3451 Highway 101, Florence, OR 97439



Commercial Real Estate Services

<u>\$1.50/sqft NNN</u>

Newer building

- Recent interior remodel
- Fully signalized corner location
- 1.47 Acres total

FOR LEASE

<u>17,272 sqft</u>

🐻 RITE AID

- Double drive-through
- Plentiful parking
- Available now
- 30,000 cars/day on Hwy 101

SIOR Principal Broker (541) 228-1801 matt@cwwalker.net

Matt Hogan

CONTACT

Gary Martin CCIM Principal Broker (541) 913-7867 gary@cwwalker.net

835 East Park St Suite #100 Eugene, OR 97401

(541) 484-4422

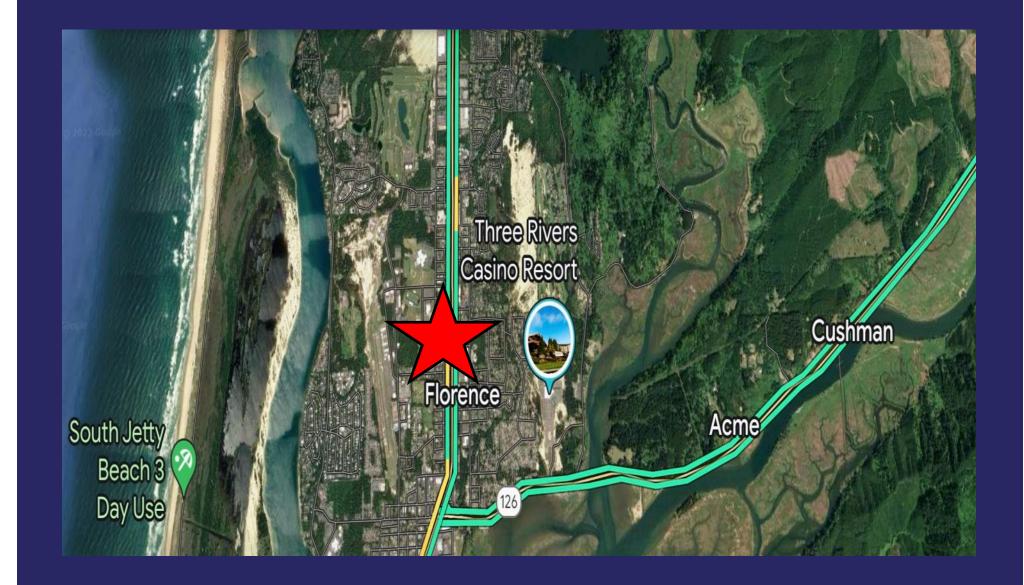
Prime Retail

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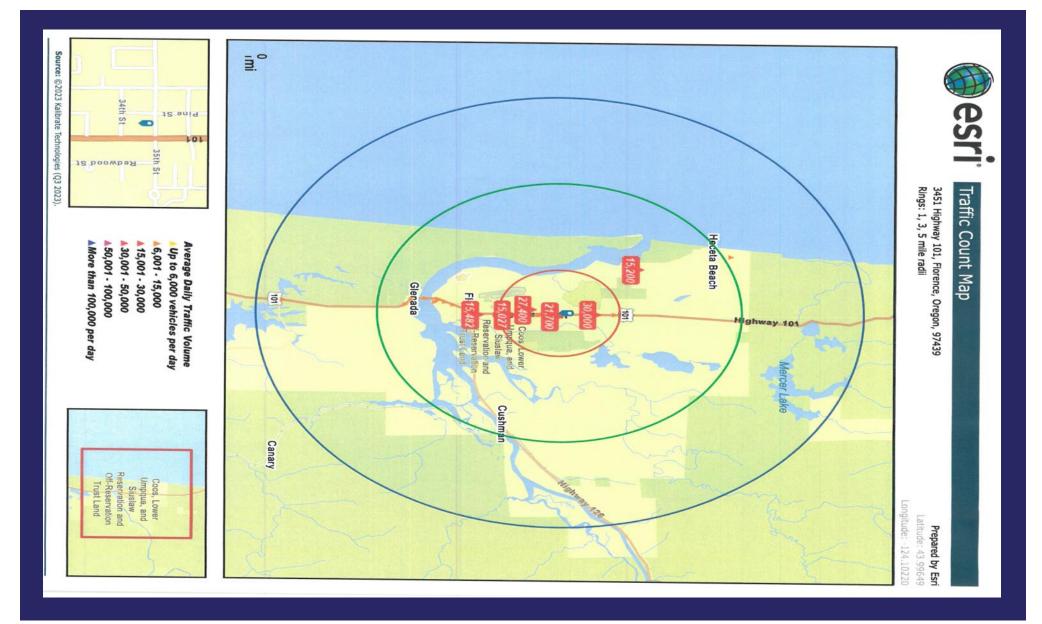






