

NEW

> FOR SALE >

7-ELEVEN NNN INVESTMENT

EUGENE, OREGON

GRAND OPENING NOVEMBER 3, 2021 | POTENTIAL 100% BONUS DEPRECIATION



REPRESENTATIVE PHOTO

LOCATION

NE corner of W 6th Avenue & Garfield Street

TENANT

7-Eleven, Inc. (S&P Rating: AA-)

PARCEL

44,004 SF

BUILDING

4,088 SF + Fuel

TRAFFIC COUNTS

W 6th Avenue – 23,068 ADT ('20) | Garfield Street – 20,337 ADT ('18)

HIGHLIGHTS

- Brand new corporate 15-year lease
- Absolute NNN lease, no Landlord responsibilities
- 7-Eleven is under construction and scheduled to open November 3, 2021
- Signalized hard corner location at a high traffic intersection
- Located near the University of Oregon, with over 22,000 students
- 7.5% rental increases every 5 years
- Special tax advantages afforded to gas stations/C-Stores. Consult your accountant about Accelerated Depreciation Opportunities.

TERM

15-year Initial Term + 4 Five-year Options

NOI

\$336,673.68

CAP RATE

4.35%

PRICE

\$7,739,625.00



NEAR



UNIVERSITY OF
OREGON



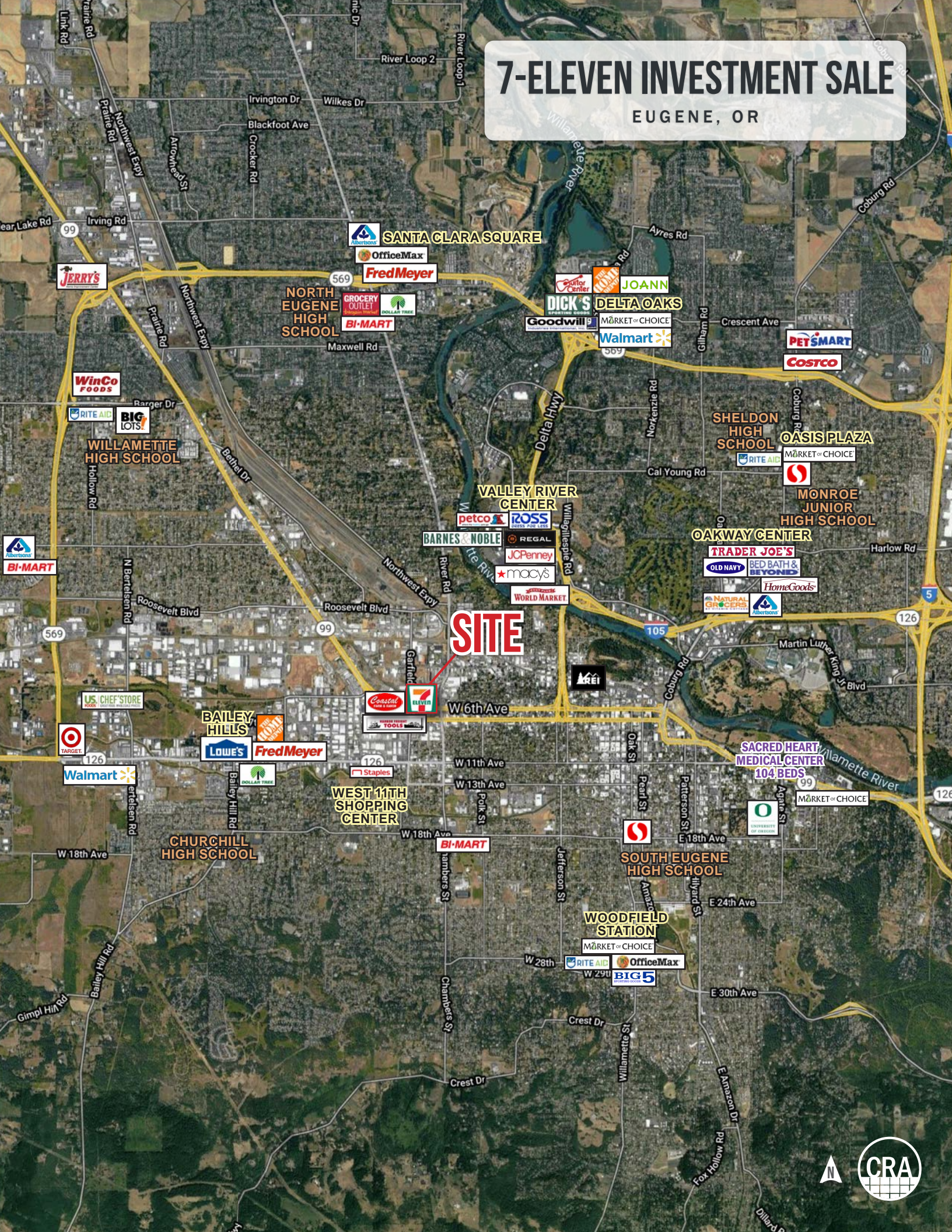
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7-ELEVEN INVESTMENT SALE

