

FOR SALE > EUGENE, OREGON

# 7-ELEVEN



**UMPQUA**  
B · A · N · K

## 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)  
Umpqua Holdings Corp. (BBB/A-2)

### PARCEL

1.2492 Acres

### TRAFFIC COUNTS

W 11th Ave – 21,835 ADT ('22)  
Bailey Hill Rd – 11,909 ADT ('21)



**UMPQUA**  
B · A · N · K

### PRICE

Cap:	5.2%
NOI:	\$334,775
Sales Price:	\$6,437,981

### RENT

7-Eleven:	\$270,000
Umpqua:	\$64,775
Total NNN Rent:	\$334,775



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Jeff Olson** 503.957.1452 | jeff@cra-nw.com  
**Kelli Maks** 503.680.3765 | kelli@cra-nw.com  
**Alex MacLean IV** 503.866.6425 | alex4@cra-nw.com

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



## 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



## UMPQUA BANK RENT

LEASE YEAR	ANNUAL	MONTHLY
1-5	\$64,775.00	\$5,397.92
6-10	\$68,013.75	\$5,667.81

## GUARANTOR

Columbia Banking System

## OWNERSHIP TYPE

Fee Simple

## SQUARE FOOTAGE

2,591 SF

## TERM

10 Years

## OPTIONS

None

## LEASE TYPE

NNN

## LANDLORD RESPONSIBILITIES

None

## COMMENCEMENT DATE

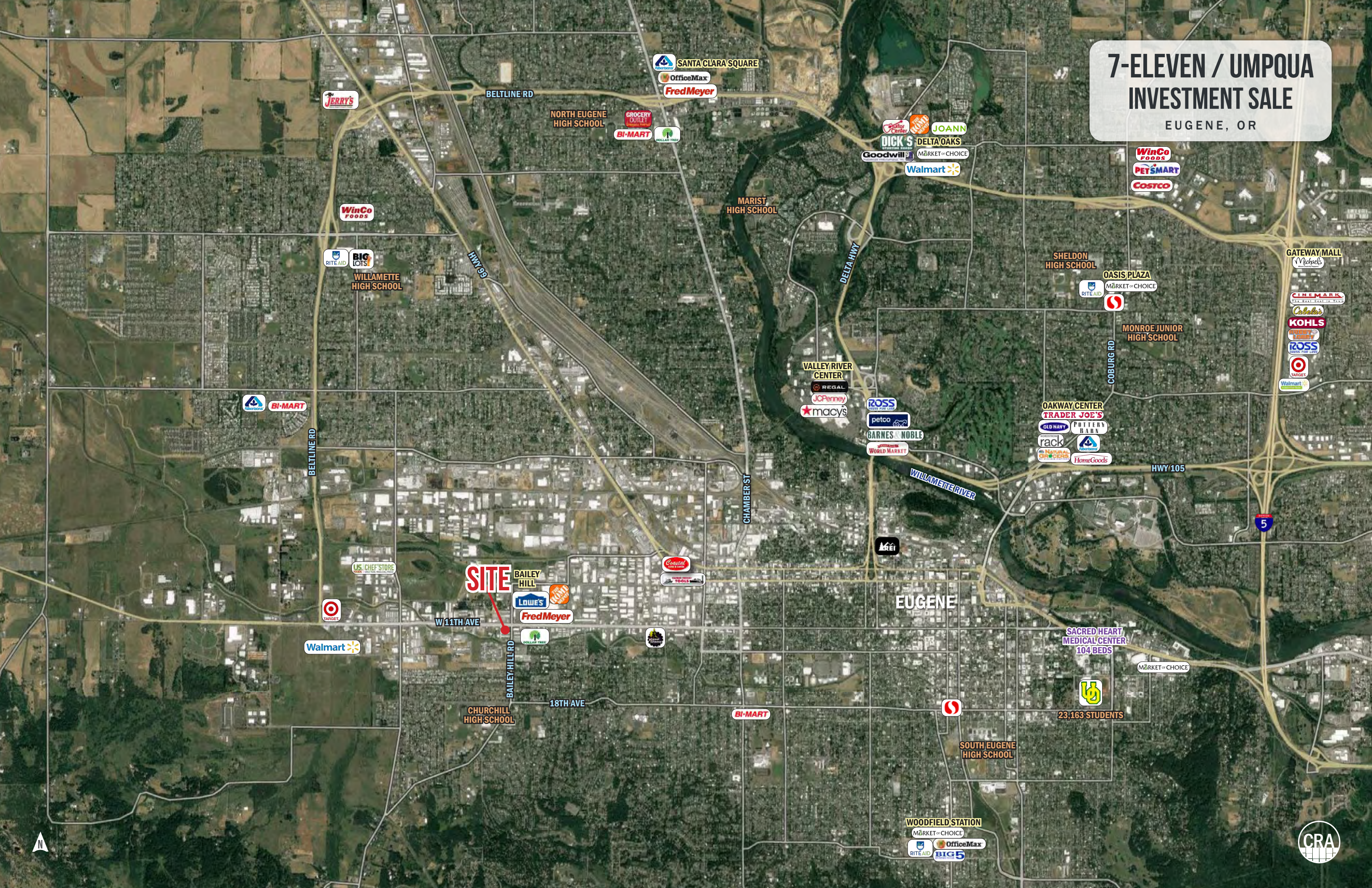
March 1, 2023

# OREGON & SW WASHINGTON



# 7-ELEVEN / UMPQUA INVESTMENT SALE

EUGENE, OR



**SITE**

W 11TH AVE

BAILEY HILL RD

CHURCHILL HIGH SCHOOL

18TH AVE

BI-MART

EUGENE

SOUTH EUGENE HIGH SCHOOL

SACRED HEART MEDICAL CENTER  
104 BEDS

23,163 STUDENTS

WOODFIELD STATION

MARKET OF CHOICE  
RITE AID  
OFFICEMAX  
BIG 5





# 7-ELEVEN / UMPQUA 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

**Starbucks**

**THE HUMAN  
BEAN**

**Pizza Hut**

**McDonald's**

**W 11th Avenue**

**W 11th Avenue**

**21,835 ADT (22)**

**Bailey Hill Road**

**11,909 ADT (21)**

**7-ELEVEN**

**7-ELEVEN**

**R&B**

**SELCO**  
COMMUNITY CREDIT UNION

**DOLLAR TREE**

**Home Depot**

**MILLER**  
PAINT CO.

**SHERWIN WILLIAMS**

**NAPA**

**Valvoline**

**Hampton**

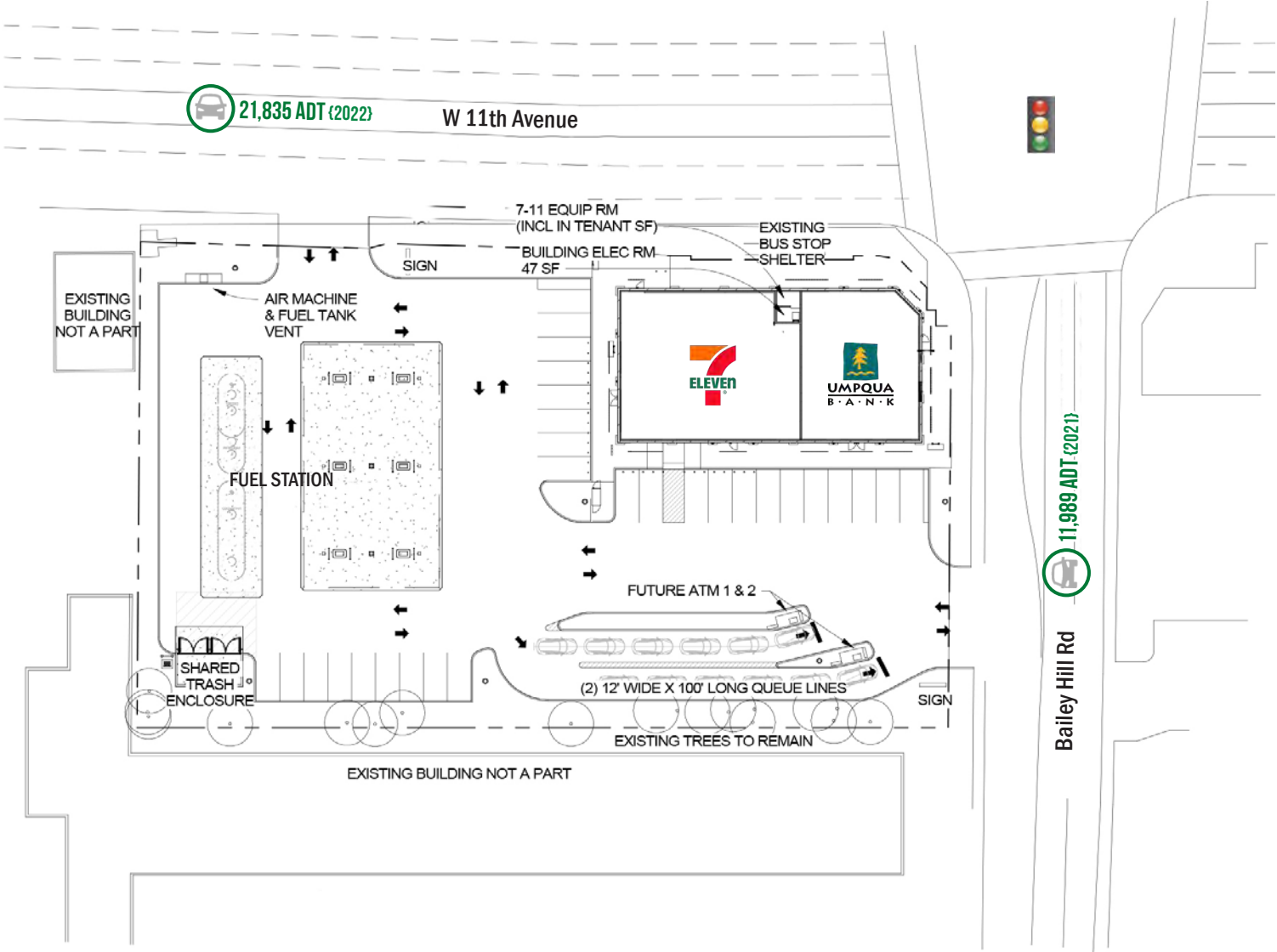