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Image: Second	areas with 50 ouescholds unality.	SUS ZUZU Odta,	to litto 2020 Acodiabut ana cons		
View Network Encourse Preserve to the preserve to th		ations are only available for tion among individuals or h c of 100 implies perfect inec	int of Income for Mortgage calcul istribution of income or consump is perfect equality, while an index or iste partice and form	rent dollars. Housing Affordability Index and Pero The Gini index measures the extent to which the e fectly equal distribution. A Gini index of 0 represen tasts for 2023 and 2028, Esri converted Census 20	ata Note: Income is expressed in cun more owner-occupied housing units. Ithin an economy deviates from a perf nurce: U.S. Census Bureau. Esri forec
View Normality Exercise Summary Part Hymey 101, Forenz, Organ, 973 Impact 1, 2, 3 mer and Part Part Part Part Part Part Part Part					
Image: Second	The five-year ttly 2.02,	nge of 0.69% annually. household size is currer ed area.	34 in the current year, a cha current year total. Average total year is 3,849 in the specifi	area has changed from 6,586 in 2020 to 6,7 ,894, a change of 0.47% annually from the rr 2020. The number of families in the currer	The household count in this a projection of households is 6 compared to 2.02 in the year
Image: It. 3, 5 mile rad: regene Up regene Up regene Up 1011 Projubion 1 mile 3 mile 1 mile	2.02	2.00	1.99	Size	2023 Average Household
Image: 1, 1, 5 mile radi: repared by Family 10, Forence, Oregon, 9743 repared by Family 11, 5 mile radi: Particle 1 mile 1 mile 3 mile radi: 1 mi	0.47%	0.45%	0.58%		2023-2028 Annual Rate
Image: 11, 3, 5 mile radi: regure ty radi: regure ty radi: regure ty radi: Pointer 1 mile 3 mile radi: 1 mile 3 mile radi: 200 Poulation 2 mile radi: 1 mile 3 mile radi: 1 mile radi: 200 Poulation 5 mile radi: 1 mile 3 mile radi: 1 mile radi: 200 Poulation 5 mile radi: 1 mile radi: 1 mile radi: 1 mile radi: 200 Poulation 5 mile radi: 1 mile radi: 1 mile radi: 1 mile radi: 200 Poulation 5 mile radi: 1 mile radi: 1 mile radi: 1 mile radi: 200 Poulation 5 mile radi: 1 mile radi: 1 mile radi: 1 mile radi: 200 Poulation 5 mile radi: 1 mile radi: 1 mile radi: 1 mile radi: 200 Poulation 1 mile radi: 1 mile radi: 1 mile radi: 1 mile radi: 201 Poulation 1 mile radi: 1 mile radi: 1 mile radi: 1 mile radi: 202 Poulation 1 mile radi: 1 mile radi: 1 mile radi: 1 mile radi: 202 Poulation hage: </td <td>0.69%</td> <td>0.65%</td> <td>0.84%</td> <td></td> <td>2020-2023 Annual Rate</td>	0.69%	0.65%	0.84%		2020-2023 Annual Rate
Exercise of the production of the the production of the productin of the productin of the production of the product	6,894	0,11/	7,008 U		2010-2020 Annual Rate
Executive Summary Prepared by Right 1, 3, 5 mile radii Prepared by Earther 9 2010 Fouliation 2010	6,734	5,980	2,583		2023 Households
