

Rife's
HOME FURNITURE
& MATTRESS

EMERALD
Lanes

Oakway Fitt

BLUSH
BRIDAL
STUDIO

wags!
DOG EMPORIUM

DSW
DESIGNER SHOE WAREHOUSE®

**Hi-Tech Green
Cleaners**

OAKWAY LANDING

STABILIZED RETAIL CENTER | NNN LEASES | PREMIER LOCATION

EUGENE, OREGON

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OFFERING SUMMARY

160 Oakway Road, Eugene, OR 97401

Fulcrum Pacific has been exclusively selected to market for sale **Oakway Landing**, a fully stabilized retail center in Eugene, Oregon's prime retail corridor. This 80,996 square foot shopping center is 100% occupied by seven tenants, with over 91% of the gross leasable area occupied by long-term tenants for more than 15 years, demonstrating strong tenant loyalty and consistent demand. The property spans 5.53 acres with four buildings and is priced significantly below replacement cost, presenting a compelling opportunity for investors seeking a high-performing, generational asset with future redevelopment potential.

Oakway Landing is ideally situated just off the I-105 exit and directly across from Eugene's premier shopping destination, Oakway Center, benefiting from high visibility and heavy traffic. The property is surrounded by major retailers such as Albertsons, TJ Maxx, and HomeGoods, as well as being close to the Eugene Country Club and the University of Oregon. The center hosts a varied mix of regional and local service-based tenants, providing stability and resilience against economic fluctuations. With all NNN leases, the property ensures a reliable income stream with minimal landlord involvement. Its location in a densely populated and high-demand area, coupled with limited land available for new development, enhances its investment potential, offering significant opportunities for long-term value appreciation and redevelopment.



PRICE: \$19,640,000

CAP RATE: 6.91%

PRICE/SF: \$242.48

FULCRUM PACIFIC
COMMERCIAL REAL ESTATE

rack

chico's

Chapala **TRADER JOE'S**

LINDSEY CROSSING

OnPoint



the FAIRWAY
 LUXURY LIVING
HIGH-END 160-UNIT APARTMENT DEVELOPMENT UNDER CONSTRUCTION

3 MIN
0.6 MILES
EUGENE COUNTRY CLUB





DOWNTOWN EUGENE



OAKWAY SHOPPING CENTER



LINDSEY CROSSING





Rife's
HOME FURNITURE
& MATTRESS

EMERALD
Lanes

Oakway Feet

BLUSH
BRIDAL
STUDIO

DSW
DESIGNER SHOE WAREHOUSE®

wags!
dog Emporium

Hi-Tech Green
Cleaners

SITE DESCRIPTION

GLA	80,996 SF	Occupancy	100%
Lot Size	5.53 Acres	Parking Spots	~306
Tenants	7	Zoning	C-2

INVESTMENT HIGHLIGHTS

HIGH-PERFORMING ASSET WITH LONG-TERM TENANCY

Over 91% of the net rentable square footage has been occupied by the same businesses for more than 15 years, reflecting a strong tenant commitment and consistent demand for the location.

EXCEPTIONAL INVESTMENT OPPORTUNITY WITH FUTURE UPSIDE

Priced significantly below replacement cost and offering redevelopment potential. The 5.53-acre lot, consisting of three parcels, provides opportunities for long-term investment, redevelopment, or potential future breakup value.

PRIME RETAIL LOCATION IN EUGENE'S PREMIER CORRIDOR

Strategically positioned immediately off the I-105 exit, in a high-traffic area supported by major retailers like Albertsons and HomeGoods, and in proximity to the Eugene Country Club and the University of Oregon.

DIVERSE AND RESILIENT TENANT MIX

The property features a well-balanced mix of regional and local tenants, primarily service-based businesses, making it resistant to economic fluctuations and e-commerce challenges.





INVESTMENT HIGHLIGHTS

FULLY OCCUPIED RETAIL CENTER WITH NNN LEASES

The center is 100% occupied, with all tenants on NNN leases, ensuring minimal landlord responsibilities and providing a stable and predictable income stream.