Google



# 7-ELEVEN / UMPQUA INVESTMENT SALE

## SITE PLAN

EUGENE, OR

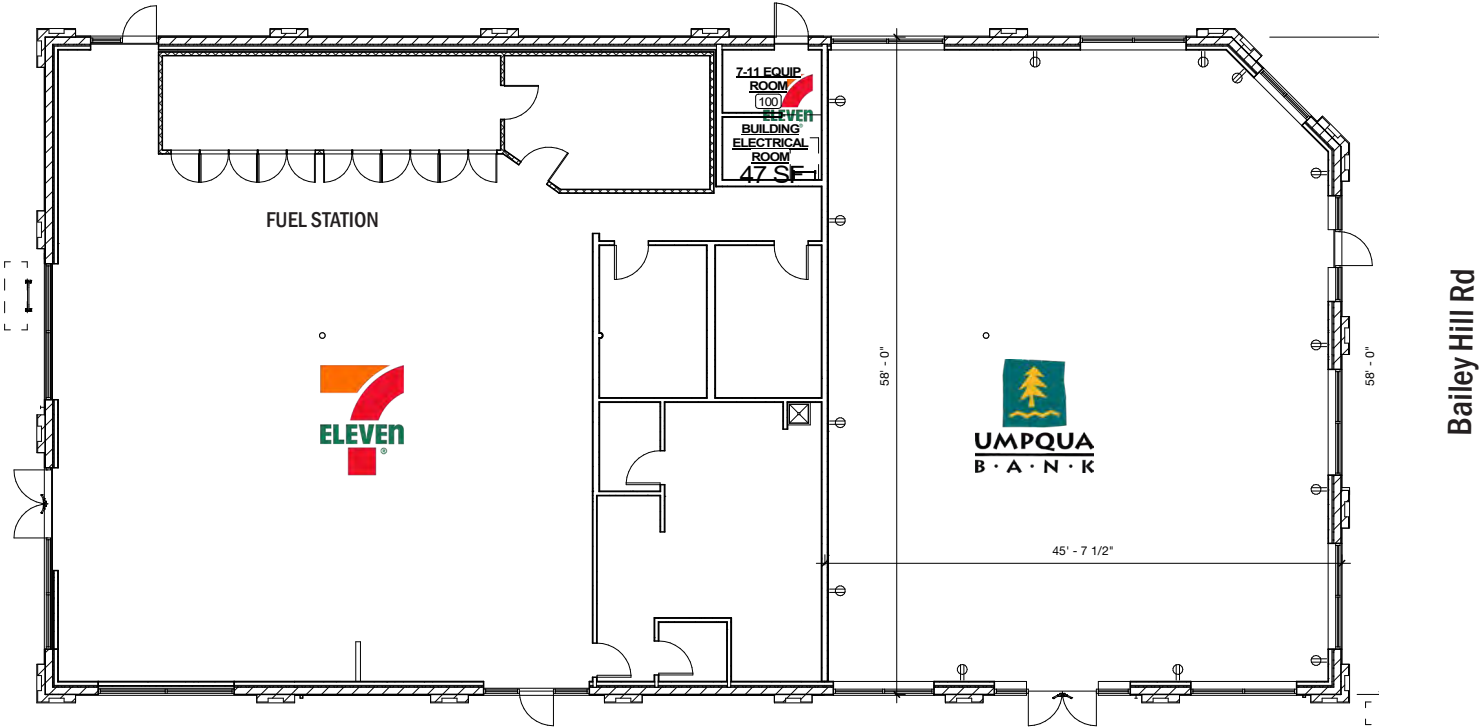


# 7-ELEVEN / UMPQUA INVESTMENT SALE

FLOOR PLAN

EUGENE, OR

W 11th Avenue





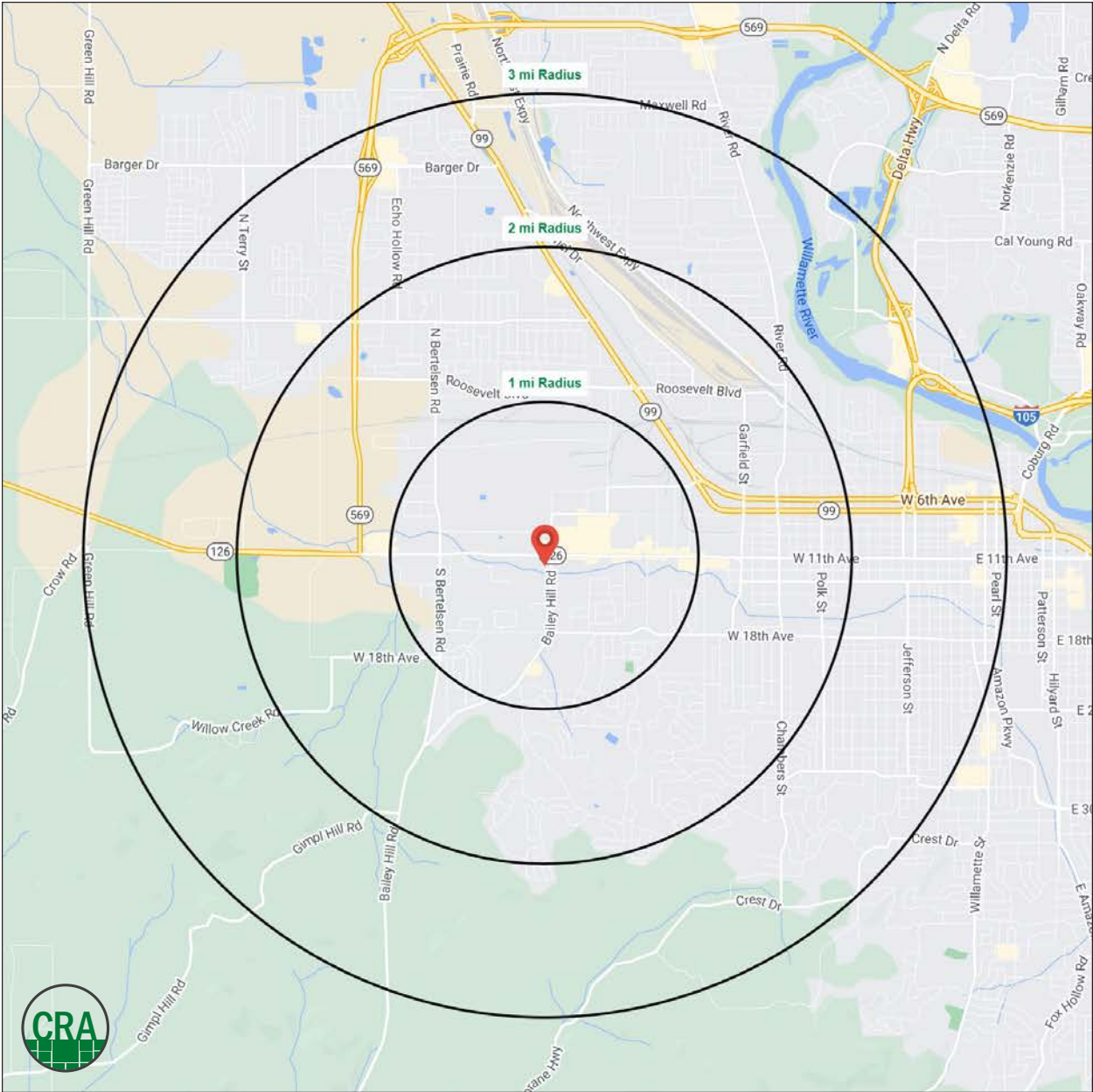
# 7-ELEVEN / UMPQUA INVESTMENT SALE

EUGENE, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	9,188	36,990	79,202
Projected Population 2028	9,437	37,940	81,632
Average HH Income	\$96,234	\$92,673	\$88,111
Median Home Value	\$372,618	\$371,199	\$366,463
Daytime Demographics 16+	11,531	32,421	73,976

**36.2**  
Median Age  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0479/-123.1486

<b>3738 W 11th Ave Eugene, OR 97402</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2023 Estimated Population	9,188	36,990	79,202
2028 Projected Population	9,437	37,940	81,632
2020 Census Population	9,207	36,938	78,803
2010 Census Population	8,219	32,368	71,139