Executive Summary Prepared by Bds: Highway 101, Florence, Oregon, 9743 Prepared by Earthead Year by Bds: 1, 3, 5 mile radi 1ml 3mle 2mlo rubusion 2010 Fouliation 1ml 3mle 7mlo 1mle 2010 Fouliation 5,24 10,05 13,35 2020 Fouliation 5,24 10,05 13,35 2020 Fouliation 5,24 10,05 13,35 2020 Fouliation 5,34 10,05 13,35 2020 Fouliation 5,34 10,35 13,35 2020 Molan Rate 0,65% 0,65% 0,45% 10,35% 2020 Molan Rate 0,45% 42,3% 0,35% 13,35% 2020 Molan Rate 6,45 6,23 6,10 10,35% 2020 Molan Rate 6,45 6,23	6,586	5,855	2,514		2020 Households
View Kein Executive Summary Propared by Rather of the system of the sys	6,044	91 5,349	81 2,321		2010 Households
Executive Summary Proprietion Intervet, Oregon, 97433 Proprietion 2010 Population 1 mle 1 mle 3 mle 2010 Population 5,344 1,205 1,204 2010 Population 5,344 1,205 1,203 2010 Population 5,344 1,205 1,205 2010 Population 5,344 1,205 1,305 2010 Population 5,344 1,205 1,305 2010 Population 5,344 1,205 1,305 2010 Population 5,344 1,245 1,315 2010 Population 5,345 1,245 1,315 2010 Population 5,345 1,245 1,315 2010 Population 5,345 1,245 1,315 2010 Population 1,355 1,355 1,355 1,355 2010 Mela Age 645 62.2 62,3 64,3 2010 Mela Age 645 62.2 62,0 64,3 2010 Mela Age 61,3 53,5 62,2 62,3					Households
Image: Sec in the properties of the properis of the properise of the properties of the properties	 Persons of a will be from 	% of the U.S. population tople from the same are	ified area compared to 19.4 s the probability that two pe 72.1 for the U.S. as a whole.	epresent 6.0% of the population in the ident ny race. The Diversity Index, which measur i, is 32.1 in the identified area, compared to	Persons of Hispanic origin re Hispanic Origin may be of ar different race/ethnic groups,
Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Imie 3 miles Imie 3 miles Imie 3 miles 1 mile 3 miles 1 mile 3 miles 1 state 0.68% 1.02% 1 Rate 0.49% 0.68% 1.02% 1 Rate 0.49% 0.35% 1.2,241 5,384 12,265 0.66% 1.02% 1 Rate 0.49% 0.35% 0.66% 1 Rate 0.49% 0.35% 0.66% 1 Rate 0.49% 0.25% 62.1 1 Rate 0.49% 53.5% 52.2% 1 attion 64.5 62.2 62.4 1 attion 64.5 62.2 62.4 1 attion 64.5 62.2 62.2 1 attion 53.5% 52.2% 62.2 1 attion 54.3% 63.5 62.2 1 attion 54.3% 62.2 62.2 1 attion <td>6.0%</td> <td>6.1%</td> <td>5.8%</td> <td>y kace)</td> <td>2023 Hispanic Urigin (Any</td>	6.0%	6.1%	5.8%	y kace)	2023 Hispanic Urigin (Any
Executive Summary 3451 Highway 101, Forence, Oregon, 97439 I mile 3 miles 1 mile 3 miles 4,801 10,851 5,140 12,007 5,254 12,241 5,384 12,207 5,254 12,241 5,384 12,456 1 Rate 0.68% 1.02% 1 Rate 0.65% 2.2,8% 1 Rate 0.65% 5.3,3% 1 Rate 0.65% 6.4.5 1 ation 46.5% 52.8% 1 ation 53.3% 52.8% 1 ation 53.5% 52.2% 1 ation 53.5% 52.2% 1 ation 53.5% 52.2% 1 ation 53.5% 52.2% 1 ation 53.3% 52.8% 1 ation 53.5% 52.2% 64.5 62.2 62.1 1 ation 53.3% 52.2% 65.0 62.2 62.2 1 ation <	7.9%	7.7%	6.9%		2023 Two or More Races
Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles 1 mile 1 mile 3 miles 4,801 5,140 12,007 5,254 12,241 5,384 12,241 5,384 12,241 5,384 12,245 1 Rate 0.68% 0.69% 1,02% 1 Rate 0.49% 0.69% 1,02% 1 Rate 0.49% 0.69% 1,02% 1 Rate 0.49% 0.68% 0.69% 1 Rate 0.49% 0.53.3% 64.5 1 Rate 0.49% 0.28% 62.1 1 Rate 0.49% 0.35% 62.2% 1 Rate 0.49% 0.28% 62.2% 1 Rate 0.45% 52.8% 62.1 1 Rate 0.26% 52.2% 62.1 1 Rate 64.5 62.2 62.1 1 Rate 1.020, the Census count in the area was 13,572. The rate rate rate rate rate rate rate rat	1.9%	1.9%	1.8%		2023 Other Race
Image: Securic Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles 1 mile 3 miles 4,801 10,851 5,140 10,851 5,254 1,2,007 5,254 12,207 5,254 12,241 5,384 12,241 5,384 12,241 5,384 12,241 5,384 12,241 5,384 12,241 5,384 12,241 5,384 12,241 5,384 12,241 5,384 12,245 11 Rate 0.68% 0.66% 11 Rate 0.49% 0.35% Idion 53.39 52.8% Idation 64.5 62.1 1ation 53.5% 52.2% 64.6 62.2 62.2 14th current year population is 13,855. In 2020, the Census count in the area was 13,572. The rail value, the population is 48.3% male and 51.7% female. 62.2 15 area is 62.0, compared to U.S. median age of 39.1.	0.2%	0.2%	0.2%	ne	2023 Pacific Islander Alon
Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles 1 mile 3 miles 1, 4,801 10,851 5,140 5,140 12,007 5,254 12,241 1 Rate 0.68% 0.68% 10,254 1 Rate 0.49% 0.53% 10,264 1 Rate 0.49% 0.59% 10,264 1 Rate 0.49% 0.59% 10,264 1 Rate 0.68% 0.60% 12,241 1 Rate 0.68% 0.60% 12,241 1 Rate 0.49% 0.59% 10,2% 1 Rate 0.49% 0.59% 12,241 1 Rate 0.49% 0.35% 12,241 1 Rate 0.49% 0.35% 12,245 1 Rate 0.49% 0.35% 12,245 1 Rate 0.45% 0.5% 52.2% 1 ation 53.5% 52.2% 62.1 1 ation 53.5% 52.2% 62.6 62.2	1.3%	1.3%	1.2%		2023 Asian Alone
Secutive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles 1 mile 3 miles 1 mile 3 miles 1 Rate 0.68% 10,851 1 Rate 0.68% 12,241 5,384 12,456 12,241 5,384 12,456 12,241 5,384 12,456 0.68% 1 Rate 0.49% 0.58% 1 Rate 0.49% 0.23% 1 ation 53.3% 52.8% 64.5 62.1 64.5 64.5 62.1 62.2 1 ation 53.5% 52.2% 64.6 62.2 62.2 1 wally. The five-year propulation is 13,855. In 2020, the Census count in the area was 13,572. The ration 61.6 1 wally. The population is 48.3% male and 51.7% female. 63.3% 63.3% 1 s area is 62.0, compared to U.S. median age of 39.1. 88.3% 87.2% 1 s area is 62.0, compared to U.S. median age of 39.1. 88.3% 87.2% <td>1.2%</td> <td>1.2%</td> <td>1.0%</td> <td>aska Native Alone</td> <td>2023 American Indian/Ala</td>	1.2%	1.2%	1.0%	aska Native Alone	2023 American Indian/Ala
Secutive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles 4,801 10,851 5,140 12,007 5,254 12,241 5,384 12,456 0.49% 0.68% 0.49% 0.60% 1 Rate 0.49% 1 Rate 0.49% 1 ation 53.3% 64.5 62.1 1 do.5% 52.8% 64.6 62.2 1 ually. The five-year projection for the population in the area is 14,111 representing a change of 0.3 1 ually. The five-year projection for the population in the area is 14,111 representing a change of 0.3 1 s area is 62.0, compared to U.5. median age of 39.1. 88.3% 87.2%	0.2%	0.2%	0.6%		2023 Black Alone
Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles 1 mile 3 miles 1 mile 3 miles 1 Rate 4,801 10,851 1 Rate 0.68% 12,207 1 Rate 0.68% 12,241 5,384 12,456 12,241 5,384 12,456 12,241 5,384 12,456 0.68% 1 Rate 0.68% 0.69% 1 Rate 0.49% 0.35% 1 ation 53.3% 52.8% 64.5 62.1 64.5 64.5 62.1 62.2% 1 ation 53.5% 52.2% 64.6 62.2 62.2 1 ation 53.5% 52.2% 62.1 62.6 62.2 1 ation 53.5% 52.2% 62.1 62.2 62.2 1 ation 53.5% 52.2% 62.2 62.2 62.2	87.1%	87.7%	88.3%		2023 White Alone
Sr Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 1 mile 3 miles lation 4,801 10,851 lation 5,140 12,007 lation 5,254 12,207 lation 5,384 12,456 O Annual Rate 0.68% 0.68% Population 53.384 12,456 Annual Rate 0.68% 0.68% Population 53.3% 12,241 an Age 0.49% 0.35% Population 64.5 62.1 Population 53.5% 52.8% an Age 64.6 62.1 Population 53.5% 52.2% an Age 64.6 62.2 ea area, the current year population is 13,855. In 2020, the Census count in the area was 13,572. The rai 4% annually. The five-year projection for the population in the area is 14,111 representing a change of 0.3 4% annually. The population is 48.3% male and 51.7% female. 10.11 representing a change of 0.3			9.1.	a is 62.0, compared to U.S. median age of 3	The median age in this area
Executive Summary Prepared by Engres 3451 Highway 101, Forence, Oregon, 97439 Prepared by Engres Signes: 1, 3, 5 mile radii Imle 2010 Population Imle 2010 Population 5,140 2010-2020 Annual Rate 5,524 2020-2023 Annual Rate 0,68% 2020-2023 Annual Rate 0,68% 2020-2023 Annual Rate 0,53% 2020-2023 Annual Rate 0,68% 2020-2023 Annual Rate 0,68% 2020-2023 Annual Rate 0,68% 2020-2023 Annual Rate 0,53% 2020-2023 Annual Rate 0,53% 2020 Melan Age 0,53% 2020 Melan Age 0,53% 2020 Annual Rate 0,53% 2020 Annual Rate 0,64% 2020 Melan Age 0,53% 2020 Melan Age 64.5 2023 Melan Age 62.1 2023 Melan Age 62.2 2023 Melan Age 62.3 2023 Melan Age 62.2 2023 Melan Age 62.2 2023 Melan Age 62.2 2020 Melan Age 62.2 <td< td=""><td></td><td></td><td></td><td></td><td>Median Age</td></td<>					Median Age
Science Description 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 1 mile 1 mile 1 mile 3 miles 1 mile 1 mile 3 miles 1 mile 1 mile 3 miles 1 mile 3 miles 1,4801 5,140 5,140 5,254 1,2,241 Jation 1 mile 3 Annual Rate 9 Annual Rate 9 Annual Rate 9 Population ale Population ale Population ale Population ale Population ale Population ale Population 3 Anal 46.5% 64.5 64.5 64.6 64.6 62.2	of change since annually from	was 13,572. The rate c nting a change of 0.37%	he Census count in the area n the area is 14,111 represeu ale.	current year population is 13,855. In 2020, 1 The five-year projection for the population in the population is 48.3% male and 51.7% fem	In the identified area, the c 2020 was 0.64% annually. 2023 to 2028. Currently, th