EXCELLENT ACCESSIBILITY AND TRAFFIC VISIBILITY

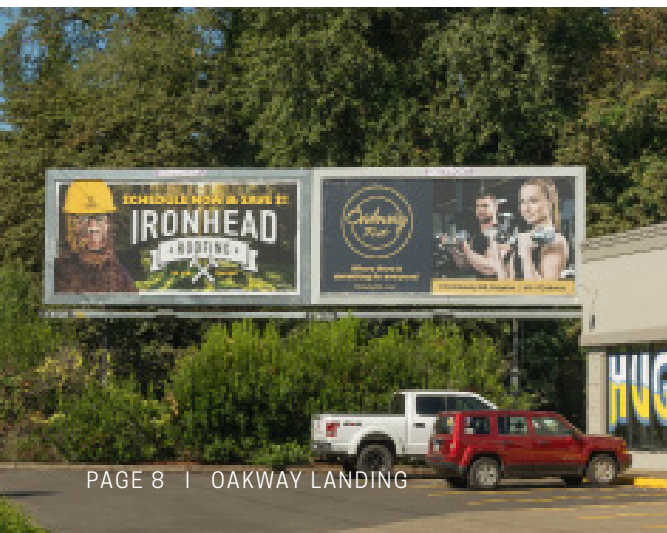
Benefits from convenient access to I-105 with high vehicle-passing traffic, enhancing the center's visibility and attractiveness to tenants and customers.

STRONG MARKET FUNDAMENTALS WITH HIGH-DENSITY SURROUNDINGS

Positioned in an area with robust residential and retail density, surrounded by prominent credit tenants, contributing to the asset's stability and growth potential. prominent credit tenants, contributing to the asset's stability and growth potential.

HIGH BARRIER TO ENTRY IN A SUPPLY-CONSTRAINED MARKET

Located in a densely populated, high-demand area with limited available land for new commercial development, enhancing the property's investment appeal.



BLUSH
BRIDAL
STUDIO

Oakway Fit

EMERALD
Lanes

Rife's
HOME FURNITURE
& MATTRESS

EASTWOOD LN

DSW
DESIGNER SHOE WAREHOUSE®

HI-TECH
GREEN
CLEANERS

NAP

OAKWAY RD

COBURG RD

SOUTHWOOD LN

OR-126

wags!
DOG EMPORIUM



ZONING & DEVELOPMENT HIGHLIGHTS

COMMUNITY COMMERCIAL (C-2)

The C-2 Community Commercial zone is designed to implement the comprehensive plan by providing areas for community commercial uses. These areas usually include at least 5 acres and not more than 40 acres, and are intended to include a wide range of purchaser goods and entertainment, office, and service needs for a support population smaller than that of the metropolitan area but larger than that of a neighborhood. Housing is also permitted in this zone, which may occur independently on individual lots or parcels, or be located in clusters that share parking facilities and other common areas.

SOURCE: <https://eugene.municipal.codes/EC/9.2110>

FINANCIAL DETAILS

SUMMARY

PRICE	\$19,640,000	
Down Payment	\$7,856,000	40%
Number of Suites	7	
Price Per Sq Ft	\$242.48	
Gross Leasable Area (GLA)	80,996 SF	
Lot Size	5.53 Acres	
Occupancy	100%	

RECENT IMPROVEMENTS

2024 – Parking Lot Seal Coat & Restriping

2023 – Remodeled Showers & Replaced Dehumidifier/AC/Heater at Oakway FiiT

2022 – Complete Interior Renovation (walls, lighting, paint) at Blush Bridal

2022 – Remodel of DSW Interior (Paint, polished concrete, ceiling)

2021 – Parking Lot Seal Coat & Restriping

2019 – Repainted Exterior of Rife's

2014 – Expanded Fitness Center

2014 – Upgraded the Exterior Façade of Emerald Lanes

CONTACT BROKERS FOR FULL FINANCIAL DETAILS:

Rent Roll, Operating Statement, & Pricing Details

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THE TENANTS

D.S.W.

DSW Designer Shoe Warehouse, offers brand name and designer dress, casual and athletic footwear and accessories. The first store opened in 1991 in Dublin, Ohio. Today, DSW operates nearly 500 stores in 45 states. Designer Brands is the parent company and one of North America's largest designers, producers and retailers of footwear and accessories. A public company since 2005, the stock is traded on the New York Stock Exchange as "DBI."

DSW
DESIGNER SHOE WAREHOUSE®

OAKWAY FIIT

A premier, full-service fitness center with a beautiful, clean facility that resides in one of Eugene market's most popular and upscale areas. Oakway Fiit supports a diverse and inclusive community. Whether you are a swimmer, runner, weightlifter, fitness class lover, or someone looking for basic health and fitness for you and your family, Oakway Fiit has it all.

