

FOR SALE > EUGENE, OREGON

7-ELEVEN / AT&T NNN INVESTMENT



REPRESENTATIVE PHOTO

LOCATION

3738 W 11th Avenue | Eugene, Oregon 97402
SW corner of W 11th Ave (Hwy 126) & Bailey Hill Rd

TENANTS

7-Eleven, Inc. (S&P Rating: A)
AT&T Corporate (BBB)

PARCEL

1.2492 Acres

TRAFFIC COUNTS

W 11th Ave – 22,549 ADT ('25)
Bailey Hill Rd – 11,882 ADT ('25)



PRICE

Cap:	5.5%
NOI:	\$352,912
Sales Price:	\$6,416,581

RENT

7-Eleven:	\$270,000
AT&T:	\$82,912
Total NNN Rent:	\$352,912



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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CORPORATE



7-ELEVEN RENT

LEASE YEAR	ANNUAL	MONTHLY
1-10	\$270,000.00	\$22,500.00
11-15	\$297,000.00	\$24,750.00
16-20 (First Extended Term)	\$326,700.00	\$27,225.00
21-25 (Second Extended Term)	\$359,370.00	\$29,947.50
26-30 (Third Extended Term)	\$395,307.00	\$32,942.25

GUARANTOR

7-Eleven Corporate

OWNERSHIP TYPE

Fee Simple

SQUARE FOOTAGE

4,000 SF

TERM

15 Years

OPTIONS

Three, 5-year Options

LEASE TYPE

NNN

LANDLORD RESPONSIBILITIES

None

COMMENCEMENT DATE

November 1, 2022



AT&T RENT

LEASE YEAR	ANNUAL	MONTHLY
1-5	\$82,912.00	\$6,909.33
6-10	\$91,203.20	\$7,600.27
11-15 (First Extended Term)	\$100,323.52	\$8,360.29
16-20 (Second Extended Term)	\$110,355.87	\$9,196.32

