



**FOR SALE**

# Goodpasture Plaza

311 - 337 GOODPASTURE ISLAND ROAD | EUGENE, OREGON 97401

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

# Property Overview

311 - 337 GOODPASTURE ISLAND ROAD | EUGENE, OREGON 97401

## CONTACT

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**541.345.4860**

101 East Broadway  
Suite #101  
Eugene, OR 97401

Licensed in the  
State of Oregon.



Goodpasture Plaza is a well-maintained, multi-tenant office property totaling approximately 10,004 square feet on a 0.57-acre parcel in one of Eugene’s most established commercial corridors near the intersection of Valley River Drive and Goodpasture Island Road. The building is currently configured in an executive suite style layout with twenty-four smaller tenants, providing diversified income with strong occupancy potential in today’s market.

Goodpasture Plaza presents a compelling opportunity for an investor seeking stable, multi-tenant income with upside through lease optimization, rent growth, or potential repositioning. The existing executive suite model captures demand for smaller office users, while the underlying layout and zoning allow for a transition to more traditional office or service-oriented tenancy if desired.

*Sale Price . . . . . \$1,800,000*

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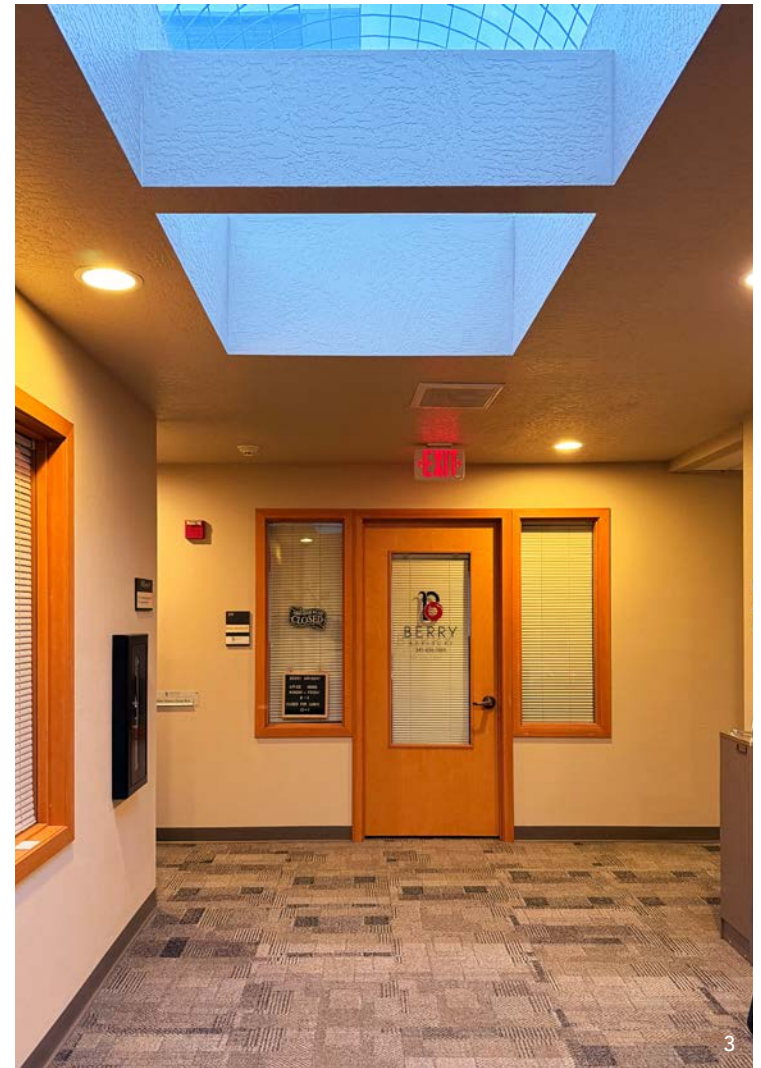
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# Investment Highlights

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Twenty-four, high-demand executive suites  
offering a diversified income stream

- Flexible layout adaptable to traditional office or service users
- Two-story ADA accessible building with elevator
- Recent capital improvements, including:
  - New roof with transferable warranty (2025)
  - New exterior paint (2025)
  - Refurbished restrooms on both levels (2025)
  - Interior & exterior LED lighting upgrades (2024)
  - New asphalt in parking lots (2019)
  - Strong infrastructure upgrades, including sewer line improvements & updated building systems (2010)



