

FOR SALE > EUGENE, OREGON

# 7-ELEVEN / AT&T NNN INVESTMENT



REPRESENTATIVE PHOTO

## LOCATION

3738 W 11th Avenue | Eugene, Oregon 97402  
SW corner of W 11th Ave (Hwy 126) & Bailey Hill Rd

## TENANTS

7-Eleven, Inc. (S&P Rating: A)  
AT&T Corporate (BBB)

## PARCEL

1.2492 Acres

## TRAFFIC COUNTS

W 11th Ave - 21,835 ADT ('22)  
Bailey Hill Rd - 11,909 ADT ('21)

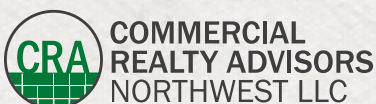


## PRICE

Cap:	5.5%
NOI:	\$352,912
Sales Price:	\$6,416,581

## RENT

7-Eleven:	\$270,000
AT&T:	\$82,912
Total NNN Rent:	\$352,912



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CORPORATE



## 7-ELEVEN RENT

LEASE YEAR	ANNUAL	MONTHLY
1-10	\$270,000.00	\$22,500.00
11-15	\$297,000.00	\$24,750.00
16-20 (First Extended Term)	\$326,700.00	\$27,225.00
21-25 (Second Extended Term)	\$359,370.00	\$29,947.50
26-30 (Third Extended Term)	\$395,307.00	\$32,942.25

## GUARANTOR

7-Eleven Corporate

## OWNERSHIP TYPE

Fee Simple

## SQUARE FOOTAGE

4,000 SF

## TERM

15 Years

## OPTIONS

Three, 5-year Options

## LEASE TYPE

NNN

## LANDLORD RESPONSIBILITIES

None

## COMMENCEMENT DATE

November 1, 2022



## AT&T RENT

LEASE YEAR	ANNUAL	MONTHLY
1-5	\$82,912.00	\$6,909.33
6-10	\$91,203.20	\$7,600.27
11-15 (First Extended Term)	\$100,323.52	\$8,360.29
16-20 ( Second Extended Term)	\$110,355.87	\$9,196.32

