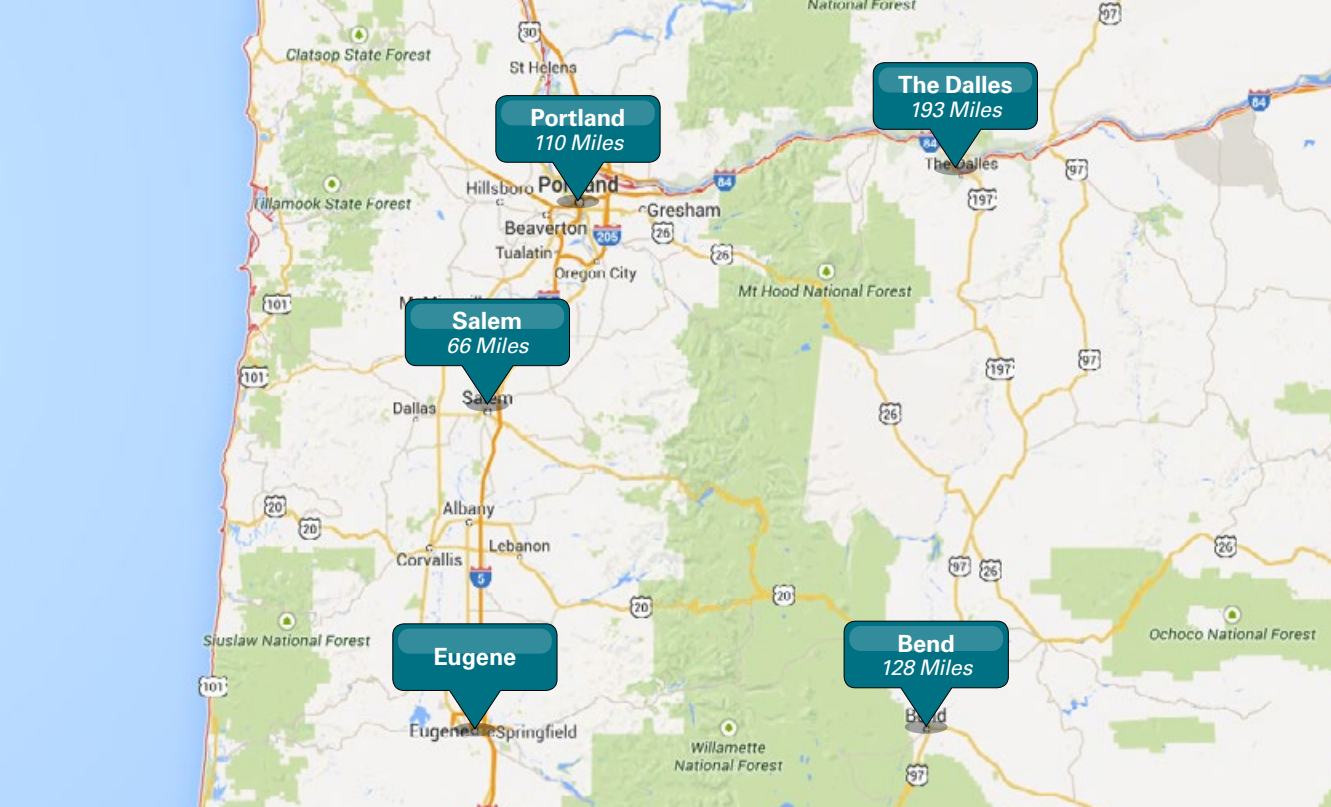












# Eugene, Oregon

## 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

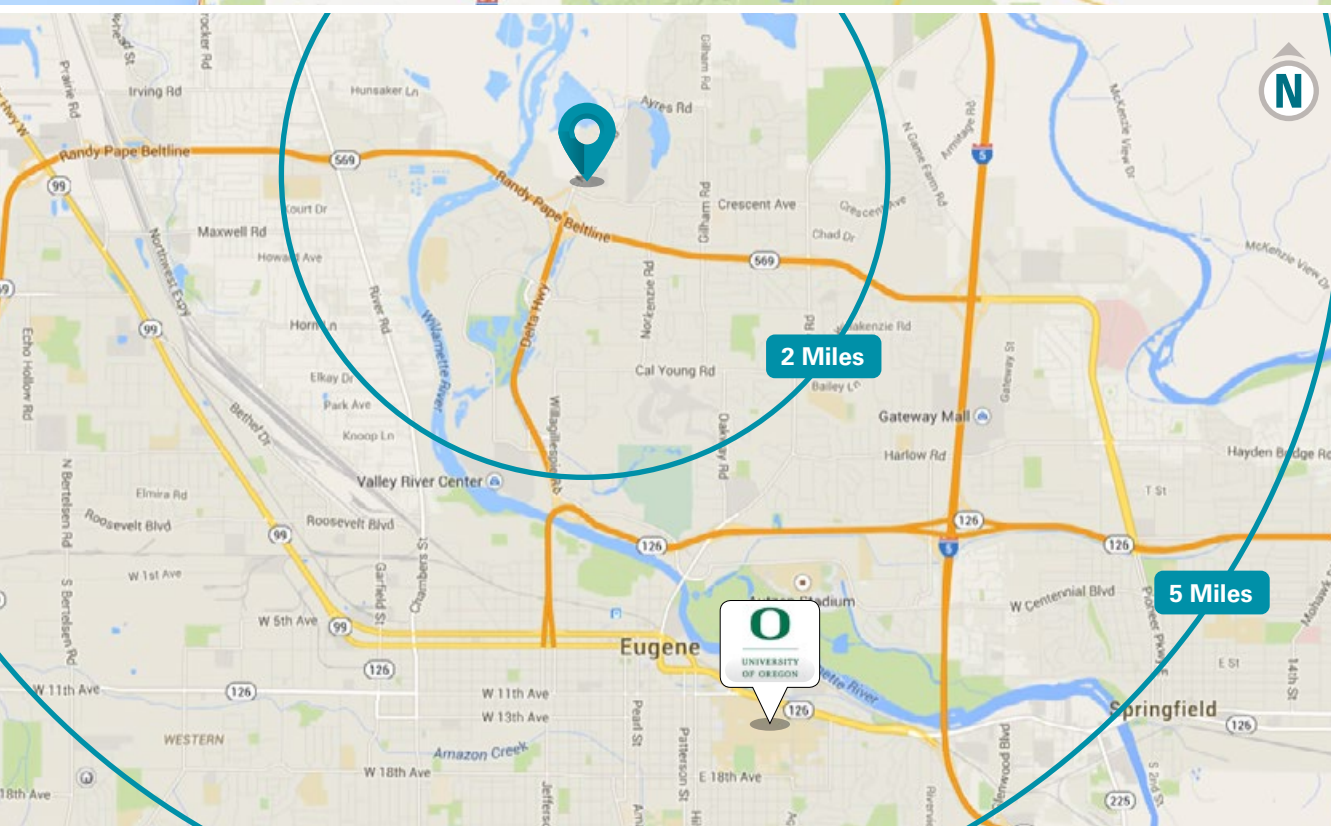
## Population

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: \$ 6,975,000

CAP: 6.74%

## Rent and Expense Summary

### Rent

SCHEDULED RENT .....	\$ 500,952
TENANT OPERATING EXPENSE REIMBURSEMENT .....	\$ 120,015
VACANCY ALLOWANCE (5%).....	( \$ 31,045)

### Operating Expenses

COMMON AREA EXPENSES.....	\$ 17,465
REAL PROPERTY TAXES .....	\$ 75,000
INSURANCE .....	\$ 7,300
UTILITIES.....	\$ 14,000
MANAGEMENT .....	\$ 6,250

NET OPERATING INCOME: \$ 469,904

### 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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Eugene Oregon

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