



OFFERING MEMORANDUM

Arrowsmith

1075 Arrowsmith St
Eugene, OR 97402

\$6.95M
PRICE

6.88%
PRO FORMA CAP RATE

\$478.5K
PRO FORMA NOI

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PRICE
\$6,950,000

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PRO FORMA NOI
\$478,469

CONTENTS

- 3** Executive Summary
- 4** Investment Highlights
- 5** Location Highlights
- 9** Market Overview
- 10** Demographics
- 11** Rent Roll
- 12** Valuation Summary
- 13** Pro Forma Analysis
- 14** Closing



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Executive Summary

1075 Arrowsmith St
Eugene, OR 97402

Position your business for success with this extensively renovated **45,547 SF warehouse/office facility**, offering exceptional functionality, modern infrastructure, and outstanding visibility. Following a comprehensive 2022 renovation, the property features replacement of most of the roof, most HVAC systems, and a significant electrical upgrade with **600-amp, 3-phase power**, providing the capacity today's industrial and manufacturing users demand.

The warehouse offers efficient loading with **two dock-high doors and one grade-level truck door**, complemented by impressive **22-24 foot clear ceiling heights** and energy-efficient gas radiant heat. The office component includes approximately **22 ground-floor offices and 15 second-floor offices**, highlighted by elegant mahogany finishes, two executive offices on the main level, gas heat, and air conditioning, creating a professional environment for administrative and executive operations.

The site provides **81 on-site parking spaces**, accommodating employees, clients, and fleet vehicles with ease. An additional parcel fronting **W. 11th Avenue** presents an attractive opportunity for future expansion or development, adding long-term value and flexibility for owner-users or investors.

Strategically positioned on one of Eugene's primary commercial corridors, the property benefits from **traffic counts approaching 36,000 vehicles per day**, delivering outstanding exposure and convenient access for customers, employees, and distribution. Combining modern building systems, quality office finishes, excellent warehouse functionality, and future development potential, this is a rare opportunity to acquire a premier industrial asset in a highly desirable location.

\$

\$6,950,000

ASKING PRICE

📈

\$478,469

PRO FORMA NOI

🎯

6.88%

PRO FORMA CAP RATE

🕒

0%

OCCUPANCY

PROPERTY DATA

Clear Height	22' - 24'
Drive-In Doors	1
Power	600 amp 3 phase
Sprinklers	Yes
Dock Doors	2

Investment Highlights

The facility includes a functional office build-out, restroom facilities, modern fire-protection systems, and energy-efficient warehouse lighting throughout.

Arrowsmith is a 45,547-square-foot industrial facility situated on 2.96 acres at 1075 Arrowsmith St in Eugene, OR.

Zoned I-2, Light-Medium Industrial, the property permits a wide array of industrial uses including manufacturing, warehousing, distribution, assembly, and outdoor storage.

Multiple grade-level dock doors and drive-in access points provide the loading flexibility required by modern distribution, manufacturing, and logistics tenants.

The building was constructed in 1981, with an addition in 1998, and features generous clear heights, ample column spacing, and heavy power for a range of industrial users.

KEY METRICS

 Asking Price	\$6,950,000
 Pro Forma NOI	\$478,469
 Pro Forma Cap Rate	6.88%
 Occupancy	0%