GUARANTOR

AT&T Corporate

OWNERSHIP TYPE

Fee Simple

SQUARE FOOTAGE

2,591 SF

TERM

10 Years

OPTIONS

Two, 5-year options

LEASE TYPE

NNN

LANDLORD RESPONSIBILITIES

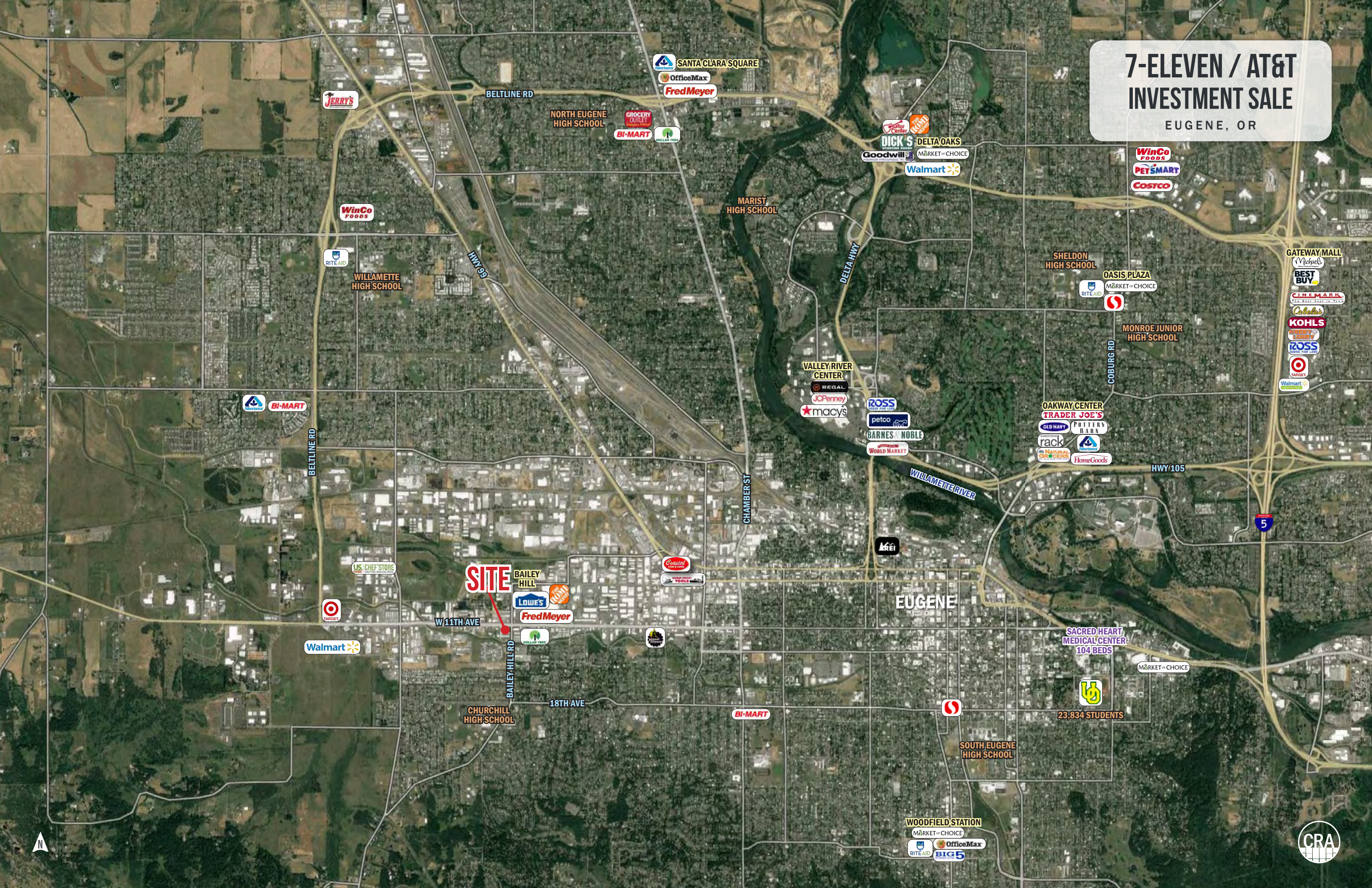
None

COMMENCEMENT DATE

October 30th 2025

7-ELEVEN / AT&T INVESTMENT SALE

EUGENE, OR



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INVESTMENT SALE
EUGENE, OR



BI-MART
CORPORATE
DISTRIBUTION
CENTER

MAZAMA
SPORTING GOODS

LOWE'S

**THE HOME
DEPOT**

Fred Meyer

ihop

KFC

BURGER KING

Northwest
COMMUNITY CREDIT UNION

Carls Jr.

**THE HUMAN
BEAN**

Pizza Hut

McDonald's

W 11th Avenue

DOMINO'S

**MILLER
PAINT CO.**

**SHERWIN
WILLIAMS**

NAPA

21,835 ADT (22)

W 11th Avenue

7-ELEVEN

7-ELEVEN

Bailey Hill Road
11,909 ADT (21)