## GUARANTOR

AT&T Corporate

## OWNERSHIP TYPE

Fee Simple

## SQUARE FOOTAGE

2,591 SF

## TERM

10 Years

## OPTIONS

Two, 5-year options

## LEASE TYPE

NNN

## LANDLORD RESPONSIBILITIES

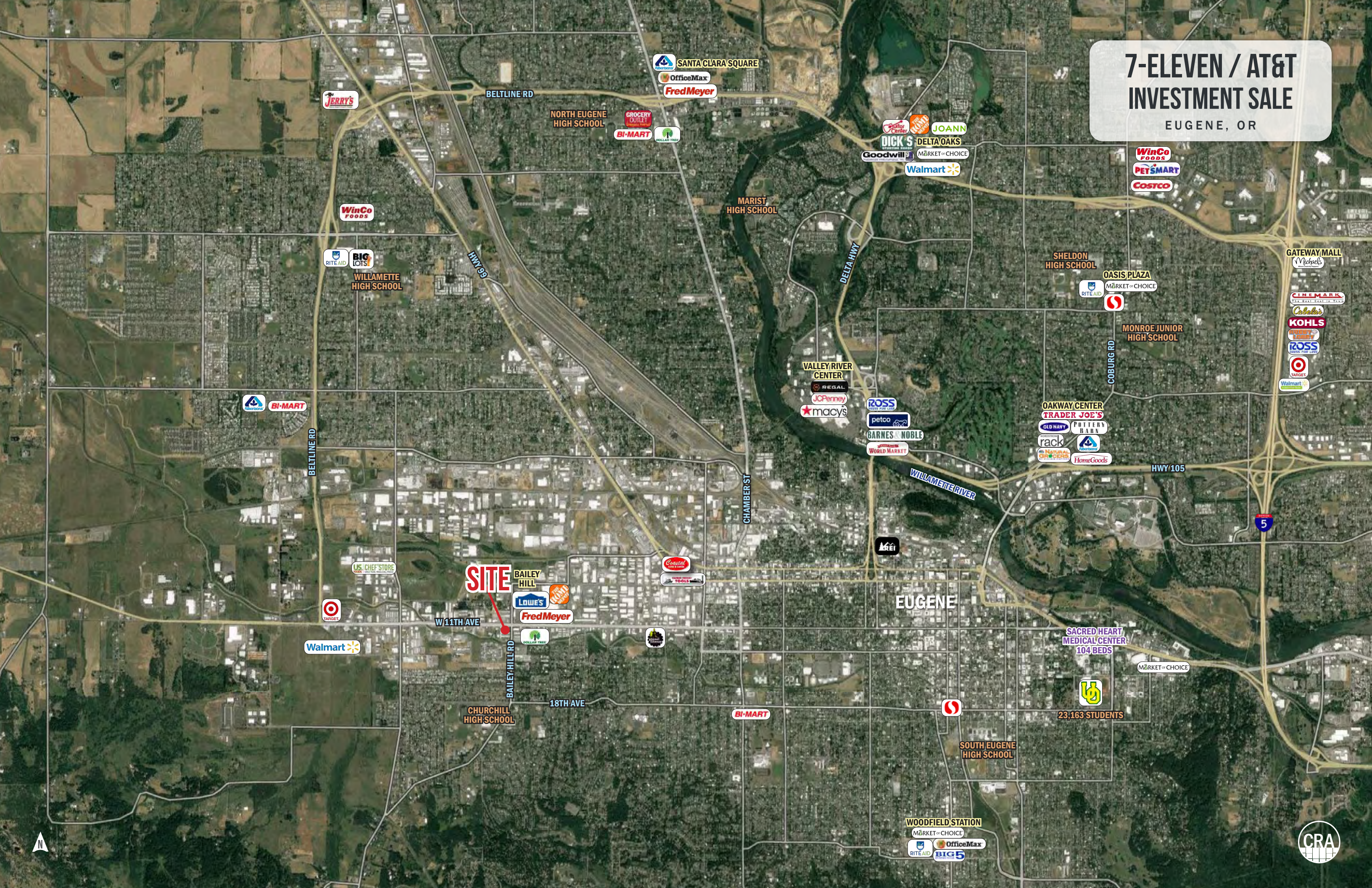
None

## COMMENCEMENT DATE

TBD

# 7-ELEVEN / AT&T INVESTMENT SALE

EUGENE, OR



**SITE**

W 11TH AVE

BAILEY HILL RD

CHURCHILL HIGH SCHOOL

18TH AVE

NORTH EUGENE HIGH SCHOOL

MARIST HIGH SCHOOL

SHELDON HIGH SCHOOL

OASIS PLAZA

MONROE JUNIOR HIGH SCHOOL

EUGENE

SACRED HEART MEDICAL CENTER  
104 BEDS

23,163 STUDENTS

SOUTH EUGENE HIGH SCHOOL

WOODFIELD STATION



# 7-ELEVEN / AT&T INVESTMENT SALE

EUGENE, OR



**SITE**

N Bertelsen Rd  
S Bertelsen Rd

Bethel Dr

Bethel Dr

N Garfield St

Garfield St

Garfield St

River Rd

River Rd

Chambers St

Chambers St

Ireland Rd

Willagillespie Rd

Jefferson St

Jefferson St

FAIRFIELD  
ELEMENTARY SCHOOL

VALLEY RIVER  
CENTER

EUGENE CITY PARKS  
& OPEN SPACE

EMERALD FOREST  
PRODUCTS

CÉSAR E. CHAVEZ  
ELEMENTARY SCHOOL

WILLAGILLESPIE  
COMMUNITY  
SCHOOL



# 7-ELEVEN / AT&T INVESTMENT SALE

EUGENE, OR



**BI-MART**  
CORPORATE  
DISTRIBUTION  
CENTER

**MAZAMA**  
SPORTING GOODS

**LOWE'S**

**THE HOME  
DEPOT**

**PANDA EXPRESS**  
CHINA BISTRO

**IHOP**

**KFC**

**BURGER KING**

**Northwest**  
COMMUNITY CREDIT UNION

**★Carl's Jr.**

**THE MEXICAN  
RESTAURANT**

**Pizza Hut**

**McDonald's**

**Fred Meyer**

W 11th Avenue

21,835 ADT (22)

Bailey Hill Road 11,909 ADT (21)