EUGENE, OR

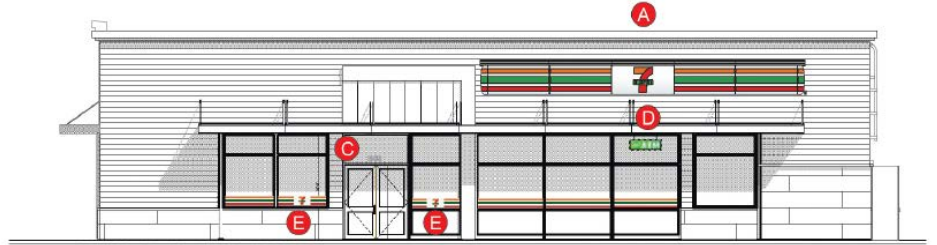


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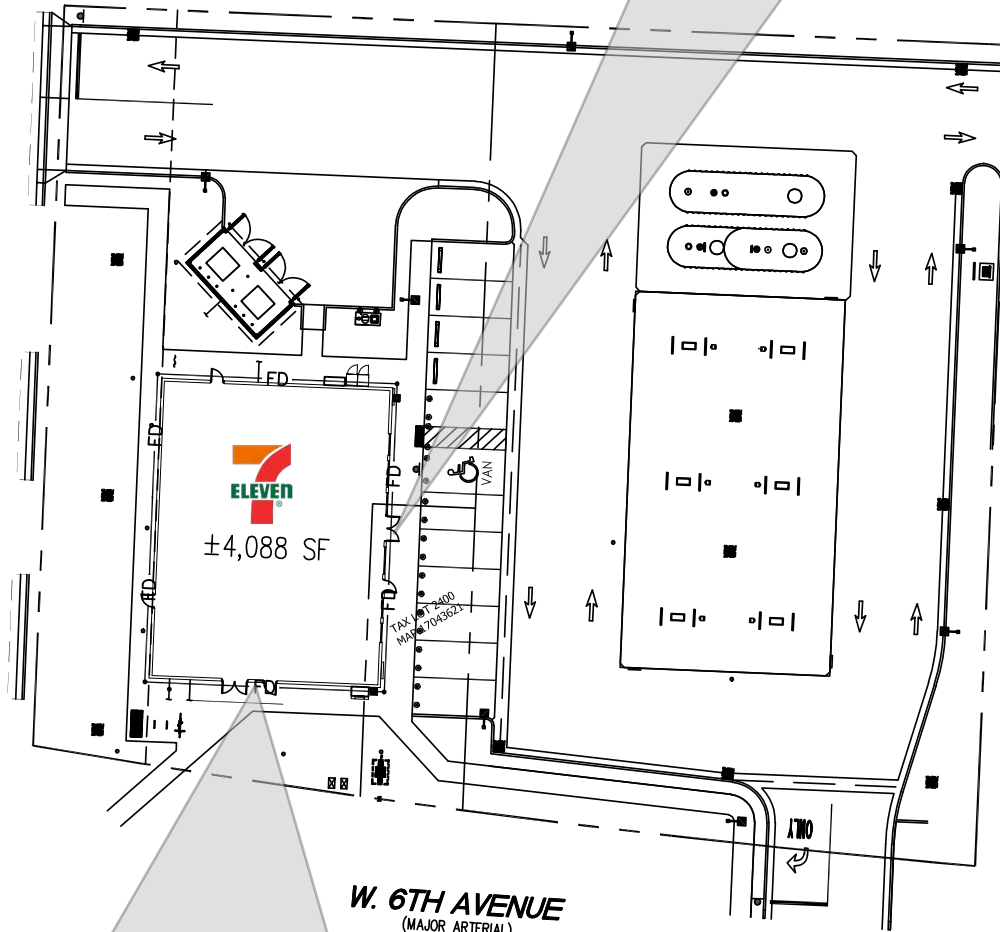
SITE PLAN & ELEVATIONS