R&C

SELCO
COMMUNITY CREDIT UNION

DOLLAR TREE

Valvoline

Hampton

Google

N

CRA

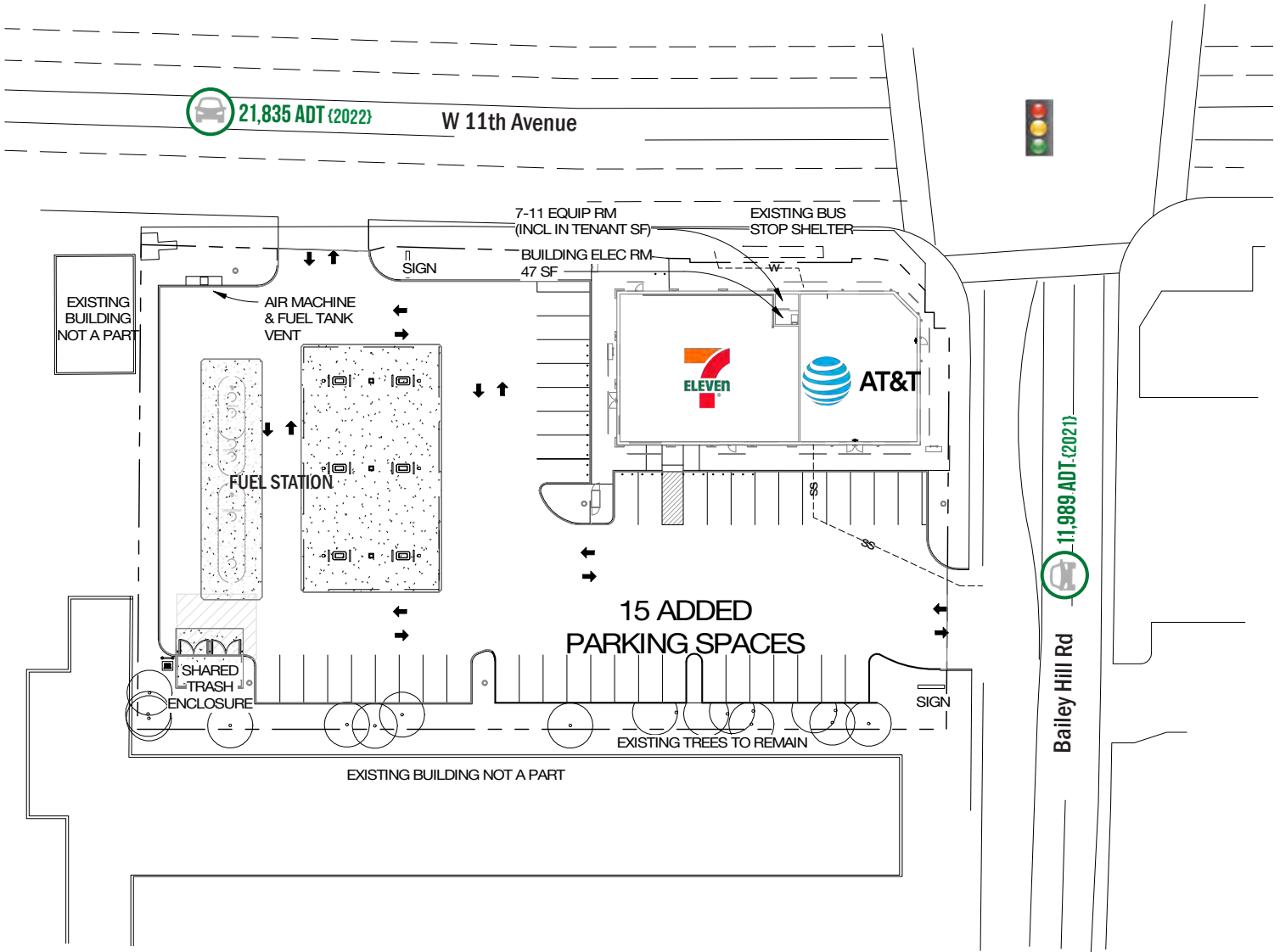
OREGON & SW WASHINGTON



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SITE PLAN

EUGENE, OR

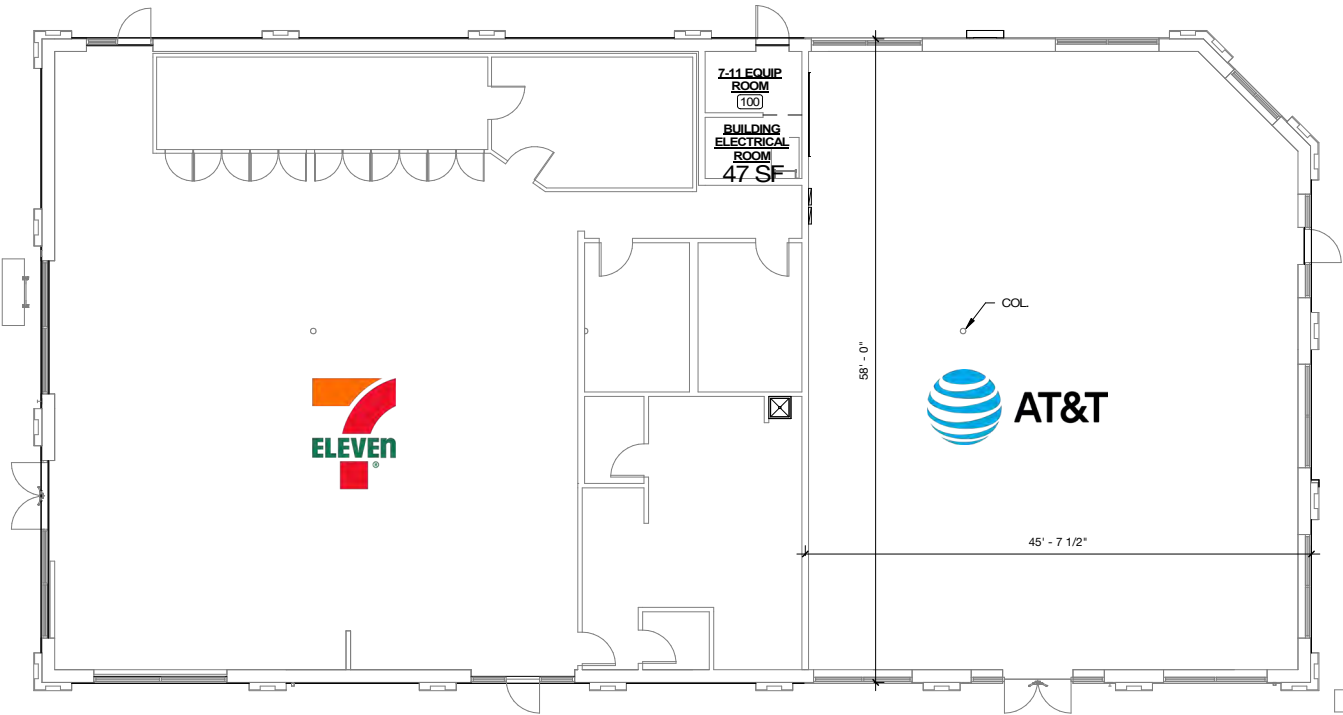


7-ELEVEN / AT&T INVESTMENT SALE

EUGENE, OR

FLOOR PLAN

W 11th Avenue



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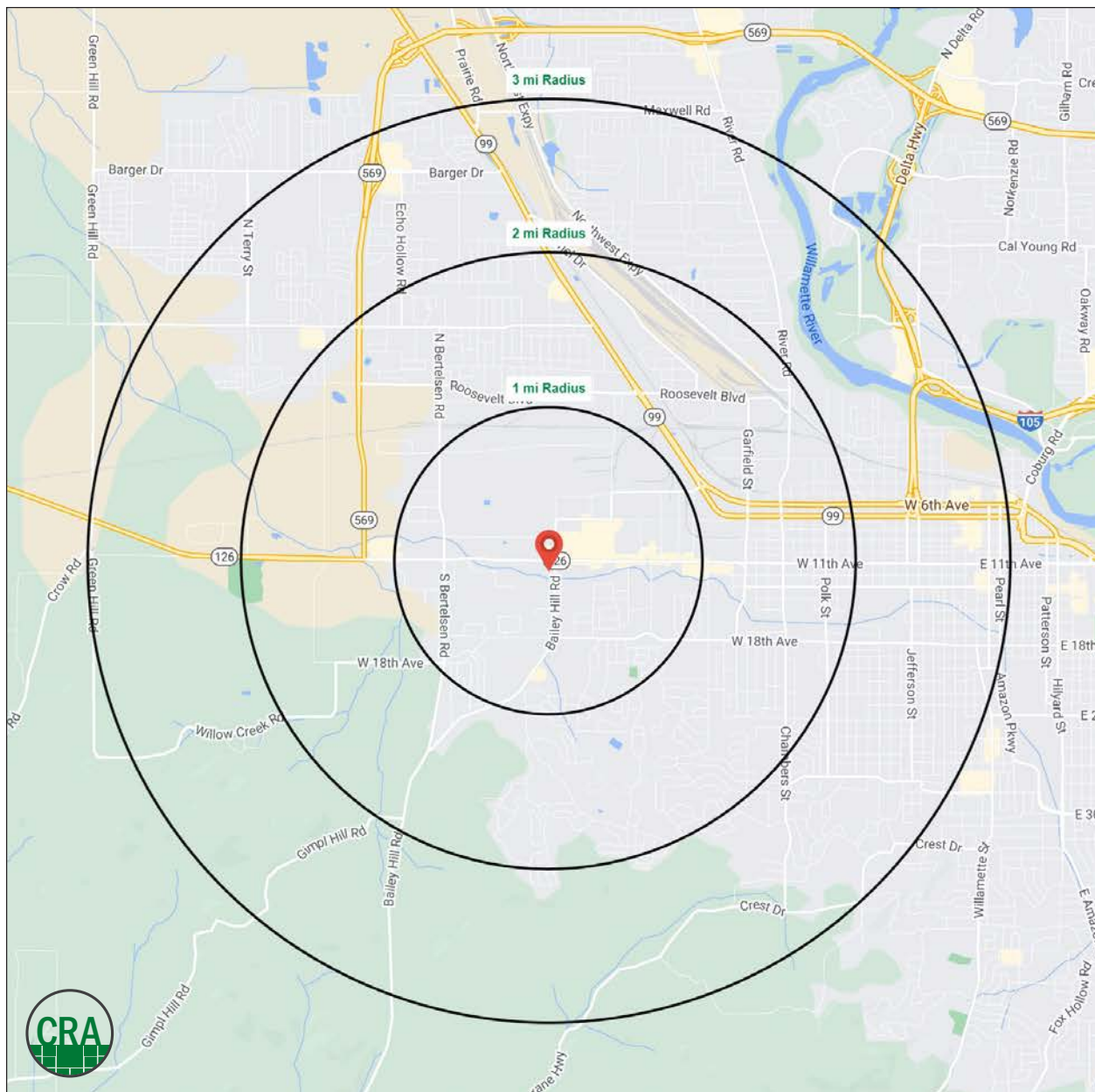
EUGENE, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	8,888	36,362	78,931
Estimated Households	9,437	14,584	33,876
Average HH Income	\$105,143	\$93,293	\$87,270
Median Home Value	\$427,662	\$435,572	\$436,070
Daytime Demographics 16+	10,567	32,126	72,170

37.1

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0476/-123.1486

3738 W 11th Ave Eugene, OR 97402	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	8,888	36,362	78,931