**Home Depot**

**MILLER**  
PAINT CO.

**SHERWIN WILLIAMS**

**NAPA**

**7-ELEVEN**

**R&C**

**SELCO**  
COMMUNITY CREDIT UNION

**DOLLAR TREE**

**Valvoline**

**Hampton**

Google



**CRA**

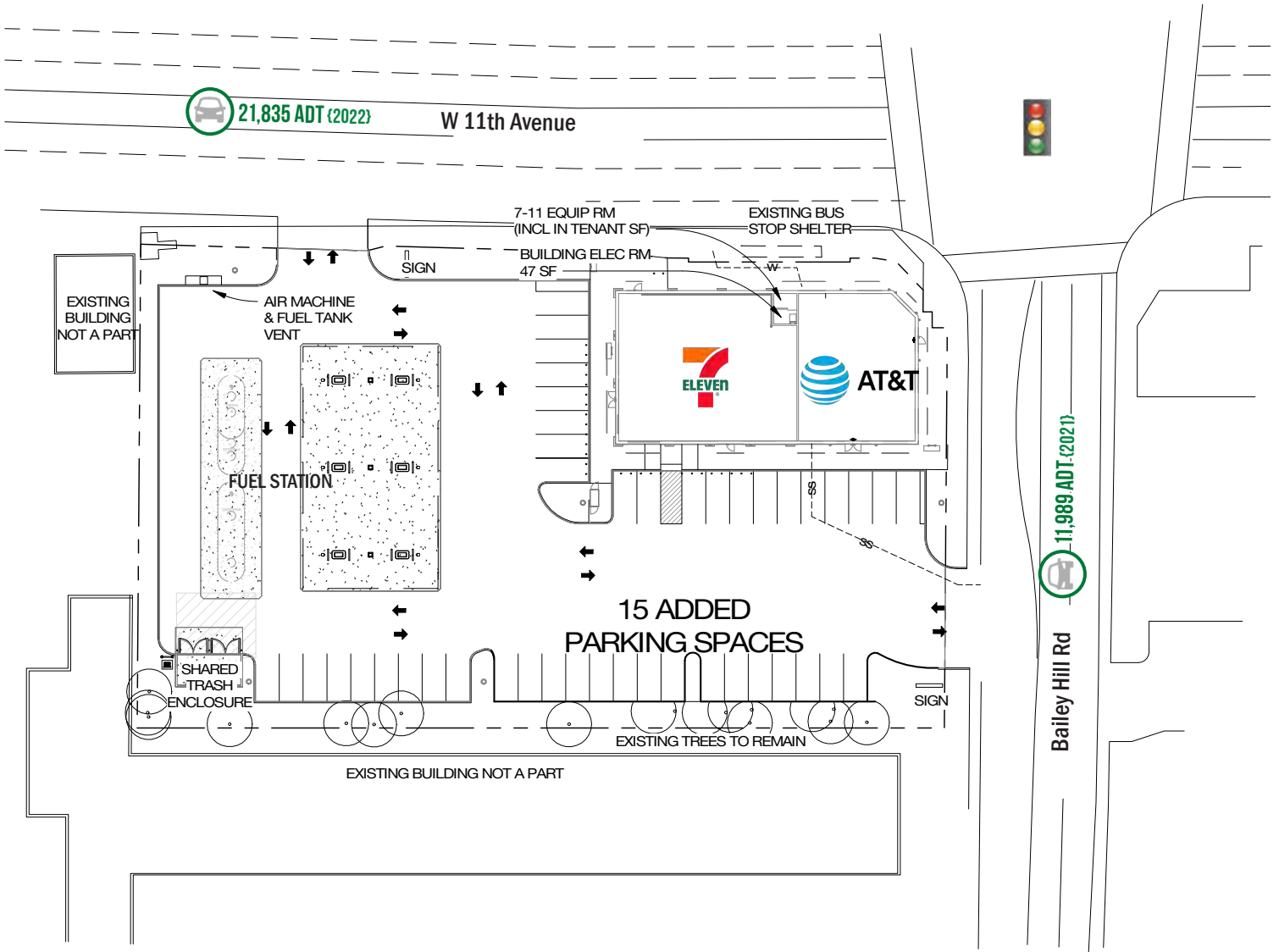
# OREGON & SW WASHINGTON



# 7-ELEVEN / AT&T INVESTMENT SALE

EUGENE, OR

## SITE PLAN

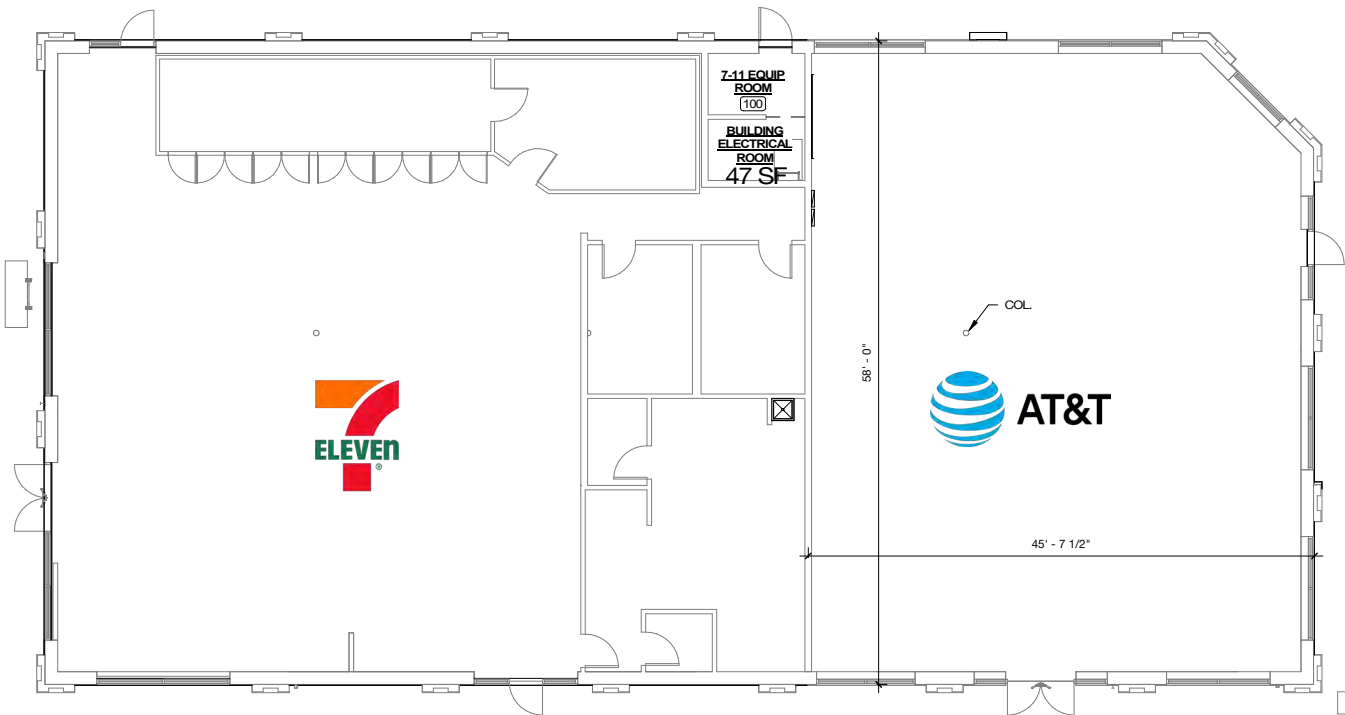


# 7-ELEVEN / AT&T INVESTMENT SALE

EUGENE, OR

## FLOOR PLAN

W 11th Avenue



Bailey Hill Rd





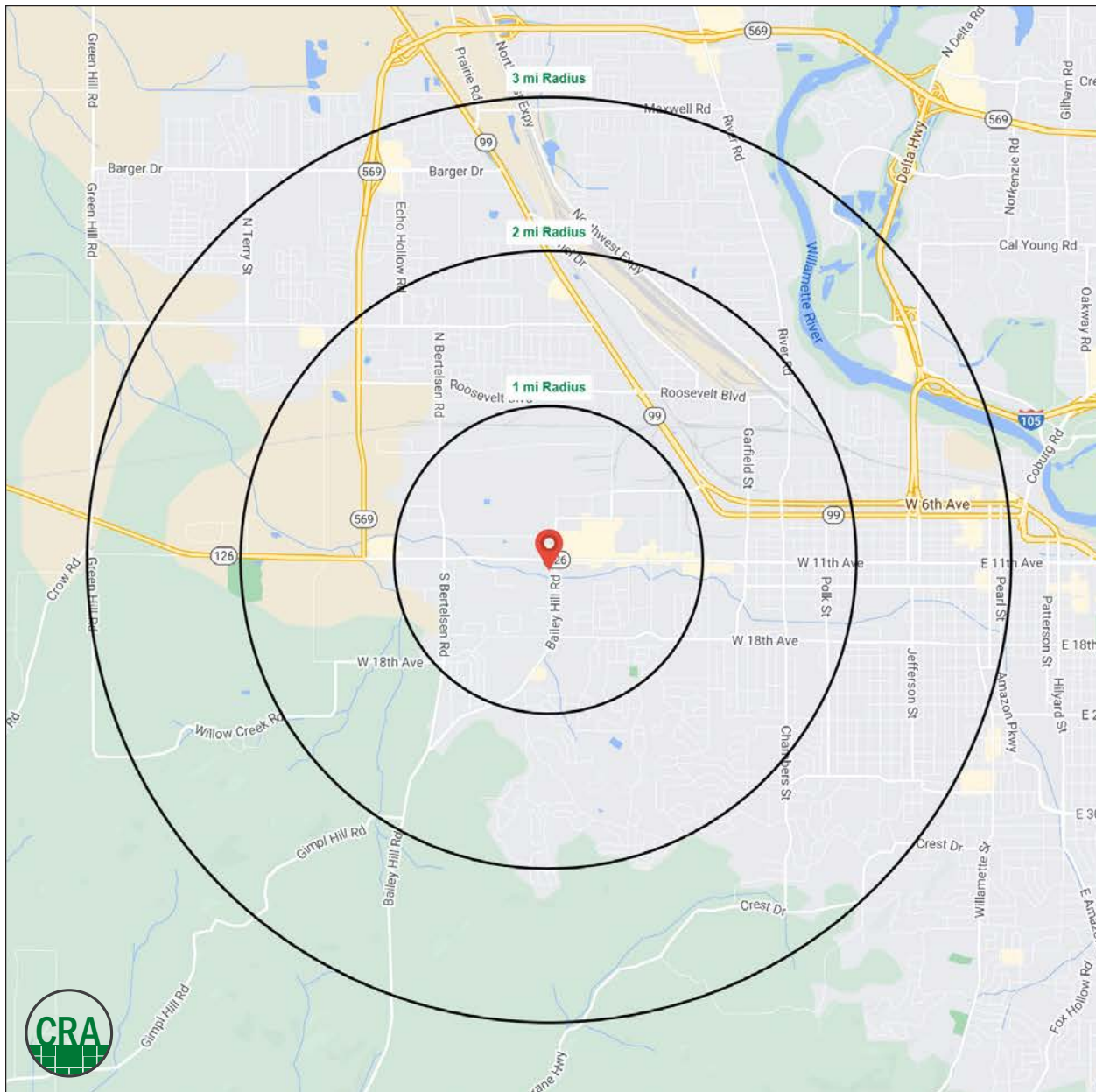
# 7-ELEVEN / AT&T INVESTMENT SALE

EUGENE, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	8,888	36,362	78,931
Estimated Households	9,437	14,584	33,876
Average HH Income	\$105,143	\$93,293	\$87,270
Median Home Value	\$427,662	\$435,572	\$436,070
Daytime Demographics 16+	10,567	32,126	72,170

**37.1**  
Median Age  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0476/-123.1486

3738 W 11th Ave Eugene, OR 97402	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	8,888	36,362	78,931