Science Executive Summary 3451 Highway 101, Florence, Oregon, 97439 1 mile 3 miles Rings: 1, 3, 5 mile radii 1 mile 3 miles ulation 4,801 10,851 ulation 5,140 12,007 stanual Rate 0.68% 1.02% 3 Annual Rate 0.68% 1.02% 9 Population 53.3% 1.02% ale Population 53.3% 52.8% ale Population 53.9% 52.8% ale Population 53.5% 52.2%	62.0	62.2	64.6		2023 Median Age
Science Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 1 mile 3 miles 1 mile 1 mile 3 miles 1 mile 1 mile 3 miles 3 miles 3 mual Rate 9 Population ale Population 3 may 3 miles 3	51.7%	52.2%	53.5%		2023 Female Population
Science Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles I mile 3 miles Jation 4,801 10,851 Jation 5,140 12,007 Jation 5,254 12,241 Jation 5,384 12,241 Jation 0.68% 1.02% 3 Annual Rate 0.68% 0.60% 9 Population 64.5 62.1	48.3%	47.8%	46.5%		2023 Male Population
Science Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles I mile 3 miles I mile 3 miles I mile 3 miles A451 Highway 101, Florence, Oregon, 97439 1 mile I mile 3 miles I mile 3 miles A4801 10,851 Jation 5,140 12,007 Jation 5,254 12,241 Jation 5,384 12,245 O Annual Rate 0.68% 1.02% 3 Annual Rate 0.68% 0.40% Population 46.7% 0.33% Population 53.3% 52.8%	61.8	62.1	64.5		2020 Median Age
Science Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles I mile 0.68% 0.49% 0.33% Produlation 45.7% 47.2%	52.5%	52.8%	53.3%		2020 Female Population
Sci Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles lation 1, 801 ulation 5,140 ulation 5,254 ulation 5,384 atta 0.68% 0 Annual Rate 0.68% 0 Annual Rate 0.68% 0 Annual Rate 0.68%	47.5%	47.2%	46.7%		2020 Male Population
Srr Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles lation 1, 801 10,851 ulation 5,140 12,007 ulation 5,254 12,241 ulation 5,384 12,241 ulation 5,384 12,241 ulation 5,384 12,245 0 Annual Rate 0.68% 1.02%	0.54%	0.00%	0.00%		2020-2023 Annual Rate
Sr Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 1 mile 3 miles 1, 4,801 1,401 1,5,140 1,224 1,224 1,224 1,245	0.99%	1.02%	0.68%		2010-2020 Annual Rate
Srl Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 1 mile 3 miles 1, 4,801 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,851 1, 10,100 <td>14,111</td> <td>12,456</td> <td>5,384</td> <td></td> <td>2028 Population</td>	14,111	12,456	5,384		2028 Population
Sr Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles ulation 4,801 10,851 12,007	13,855	12,241	5,254		2023 Population
Sr Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles 4,801 10,851	13,572	12,007	5,140		2020 Population
Sr Executive Summary 3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii 1 mile 3 miles	12,302	10,851	4,801		2010 Population
on, 97439 1 mile 3 miles					Population
on, 97439	5 miles		1 mile		
ESCI Executive Summary	Prepared by Esri Latitude: 43,99649 Igitude: -124,10220	Lor	, 97439	3451 Highway 101, Florence, Oregon Rings: 1, 3, 5 mile radii	
CALL Executive Summary					
				Executive Summary	



