

EUGENE, OR INVESTMENT PORTFOLIO

45 WEST BROADWAY & 856 WILLAMETTE ST

\$10,580,000
6.77% CAP



NOI
\$716,810

PREMIER DOWNTOWN EUGENE
PORTFOLIO WITH NATIONAL AND
LONG-TERM TENANTS, STRONG
CASH FLOW, AND VALUE-ADD
UPSIDE FROM RENT GROWTH AND
LEASE-UP

ANCHORED BY WELLS FARGO AND BROADWAY METRO
THEATER

95% LEASED WITH STABILIZED INCOME

McKenna Mikesell, Principal Broker

541.979.8005

Licensed in the State of Oregon





This premier Downtown Eugene investment portfolio features two adjacent, mixed-use buildings—45 West Broadway and 856 Willamette Street—strategically located at a high-visibility corner in the heart of Eugene’s vibrant urban core. The portfolio presents a rare opportunity to acquire a nearly fully leased asset (currently 95% occupied) anchored by long-term national tenants such as Wells Fargo (lease through 2030) and Broadway Metro Theater (lease through 2029), offering stabilized cash flow and strong income security. A single retail vacancy at 45 West Broadway is backed by a 6-month rent guarantee, further mitigating downside risk. Additionally, Moosejaw holds a lease at 856 Willamette through April 30, 2028 but is not in occupancy, currently paying below-market rent (\$1.02/SF)—a situation that offers value-add potential through lease restructuring or re-tenanting.

Both properties have undergone exterior upgrades: 45 West Broadway received a full façade remodel in 2012 and a repaint in 2024, while 856 Willamette had a façade remodel completed in 2018, minimizing near-term capital needs. The buildings combine retail, office, and multifamily units, providing diversified income streams and reduced vacancy risk. Located in a high-traffic area surrounded by Eugene’s top retail, dining, and transit amenities, the portfolio also benefits from the economic influence of the University of Oregon and ongoing revitalization efforts in the downtown core. This offering blends stable in-place cash flow with compelling long-term appreciation potential in one of Oregon’s dynamic and evolving urban markets.

FIRST ON BROADWAY APARTMENTS

16 HIGH-END
APARTMENTS

FULLY LEASED, HIGH-END URBAN APARTMENTS ON THE SECOND FLOOR OF THE BROADWAY BUILDING, PROVIDING STABLE RESIDENTIAL INCOME AND CONTRIBUTING TO THE PORTFOLIO'S DIVERSIFIED REVENUE STREAM.



FREE INTERNET SERVICE FOR TENANTS

SECURED ENTRY INTERCOM SYSTEM

ELEVATOR

WASHER/DRYER

DISHWASHER

MICROWAVE OVEN

REFRIGERATOR

DISPOSAL

AIR CONDITIONING

SECURE BICYCLE STORAGE

SECURE MAIL AREA

ATM ON SITE

856-888 WILLAMETTE ST

- 21,530 SF
- FULLY LEASED THROUGH APRIL 2028
- 856 UNOCCUPIED, POTENTIAL OPPORTUNITY FOR BUYER

- BROADWAY METRO THEATER OCCUPIES 10,240 SF
- MOOSEJAW LEASES 11,290 SF
- FULL NNN RECOVERY



FINANCIALS



39-51 WEST BROADWAY PROFORMA SUMMARY SEPTEMBER 2025-2026

INCOME	
SCHEDULED RENTAL INCOME-RESIDENTIAL	\$288,696
SCHEDULED RENTAL INCOME-COMMERCIAL	\$230,887
PLUS: CAM REIMBURSMENTS	\$67,099
SCHEDULED GROSS INCOME	
RESIDENTIAL VACANY LOSS	(\$8,661)
EFFECTIVE GROSS INCOME	\$578,021
EXPENSES	
CAMS	\$79,438
PROPERTY TAXES	\$45,320
UTILITIES	\$23,697
INSURANCE	\$21,152
MANAGEMENT FEE	\$35,690
TOTAL OPERATING EXPENSES	\$194,146
NET OPERATING INCOME	\$383,875

856-888 WILLAMETTE PROFORMA SUMMARY SEPTEMBER 2025-2026

INCOME	
SCHEDULED RENTAL INCOME-COMMERCIAL	\$343,232
PLUS: CAM REIMBURSMENTS	\$66,413
SCHEDULED GROSS INCOME	
VACANY LOSS	(\$10,297)
EFFECTIVE GROSS INCOME	\$399,348
EXPENSES	
CAMS	\$8,264
PROPERTY TAXES	\$31,676
INSURANCE	\$9,157
MANAGEMENT FEE	\$17,316
TOTAL OPERATING EXPENSES	\$66,413
NET OPERATING INCOME	\$332,935

6.77 CAP

\$10,580,000

EUGENE, OR INVESTMENT PORTFOLIO

INVESTMENT HIGHLIGHTS

\$10,580,000
6.77% CAP



NOI
\$716,810

PREMIER DOWNTOWN EUGENE
PORTFOLIO WITH NATIONAL AND
LONG-TERM TENANTS IN TWO ADJACENT
BUILDINGS ON A HIGHLY VISIBLE CORNER.

COMMERCIAL TENANTS PROFESSIONALLY
MANAGED BY CURRENT OWNERSHIP,
OFFERING A SEAMLESS TRANSITION FOR
BUYERS AND REDUCING IMMEDIATE
OPERATIONAL BURDEN POST-ACQUISITION.

DIVERSE TENANT MIX OF OFFICE, RETAIL, AND
MULTIFAMILY CREATES BALANCED INCOME STREAMS
AND REDUCED VACANCY RISK FOR INVESTORS

95% LEASED WITH STABILIZED INCOME; VALUE
REFLECTS PRO FORMA RENT ON ONE VACANCY
BACKED BY A 6-MONTH SELLER RENT GUARANTEE.

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39-51 WEST BROADWAY

- 18,532 SF
- RENT GUARANTY ON 2,041 SF VACANCY FOR 6 MONTHS
- BROADWAY METRO LEASE THROUGH 2029, WELLS FARGO 2030
- REDUCED PROPERTY TAX DUE TO 2024 APPEAL
- NNN LEASE ON FRIST FLOOR
- FULLY OCCUPIED RESIDENTIAL