Location Highlights

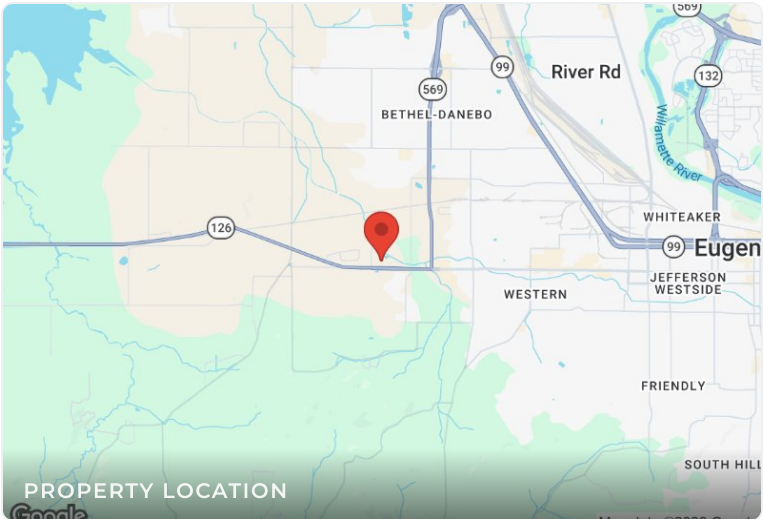
The 45,547 square-foot facility occupies a central logistics location, enabling efficient last-mile and regional distribution reach throughout Oregon.

1075 Arrowsmith St is situated within an established industrial park featuring institutional-quality improvements and heavy infrastructure.

The property's location provides immediate access to the region's primary intermodal facilities, enabling seamless truck-to-rail freight transfers.

Arrowsmith is strategically positioned within one of the premier freight corridors serving the Eugene metropolitan distribution market.

Arrowsmith benefits from convenient access to regional cargo and logistics infrastructure, supporting tenants with import/export and distribution operations.



LOCATION	
Address	1075 Arrowsmith St
City	Eugene
State	Oregon
Zip Code	97402
Coordinates	44.0495308,-123.1856854

TRANSIT

S/S of 11th E of Terry	0.1 mi
N/S of 11th W of Terry	0.2 mi
N/S of W 11th E of Danebo	0.4 mi

AIRPORTS

Waynes Air Service Airport	21.8 mi
Eugene Airport	5.2 mi
Mazama Timber Pad	12.7 mi

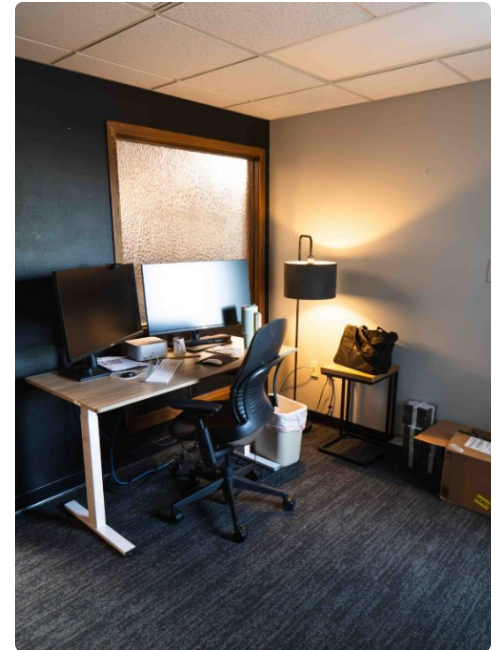
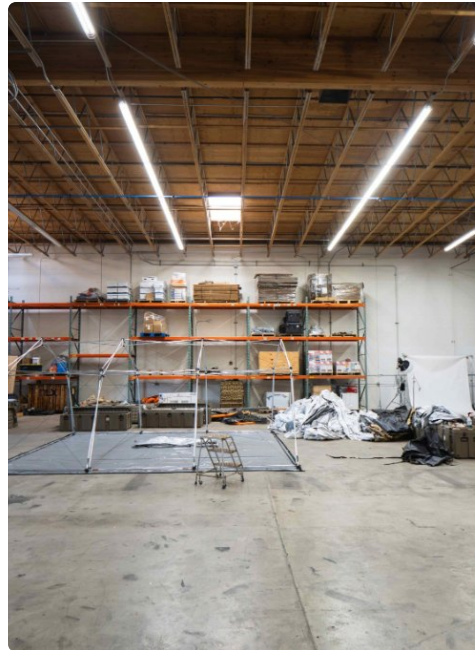
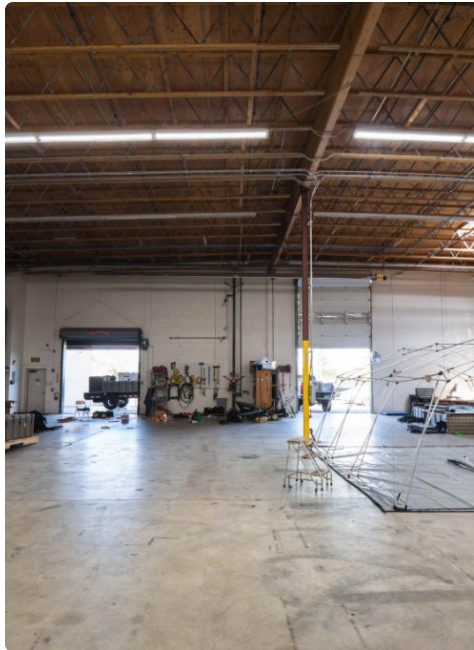
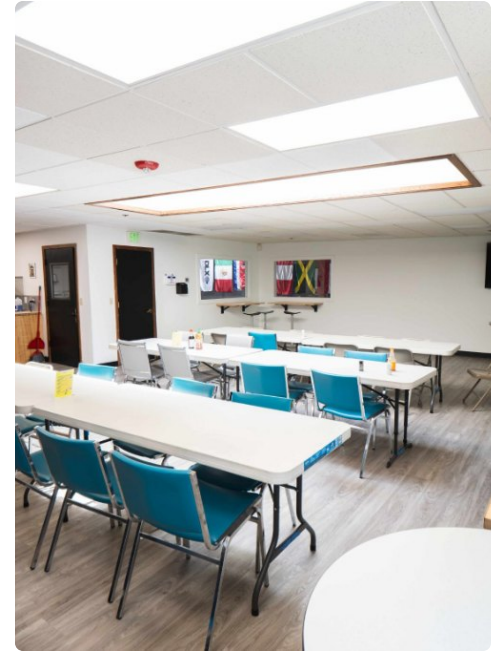