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> Socioeconomic Status Index 2023 Socioeconomic Status Index

2028 Owner Occupied Housing Units 2028 Renter Occupied Housing Units 2028 Vacant Housing Units

2028 Total Housing Units

352 3,008 1,863 796 349

1,054 7,169 4,147 1,970 1,052

1,294 8,183 4,752 2,142 1,289

FOR LEASE

3451 Highway 101, Florence, OR 97439

1.294	1,054	700	Millo Billona i Inner Inner
		222	2023 Vacant Housing Units
2.136	1,959	777	2023 Renter Occupied Housing Units
4,598	4,021	1,806	2023 Owner Occupied Housing Units
8,028	7,034	2,935	2022 Contract Housing Units
1,289	1,051	332	
1,940	1,797	622	2020 Viscant Housing Traite
4,646	4,058	1,892	2020 Destar Occupied Housing Units
7,846	6,882	400,2	2020 Owner Occupied Housing Units
1,552	1,305	100	2020 Total Housing Units
1,900	1,020	405	2010 Vacant Housing Units
1 066	1 820	643	2010 Renter Occupied Housing Units
4 078	3.528	1,678	2010 Owner Occupied Housing Units
7,596	6,654	2,806	2010 Total Housing Units
54	54	57	2023 Housing Affordability Index
			Housing
d income is the projected to	holds. Average househol 0. The per capita income	pared to \$107,008 for all U.S. house for all U.S. households the U.S. per capita income of \$41,31	Current everage nousenoid income is \$86,786 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$104,697 in five years, compared to \$122,048 for all U.S. households Current per capita income is \$42,594 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$51,631 in five years, compared to \$47,575 for all U.S. households.
ncome is	olds. Median household ir	pared to \$72,603 for all U.S. househ all U.S. households	Current median household income is \$56,128 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$68,185 in five years, compared to \$82,410 for all U.S. households
			Households by Income
42.9	42.7	38.5	2023 Gini Index
			GINI Index
%0CD E	3.81%	3.54%	2023-2028 Annual Rate
\$51.631	\$50,447	\$46,325	2028 Per Capita Income
\$42.594	\$41,843	\$38,924	2023 Per Capita Income
			Per Capita Income
%C8.E	3.70%	3.43%	2023-2028 Annual Rate
\$104,697	\$101,447	\$92,048	2028 Average Household Income
\$86,786	\$84,584	\$77,756	2023 Average Household Income
			Average Household Income
3.97%	3.53%	3.11%	2023-2028 Annual Rate
\$68,185	\$65,586	\$65,778	2028 Median Household Income
\$56,128	\$55,143	\$56,450	2023 Median Household Income
			Median Household Income
45.2%	45.0%	43.0%	2023 Percent of Income for Mortgage
			Mortgage Income
5 miles	3 miles	1 mile	
Longitude: -124,10220	Long		
Prepared by Esr Latitude: 43,99649		Oregon, 97439	3451 Highway 101, Florence, Oregon, 97439 Rings: 1, 3, 5 mile radii
		ary	

Currently, 57.3% of the 8,028 housing units in the area are owner occupied; 26.6%, renter occupied; and 16.1% are vacant. Currently the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 7,846 housing units in the area and 16.4% vacant housing units. The annual rate of chapje in housing units since 2020 is 0.71%. Median home value in the area is \$422,171, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.39% annually to \$498,844. Currently, in

50.2

47.6

47.2

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

January 09, 2024



835 East Park St Suite #100 Eugene, OR 97401

(541) 484-4422

OREGON REAL ESTATE AGENCY

OAR 863-015-0215

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonable assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (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 all 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.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer
- The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

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 represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- 1. To deal honestly and in good faith;
- 2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

- 1. To exercise reasonable care and diligence;
- 2. To account in a timely manner for money and property received from or on behalf of the seller;
- 3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- 4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- 5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- 6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- 7. Unless agreed otherwise in writing, 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.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller 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.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- 1. To deal honestly and in good faith;
- 2. To present all written offers notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.
- A buyer's agent owes the buyer the following affirmative duties:
- 1. To exercise reasonable care and diligence;
- 2. To account in a timely manner for money and property received from or on behalf of the buyer;
- 3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
- 4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
- 5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- 6. To maintain confidential information from or about the buyer except under subpoena or court order, even after the termination of the agency relationship; and
- 7. Unless agreed otherwise in writing, 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.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an 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, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

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 and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- 1. To the seller, the duties listed above for a seller's agent;
- 2. To the buyer, the duties listed above for a buyer's agent; and
- 3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person;
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

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

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker 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 agents have already established n agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- 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 instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent. Revised 9/9/2013