Projected Annual Growth 2023 to 2028	0.5%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	0.9%	1.1%	0.9%
2023 Median Age	36.2	38.1	37.9
<b>Households</b>			
2023 Estimated Households	3,834	14,655	33,741
2028 Projected Households	4,021	15,393	35,567
2020 Census Households	3,789	14,444	33,150
2010 Census Households	3,482	13,763	31,046
Projected Annual Growth 2023 to 2028	1.0%	1.0%	1.1%
Historical Annual Growth 2010 to 2023	0.8%	0.5%	0.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	77.5%	77.0%	79.2%
2023 Estimated Black or African American	2.5%	2.0%	2.2%
2023 Estimated Asian or Pacific Islander	4.1%	3.6%	3.5%
2023 Estimated American Indian or Native Alaskan	1.2%	1.6%	1.2%
2023 Estimated Other Races	14.7%	15.8%	14.0%
2023 Estimated Hispanic	15.3%	19.8%	15.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$96,234	\$92,673	\$88,111
2023 Estimated Median Household Income	\$59,820	\$61,610	\$59,982
2023 Estimated Per Capita Income	\$40,475	\$38,056	\$38,402
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.6%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.8%	5.0%	4.5%
2023 Estimated High School Graduate	18.3%	19.3%	19.3%
2023 Estimated Some College	34.8%	30.6%	28.7%
2023 Estimated Associates Degree Only	8.3%	8.4%	9.2%
2023 Estimated Bachelors Degree Only	21.1%	19.4%	20.0%
2023 Estimated Graduate Degree	13.2%	14.7%	16.0%
<b>Business</b>			
2023 Estimated Total Businesses	989	2,340	5,583
2023 Estimated Total Employees	8,865	20,505	47,654
2023 Estimated Employee Population per Business	9.0	8.8	8.5
2023 Estimated Residential Population per Business	9.3	15.8	14.2

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

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:*

**JEFF OLSON** 503.957.1452 | jeff@cra-nw.com

**KELLI MAKS** 503.680.3765 | kelli@cra-nw.com

**ALEX MACLEAN IV** 503.866.6425 | alex4@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.