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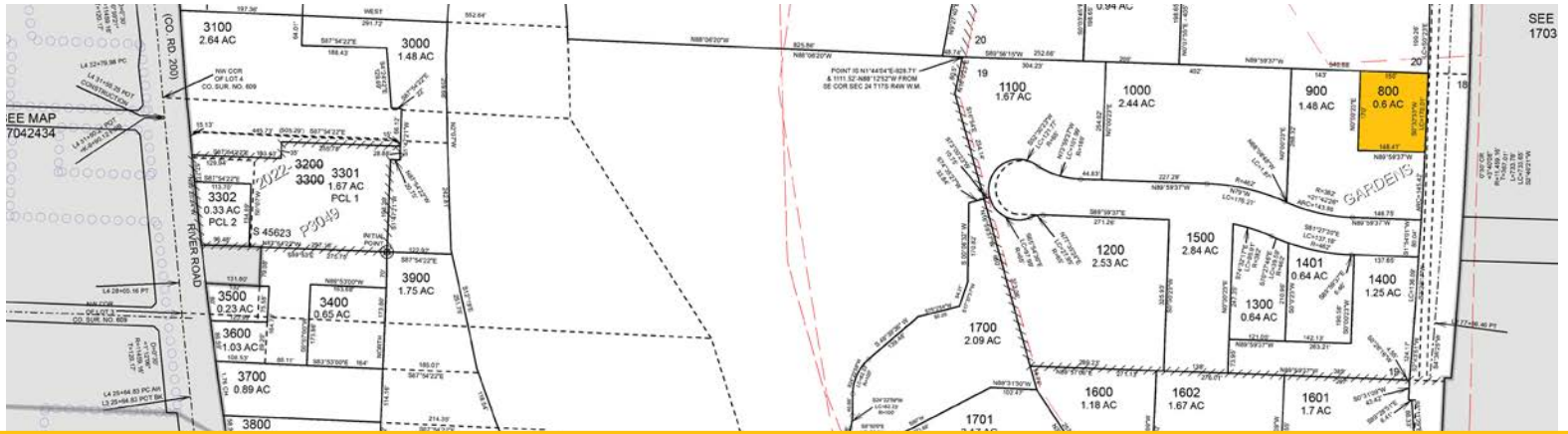
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**Site Description &  
Assessor's Information**

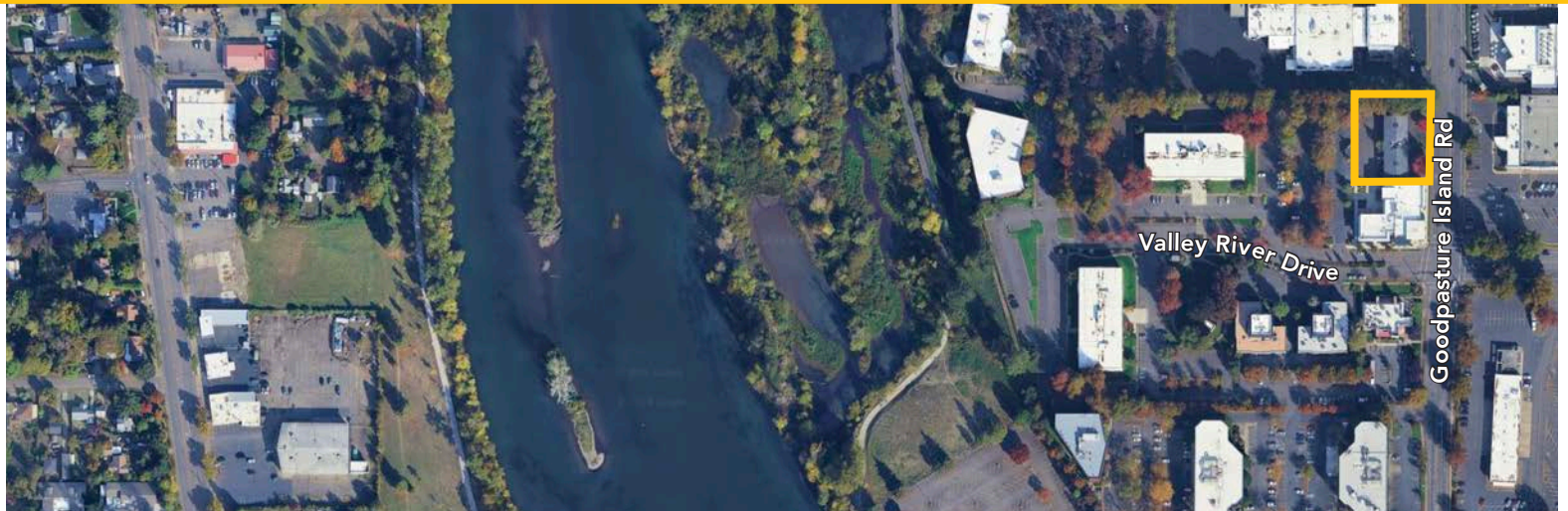
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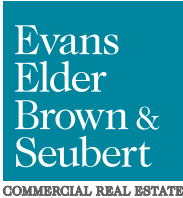
Map & Tax Lot No.: 17-04-24-40-00800