2029 Projected Population	8,627	35,317	77,273
2020 Census Population	9,193	36,814	78,428
2010 Census Population	8,207	32,234	70,744
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	0.6%	0.9%	0.8%
2024 Median Age	37.2	39.2	38.9
Households			
2024 Estimated Households	3,810	14,584	33,876
2029 Projected Households	3,769	14,402	33,883
2020 Census Households	3,784	14,388	33,011
2010 Census Households	3,477	13,708	30,891
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.7%	0.5%	0.7%
Race and Ethnicity			
2024 Estimated White	78.5%	80.2%	81.0%
2024 Estimated Black or African American	2.3%	2.1%	2.0%
2024 Estimated Asian or Pacific Islander	4.3%	3.6%	3.7%
2024 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.0%
2024 Estimated Other Races	13.8%	12.9%	12.3%
2024 Estimated Hispanic	13.2%	12.0%	11.5%
Income			
2024 Estimated Average Household Income	\$105,143	\$93,293	\$87,270
2024 Estimated Median Household Income	\$67,363	\$65,635	\$63,959
2024 Estimated Per Capita Income	\$45,404	\$38,767	\$38,247
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.3%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	5.9%	5.0%
2024 Estimated High School Graduate	19.6%	22.3%	20.9%
2024 Estimated Some College	32.1%	26.2%	25.6%
2024 Estimated Associates Degree Only	7.9%	8.1%	9.4%
2024 Estimated Bachelors Degree Only	21.5%	20.4%	20.9%
2024 Estimated Graduate Degree	14.3%	14.8%	16.0%
Business			
2024 Estimated Total Businesses	910	2,363	5,549
2024 Estimated Total Employees	8,046	20,698	47,316
2024 Estimated Employee Population per Business	8.8	8.8	8.5
2024 Estimated Residential Population per Business	9.8	15.4	14.2

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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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