



FOR SALE



## 1122 W 7TH AVENUE

### Office Building For Sale

± 2,400 SF | 0.25 AC | \$720,000

#### 1122 W 7th Avenue, Eugene, OR

This property, featuring a 2,400 square foot building with a single unit, built in 1993 and renovated in 2011, offers a valuable opportunity for you as the owner. Zoned C-2 and strategically located in the Eugene area, it provides a prime space for commercial ventures. With its modern updates and efficient layout, this property offers a well-maintained office building in a desirable business district. Ideal for capitalizing on a valuable asset in a thriving commercial market, this property combines functionality and prime location for a sound investment opportunity.

#### CURT ARTHUR, SIOR

Principal | Licensed in OR

**503.588.4146**

[curt.arthur@capacitycommercial.com](mailto:curt.arthur@capacitycommercial.com)

#### NICK WILLIAMS, CCIM

Vice President | Licensed in OR

**503.400.7851**

[nick.williams@capacitycommercial.com](mailto:nick.williams@capacitycommercial.com)

#### TORAN SCHMIDGALL

Associate Broker | Licensed in OR

**503.363.0295**

[toran.schmidgall@capacitycommercial.com](mailto:toran.schmidgall@capacitycommercial.com)





## PROPERTY SUMMARY



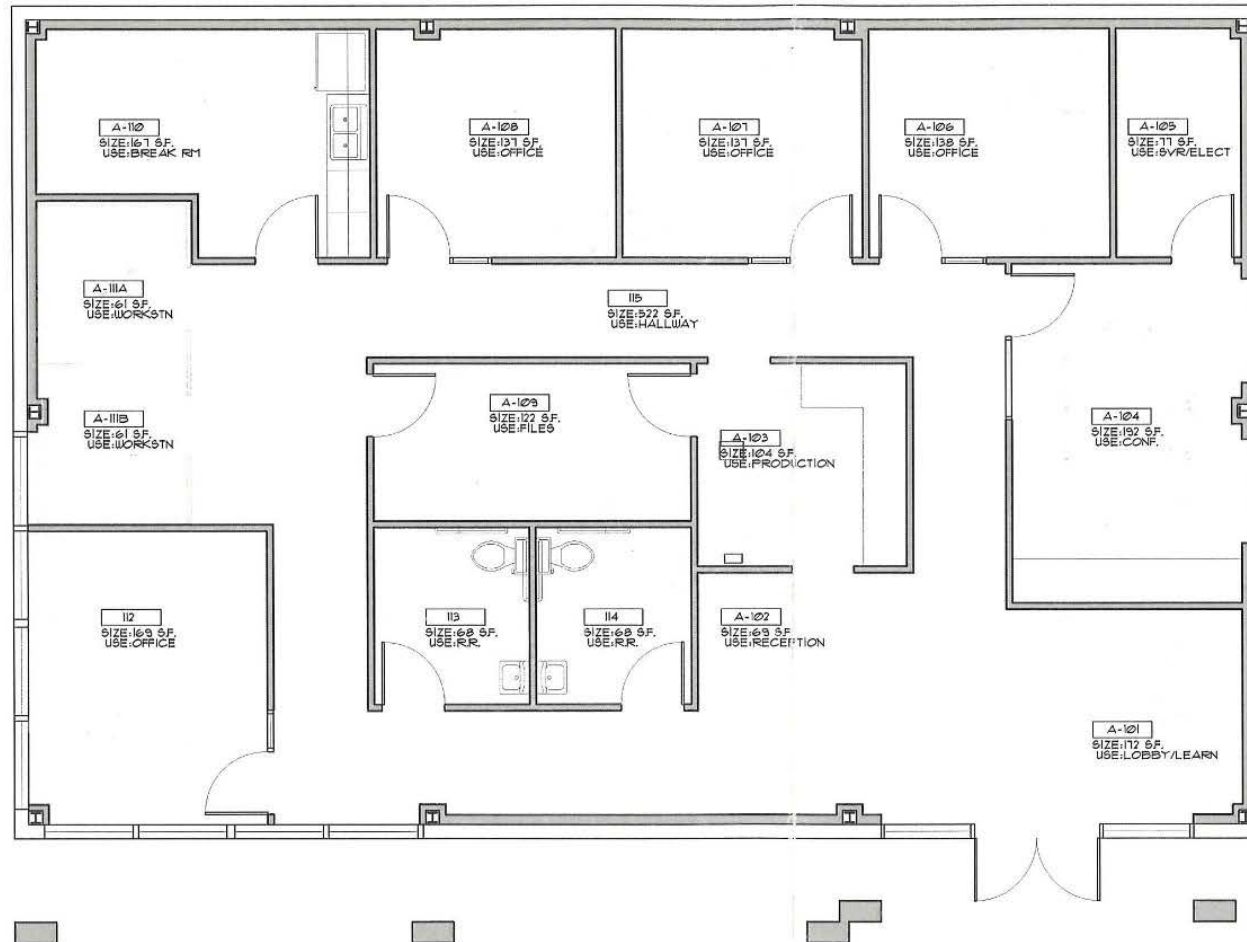
PROPERTY DETAILS	
Address	1122 W 7th Avenue Eugene, OR 97402
Building Size	± 2,400 SF
Building Size	± 0.25 AC
Sale Rate	\$720,000
Zoned	C-2
Lot	Fully Fenced
Signage Opportunities	Yes