Tax Lot Size: 0.60 acres  
8,276 square feet

2025-2026  
Real Property Taxes: \$25,778.16

Zoning: C-2 | Community Commercial  
SR | Site Review Overlay





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*Sale Price . . . . . \$1,800,000*

*Capitalization  
Rate . . . . . 5.78%*

**Pro Forma  
2025 ACTUAL FINANCIALS**

<b>INCOME</b>	
Scheduled Rental Income	\$190,295
CAM Reimbursements	\$895
<b>SCHEDULES GROSS INCOME</b>	<b>\$191,190</b>
Less Vacancy & Credit Loss 3%	(\$5,736)
<b>TOTAL OPERATING INCOME</b>	<b>\$185,454</b>

<b>EXPENSES</b>	
Utilities (EWEB, Sanipac, Telephone, wifi)	(\$21,291)
Real Property Taxes	(\$25,007)
Insurance	(\$5,369)
Management (5%)	(\$9,560)
Operations, Maintenance & Repairs	(\$20,214)
<b>TOTAL EXPENSES</b>	<b>(\$81,441)</b>

Net Operating Income . . . . . \$104,013

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# Building Details

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## HVAC

The building has 7 HVAC including 3 units which were replaced in 2007, 3 units which were replaced in 2021 and one unit which was replaced in 2025. All units have been regularly maintained.

SERVICE AREA	UNIT BRAND	TYPE	LOCATION	BTU TONS	INSTALLATION DATE
2nd Fl. Lobby 319, 337	Trane	Split System	Central Rooftop	2.5	Feb. 2007
2nd Floor South	Payne	Packaged Unit	Central Rooftop	5	May 2021
2nd Floor North	Trane	Packaged Unit	Central Rooftop	7.5	May 2025
317 Hall	Mixed Brands	Split System	Central Rooftop	4	Aug 2021
313 Office	Trane	Split System	Rear Enclosure	2	Feb 2007
315 Office	Bryant/Carrier	Split System	Rear Enclosure	3	July 2021
311 Office	Trane	System	Rear Enclosure	2	Feb 2007

## Roof

In 2025, the building had a comprehensive roof replacement down to the substrate, followed by installation of a complete, high-performance roofing system. Work includes new ice and water protection, synthetic underlayment, upgraded flashing at all penetrations and skylights, and installation of architectural shingles.

Ventilation improvements are incorporated through new ridge vents and intake systems, along with removal of outdated components. Additional upgrades include new pipe and step flashings, TPO membrane roof installation at mechanical well areas, and integration with existing siding and drainage systems.

The roof has a 10-year workmanship warranty and a GAF System Plus manufacturer warranty, providing long-term durability and protection.