2029 Projected Population	8,627	35,317	77,273
2020 Census Population	9,193	36,814	78,428
2010 Census Population	8,207	32,234	70,744
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	0.6%	0.9%	0.8%
2024 Median Age	37.2	39.2	38.9
<b>Households</b>			
2024 Estimated Households	3,810	14,584	33,876
2029 Projected Households	3,769	14,402	33,883
2020 Census Households	3,784	14,388	33,011
2010 Census Households	3,477	13,708	30,891
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.7%	0.5%	0.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	78.5%	80.2%	81.0%
2024 Estimated Black or African American	2.3%	2.1%	2.0%
2024 Estimated Asian or Pacific Islander	4.3%	3.6%	3.7%
2024 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.0%
2024 Estimated Other Races	13.8%	12.9%	12.3%
2024 Estimated Hispanic	13.2%	12.0%	11.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$105,143	\$93,293	\$87,270
2024 Estimated Median Household Income	\$67,363	\$65,635	\$63,959
2024 Estimated Per Capita Income	\$45,404	\$38,767	\$38,247
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.3%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	5.9%	5.0%
2024 Estimated High School Graduate	19.6%	22.3%	20.9%
2024 Estimated Some College	32.1%	26.2%	25.6%
2024 Estimated Associates Degree Only	7.9%	8.1%	9.4%
2024 Estimated Bachelors Degree Only	21.5%	20.4%	20.9%
2024 Estimated Graduate Degree	14.3%	14.8%	16.0%
<b>Business</b>			
2024 Estimated Total Businesses	910	2,363	5,549
2024 Estimated Total Employees	8,046	20,698	47,316
2024 Estimated Employee Population per Business	8.8	8.8	8.5
2024 Estimated Residential Population per Business	9.8	15.4	14.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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KNOWLEDGE

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EXPERIENCE



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