Oakway Fiit

BLUSH BRIDAL

Founded in 2010 with a desire to provide an intimate bridal shopping experience with quality, handmade designer gowns. As Blush enters its 14th season, the owners have big plans and are excited about their recent move to a new location located in the epicenter of Eugene, Oregon at the Oakway Landing.

BLUSH
BRIDAL
STUDIO



THE TENANTS

Hi-Tech Green Cleaners

HI-TECH GREEN CLEANERS

Family-owned business with quality customer service. They offer dry cleaning services with a fast turnaround and have occupied this location since 1988.



RIFE'S HOME FURNITURE & MATTRESS

The goal at Rife's is to provide a selection of quality furniture at great prices, and to ensure a positive store experience for all customers. With more than 3 decades of experience they have grown to one of the largest family-owned furniture and mattress retailers in Oregon.



WAG'S DOG EMPORIUM

With over 60 years of experience, this locally owned family business prides itself on providing personalized service. This is your one-stop shop for all things dog related specializing in dog food, treats, collars, leashes, toys, clothes and all kinds of other dog supplies.



EMERALD LANES

Open since 1959 Emerald is the premier bowling center in the region. They specialize in fun, family, and the sport of bowling. They have 24 updated synthetic lanes and automatic bumpers for the kids as well as a full restaurant and stocked pro shop.

NEIGHBORHOOD AT A GLANCE

AFFLUENT DEMOGRAPHICS

High Purchasing Power: With an average household income of \$90,092 within a 1-mile radius, residents have substantial disposable income, creating a lucrative market for high-end goods and premium services.

Youthful Population: The significant presence of 20-29 year-olds drives demand for vibrant entertainment, diverse dining options, and modern social services, shaping local business opportunities and trends.

Proximity to Eugene Country Club: The nearby country club attracts affluent individuals and families, boosting the neighborhood's appeal and fostering a demand for upscale retail and services, contributing to the area's economic vitality.

PROXIMITY TO THE UNIVERSITY OF OREGON & DOWNTOWN

Economic Stimulus: The close proximity to the University of Oregon generates a steady demand for housing, services, and amenities, fueling local employment and economic activity through university events and student needs.

Enhanced Business Access: Being near downtown Eugene expands access to a broader range of businesses and services, promoting economic interactions and benefiting from the bustling urban environment.

CONVENIENCE AND ACCESSIBILITY

Major Road Connections: The neighborhood benefits from its proximity to major roads like I-105 and OR-126, facilitating easy travel and enhancing its attractiveness for businesses and new development projects.

Public Transportation: Well-served by public transit, which improves accessibility for residents and supports local businesses by drawing in customers from across the region.





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population	8,419	830	217,535
2024 Population	8,554	122,267	217,810
2029 Population Projection	8,594	122,744	218,224
Growth (2020-2024)	0.4%	0.3%	0.0%
Median Age	39.60	33.80	37.30
Median Home Value	\$462,666	\$399,746	\$376,258
Average Household Income	\$90,092	\$77,614	\$82,152

Eugene, Oregon, is a dynamic city nestled in the picturesque Willamette Valley, renowned for its lush landscapes and vibrant cultural scene. As the second-largest city in the state, Eugene is celebrated for its unique blend of natural beauty, intellectual energy, and progressive values.

At the heart of Eugene is the University of Oregon, a major public research institution that greatly influences the city’s character. The university is not only a hub for academic excellence but also a cultural cornerstone, contributing to a lively arts and music scene. Its campus, known for its beautiful architecture and expansive green spaces, is a focal point for community events, lectures, and performances.

Sports enthusiasts find Eugene particularly appealing due to its rich athletic culture. The city is home to the iconic Hayward Field, a world-class track and field facility that regularly hosts major events, including the U.S. Olympic Trials. The University of Oregon’s Ducks football team also draws significant local and national attention, adding to the city’s spirited sports atmosphere.

The city is surrounded by stunning natural landscapes, including the Willamette River, which offers opportunities for kayaking, fishing, and scenic river walks. Nearby, the Cascade Mountains and the Oregon Coast provide options for hiking, skiing, and exploring coastal beauty. Local parks, such as Skinner Butte and Alton Baker Park, offer green spaces for recreation and relaxation.

Overall, Eugene is a vibrant blend of educational prowess, athletic enthusiasm, natural beauty, and progressive values, making it a unique and attractive place to live, work, and explore.

 **2022 POPULATION**
176,755

 **2022 MEDIAN AGE**
35.2

 **2022 HOUSEHOLDS**
75,534

 **MEDIAN HOUSEHOLD INCOME**
\$61,481

Source: datausa.io

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