EUGENE, OR

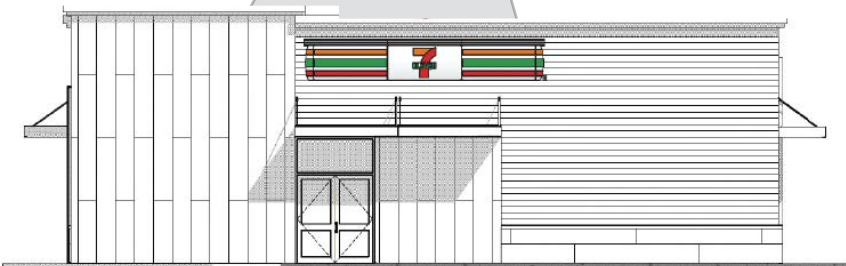
EAST ELEVATION



GARFIELD STREET
(MAJOR COLLECTOR)



W. 6TH AVENUE
(MAJOR ARTERIAL)



SOUTH ELEVATION

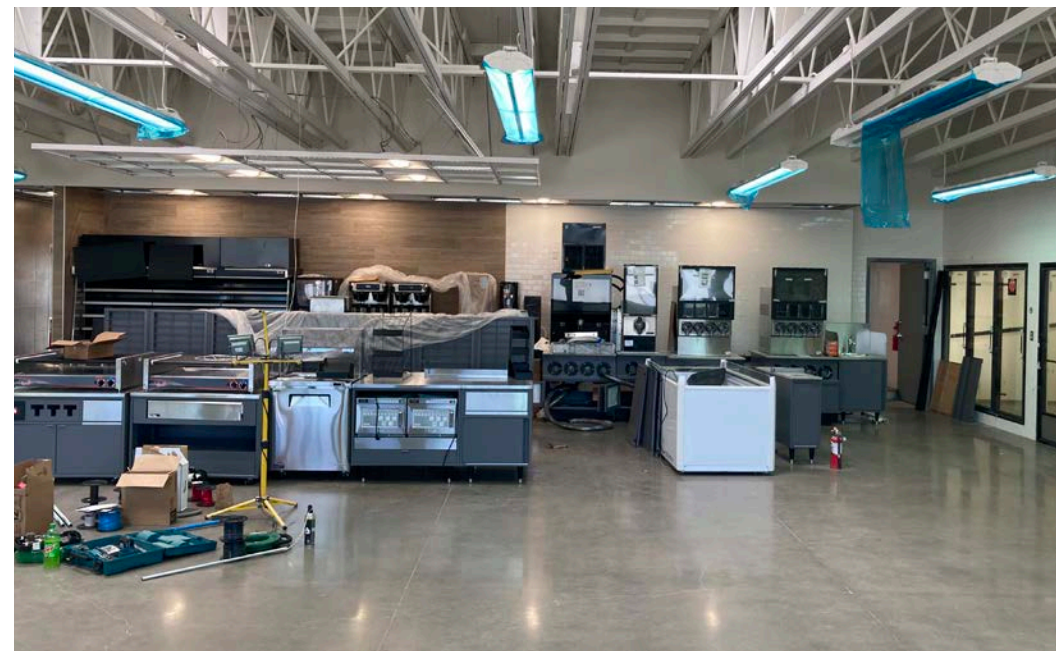


GRAND OPENING NOV. 3, 2021

SITE PHOTOS | UNDER CONSTRUCTION

7-ELEVEN INVESTMENT SALE

EUGENE, OR



7-ELEVEN INVESTMENT SALE