44.0595°N, 123.1760°W

Photo Gallery



Photo Gallery



Market Overview

Market Overview: Eugene, OR

Eugene is the economic and governmental center of Lane County and the second-largest metropolitan area in Oregon, serving a regional population of more than 380,000. Strategically located at the southern end of the Willamette Valley near the confluence of the Willamette and McKenzie Rivers, Eugene offers excellent connectivity via Interstate 5, Highway 99, Beltline Highway, and the Union Pacific rail system. The city is approximately 110 miles south of Portland and 50 miles east of the Oregon Coast, providing efficient access to major Pacific Northwest markets.

With a city population of 176,654 according to the 2020 U.S. Census, Eugene continues to experience steady growth and serves as the commercial, educational, healthcare, and employment hub for much of western Oregon. The region supports a diverse economy driven by advanced manufacturing, wood products, technology, healthcare, education, food processing, distribution, and agriculture, creating a stable environment for industrial and commercial investment.

Eugene is home to the University of Oregon, Bushnell University, and Lane Community College, providing a well-educated workforce and a strong pipeline of skilled talent. The city's business-friendly environment, combined with a high quality of life, continues to attract employers, entrepreneurs, and investment throughout the region.

Known for its exceptional outdoor amenities, extensive park system, and nationally recognized network of bicycle and pedestrian paths, Eugene consistently ranks among Oregon's most desirable places to live and work. Its combination of strategic location, diverse economy, skilled labor force, and outstanding livability makes Eugene an ideal market for industrial users, manufacturers, distributors, and investors seeking long-term growth in the Willamette Valley.