## Parking

Twenty-nine on-site parking spaces including one ADA space

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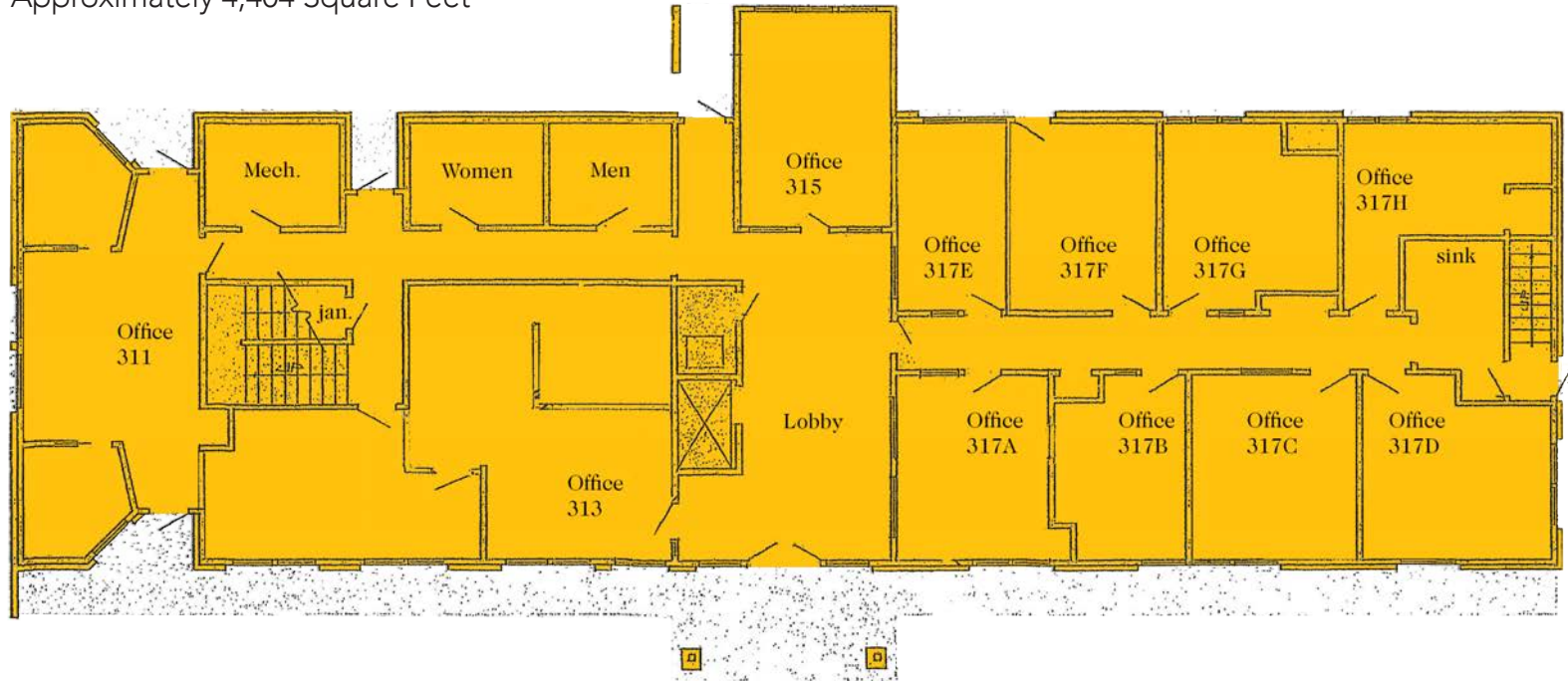
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# First Floor

Approximately 4,404 Square Feet



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# Second Floor

Approximately 5,600 Square Feet



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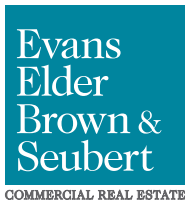
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# Valley River Location

Goodpasture Island Road at Valley River Drive





# Initial Agency Disclosure

(OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon.

This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

## Real Estate Agency Relationships

An “agency” relationship is a voluntary legal relationship in which a real estate licensee (the “agent”) agrees to act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller’s Agent** — Represents the seller only;

**Buyer’s Agent** — Represents the buyer only;

**Disclosed Limited Agent** — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

## Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer’s agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller’s property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client’s interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent’s expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller’s agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer’s agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer’s agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller’s agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer’s agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise.

## Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written “Disclosed Limited Agency” agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party’s interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent’s expertise.

*You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller’s Agent, Buyer’s Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.*