DEMOGRAPHIC SUMMARY

EUGENE, OR

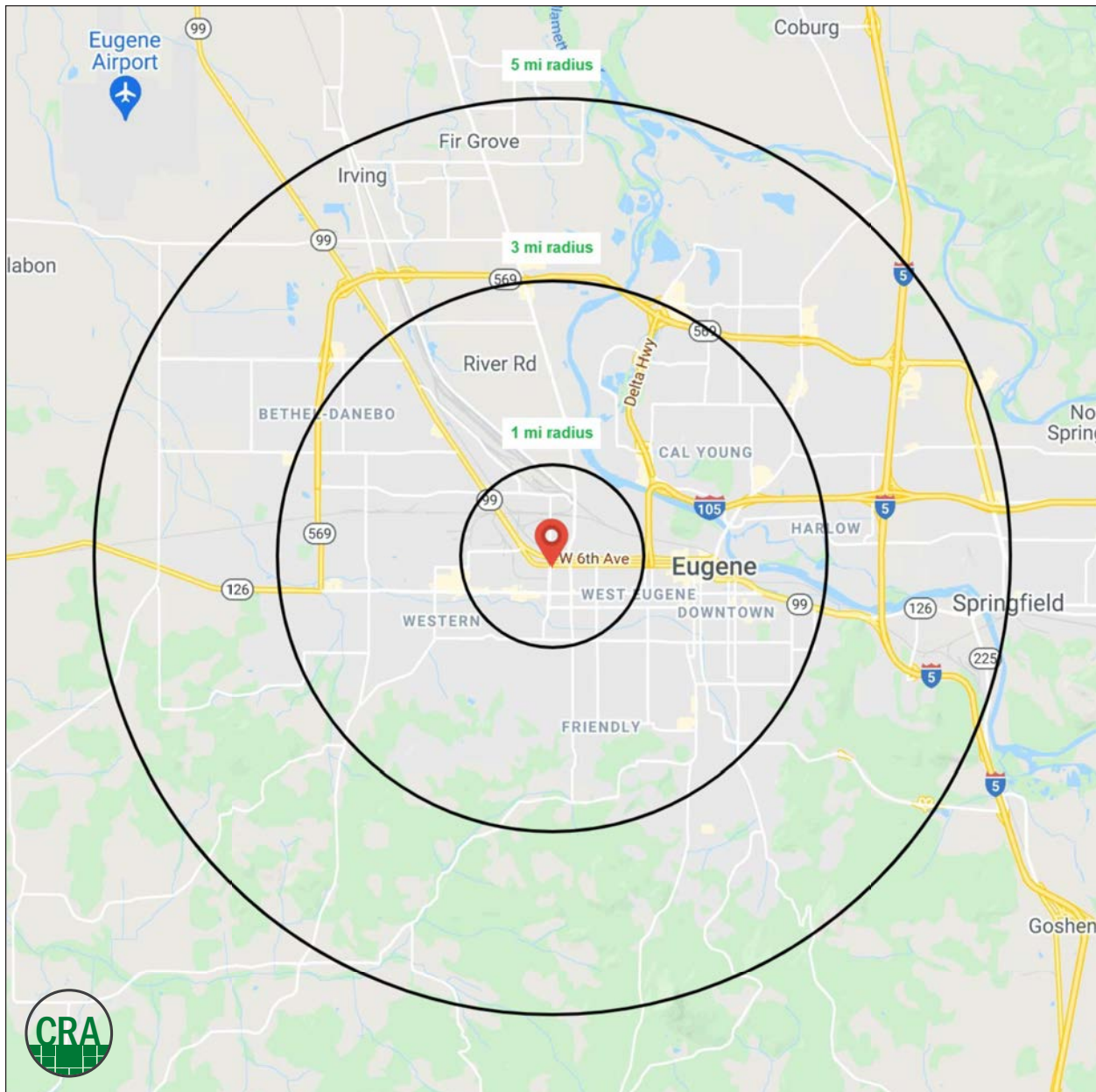
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	13,401	111,376	212,807
Projected Population 2026	14,019	118,117	225,147
Average HH Income	\$51,226	\$67,149	\$75,293
Median Age	32.0	35.2	36.9
Total Businesses	1,189	7,171	10,108
Total Employees	12,173	69,472	99,201