KEY FACTS

Population	176,654
Area	44.1 sq mi
Elevation	430 ft
Time Zone	PST
County	Lane County
Incorporated	1846
State	Oregon

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	828	Population	51,065	Population	124,647
Median HH Income	\$61,525	Median HH Income	\$75,089	Median HH Income	\$71,933
Households	384	Households	18,974	Households	51,331

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	317	37,958	100,005
2010 Population	453	43,533	108,020
2026 Population	828	51,065	124,647
2031 Population	953	51,809	127,192
2026-2031 Growth Rate	2.85 %	0.29 %	0.41 %
2026 Daytime Population	3,978	52,716	143,742
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	121	14,919	41,825
2010 Total Households	177	17,410	46,459
2026 Total Households	384	18,974	51,331
2031 Total Households	447	19,185	52,171
2026 Avg. Household Size	2.12	2.51	2.32
2026 Owner Occupied Housing	164	11,538	26,712
2031 Owner Occupied Housing	166	11,655	27,207
2026 Renter Occupied Housing	220	7,436	24,619
2031 Renter Occupied Housing	281	7,530	24,964
2026 Vacant Housing	12	878	2,859
2026 Total Housing	396	19,852	54,190
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	62	1,654	5,517
\$15,000-\$24,999	37	1,179	3,383
\$25,000-\$34,999	31	1,338	3,592
\$35,000-\$49,999	45	2,578	6,683
\$50,000-\$74,999	43	2,724	7,177
\$75,000-\$99,999	30	2,853	7,018
\$100,000-\$149,999	84	4,003	9,731
\$150,000-\$199,999	32	1,525	4,913
\$200,000 or greater	20	1,120	3,315
Median HH Income	\$61,525	\$75,089	\$71,933
Average HH Income	\$81,860	\$91,404	\$92,032

Source: ESRI / ArcGIS Business Analyst



\$61,525
MEDIAN HH INCOME (1-MI)

\$81,860
AVG HH INCOME (1-MI)

42.7%
OWNER OCCUPIED (1-MI)

57.3%
RENTER OCCUPIED (1-MI)

3.0%
VACANCY RATE (1-MI)

2.85 %
2026-2031 GROWTH (1-MI)

Rent Roll

Unit Type	# Units	Avg SF	Rent/SF	Annual Rent	Pro-Forma / SF	Pro-Forma / Mo	Pro-Forma / Yr	PF Reimb/SF	PF Ann. Reimb
Vacant	—	18,549	\$0.00	\$0.00	\$14.40	\$22,258.80	\$267,105.60	\$23,539.00	\$23,539.00
Vacant	—	26,998	\$0.00	\$0.00	\$8.64	\$19,438.56	\$233,262.72	\$52,393.00	\$52,393.00
Total Vacant	0	45,547	\$0.00	\$0.00	\$10.99	\$41,697.36	\$500,368.32	\$1.67	\$75,932.00
Total Occupied	0	0		\$0.00		\$0.00	\$0.00		\$0.00
Gross Potential	0	45,547	\$0.00	\$0.00	\$10.99	\$41,697.36	\$500,368.32	\$1.67	\$75,932.00

Notes

Pro forma financial figures are projections provided for illustrative purposes only, are based on assumptions believed to be reasonable, and are not guarantees of future financial performance or operating results.

Valuation Summary

KEY METRICS — PRO FORMA

\$6,950,000 ASKING PRICE	6.88% CAP RATE
\$478,469 NOI	

INCOME — PRO FORMA

Base Rental Income	\$500,368
Expense Reimbursements	\$75,932
Effective Gross Income	\$576,300

EXPENSES — PRO FORMA

Property Tax	\$58,032
Insurance	\$8,000
Management Fee	\$21,899
GENERAL EXPENSES	
Maintenance & Repairs	\$7,500
Landscaping	\$2,400
Total General Expenses	\$9,900

Total Expenses	\$97,831
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Pro Forma Analysis

Line Item	In-Place	Pro Forma	Change
Base Rental Income	\$0	\$500,368	+0.0%
Expense Reimbursements	\$0	\$75,932	+0.0%
Effective Gross Income	\$0	\$576,300	+0.0%
Total Operating Expenses	\$0	\$97,831	+0.0%
Net Operating Income (NOI)	\$0	\$478,469	+0.0%

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DISCLAIMER