FOR SALE

±0.82 AC PARCEL

2005 WEST 11TH AVENUE
EUGENE, OR 97402

MAX STONE, CCIM
License #01944151
858.458.3348
mstone@voitco.com

TANNER IFRID
License 02234587
619.871.0633
tifrid@voitco.com

In Association with Scott Reid & ParaSell, Inc.
P: 949.942.6585 | A Licensed Oregon Broker #201233666
Scott Reid | Broker - ParaSell, Inc.
broker@parasellinc.com
949.942.6578 | OR-201231696

ParaSell

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EXECUTIVE SUMMARY

PRICE:	$1,995,000
PRICE/SF:	$55.85/SF
LOT SIZE:	35,719 SF
LOT SIZE:	0.82 AC
PARCEL:	17-04-36-23-01700-000

$1,995,000 ($55.85/SF)
ASKING PRICE

**Ingress/egress on West 11th Avenue can be allowed if access & building permits are submitted simultaneously*

Situated on ±0.82 Acre Lot

Fee Simple Ownership

C-2 Commercial Zoning

Hard Corner with Signalized Intersection

Prime Corner with ±35,000 CPD

Less than 3 miles from University of Oregon

GARFIELD STREET
WEST 11TH AVENUE

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WEST 11TH AVENUE

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WEST 10TH AVENUE
GARFIELD STREET

WEST 11TH AVENUE
GARFIELD STREET

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	12,605	106,335	209,003
2029 Population Projection	12,580	106,679	209,382
2024 Households	6,014	44,548	87,023
2029 Household Projection	5,997	44,693	87,176
Avg Household Income	$60,687	$76,399	$82,956
Median Household Income	$44,295	$51,992	$60,042
Median Home Value	$342,312	$386,378	$374,678
Median Year Built	1969	1974	1976

TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
West 11th Avenue	Garfield Street	±35,000
West 11th Avenue	Hayes Street	11,427
Garfield Street	West 9th Place	17,477
West 11th Avenue	Arthur Street	33,046
Garfield Street	West Broadway	14,244
Garfield Street	West 12th Avenue	11,165

EUGENE OVERVIEW

Located at the southern end of the lush Willamette Valley, Eugene is perfectly positioned for the modern adventurer. A scenic drive east takes residents to the towering Cascade Mountains, west to the stunning Pacific Ocean coastline, or north to the bustling city of Portland. Eugene is a small city with unlimited things to do; from hiking to kayaking to floating the river. Eugene is the ideal place for outdoor recreation.

Downtown Eugene is the vibrant cultural hub of the region; the Oregon Bach Festival and Eugene Symphony call the Hult Center for the Performing Arts home. Additionally, the area hosts a booming food and beverage industry with top-notch craft breweries and wineries.

The Eugene-based University of Oregon is the flagship public university and brings boundless educational, scientific and cultural opportunities – not to mention the renowned Ducks athletic programs.

Eugene's nationally recognized transit system and gold rating as a "Walk-and-Bicycle-Friendly Community" helps residents fully experience all that the region has to offer. Eugene recently hosted the World Athletics Championships at the historic Hayward Field. Eugene's title as TrackTown USA extends beyond Hayward Field with miles of trails running through its south hills, along the Willamette River, and through hundreds of acres of city parks.

WEST 11TH AVENUE
WEST 10TH AVENUE
GARFIELD STREET
INGRESS/EGRESS
POSSIBLE INGRESS/EGRESS PENDING BUILDING PLAN REVIEW

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4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 I 858.453.0505 I 858.408.3976 F I Lic #01991785 I www.voitco.com

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