111,376

Estimated 2021 Population
3 MILE RADIUS

48,474

Estimated Households
3 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0536/-123.1223

RS1

W 6th Avenue & Garfield Street

Eugene, OR 97402

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2021 Estimated Population	13,401	111,376	212,807
	2026 Projected Population	14,019	118,117	225,147
	2010 Census Population	12,277	100,084	192,434
	2000 Census Population	12,643	94,764	176,589
	Projected Annual Growth 2021 to 2026	0.9%	1.2%	1.2%
	Historical Annual Growth 2000 to 2021	0.3%	0.8%	1.0%
HOUSEHOLDS	2021 Median Age	32.0	35.2	36.9
	2021 Estimated Households	6,366	48,474	90,546
	2026 Projected Households	6,599	51,109	95,167
	2010 Census Households	5,821	43,270	81,545
	2000 Census Households	5,806	40,647	73,554
	Projected Annual Growth 2021 to 2026	0.7%	1.1%	1.0%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	0.5%	0.9%	1.1%
	2021 Estimated White	78.3%	81.4%	82.7%
	2021 Estimated Black or African American	2.7%	2.1%	2.0%
	2021 Estimated Asian or Pacific Islander	3.1%	5.6%	5.0%
	2021 Estimated American Indian or Native Alaskan	1.6%	1.1%	1.1%
	2021 Estimated Other Races	14.4%	9.7%	9.3%
INCOME	2021 Estimated Hispanic	17.8%	10.5%	10.4%
	2021 Estimated Average Household Income	\$51,226	\$67,149	\$75,293
	2021 Estimated Median Household Income	\$41,671	\$51,149	\$58,569
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$24,876	\$29,801	\$32,396
	2021 Estimated Elementary (Grade Level 0 to 8)	4.0%	2.1%	2.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	7.0%	4.2%	4.3%
	2021 Estimated High School Graduate	18.0%	17.0%	18.7%
	2021 Estimated Some College	28.5%	26.5%	26.3%
	2021 Estimated Associates Degree Only	8.8%	8.7%	9.4%
	2021 Estimated Bachelors Degree Only	21.0%	23.1%	21.9%
BUSINESS	2021 Estimated Graduate Degree	12.7%	18.3%	17.3%
	2021 Estimated Total Businesses	1,189	7,171	10,108
	2021 Estimated Total Employees	12,173	69,472	99,201
	2021 Estimated Employee Population per Business	10.2	9.7	9.8
	2021 Estimated Residential Population per Business	11.3	15.5	21.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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