# FLOOR PLAN

## FLOOR PLAN



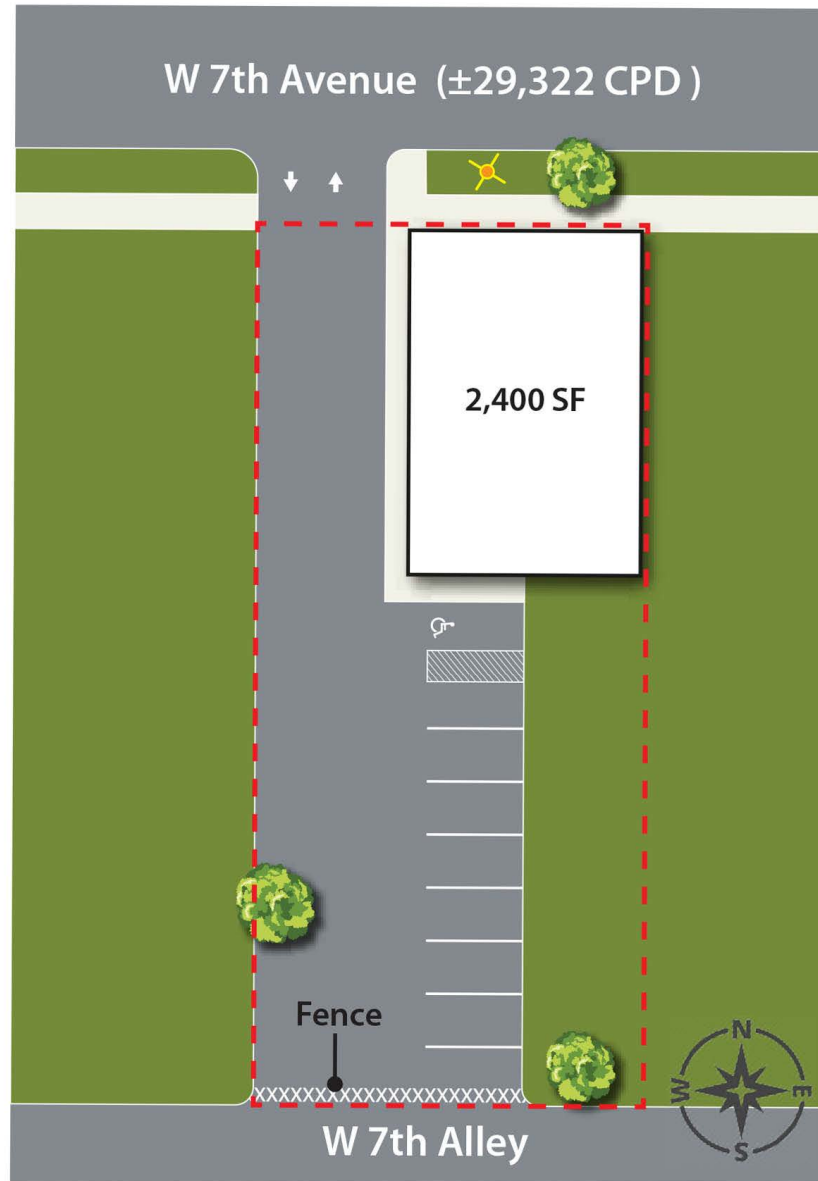
AREA #	AREA NAME	SQ. FT.
A-101	Lobby	172
A-102	Reception	69
A-103	Production	104
A-109	Files	122
113	Restroom	68
114	Restroom	68
A-104	Conference	192
A-105	Server/Electrical	77
A-106	Office (NE)	138
A-107	Office (E)	137
A-108	Office (SE)	137
A-110	Break Room	167
A-111A	Workstation	61
A-111B	Workstation	61
112	Office (NW)	169
115	Hallway	522
Total		2264





# SITE PLAN

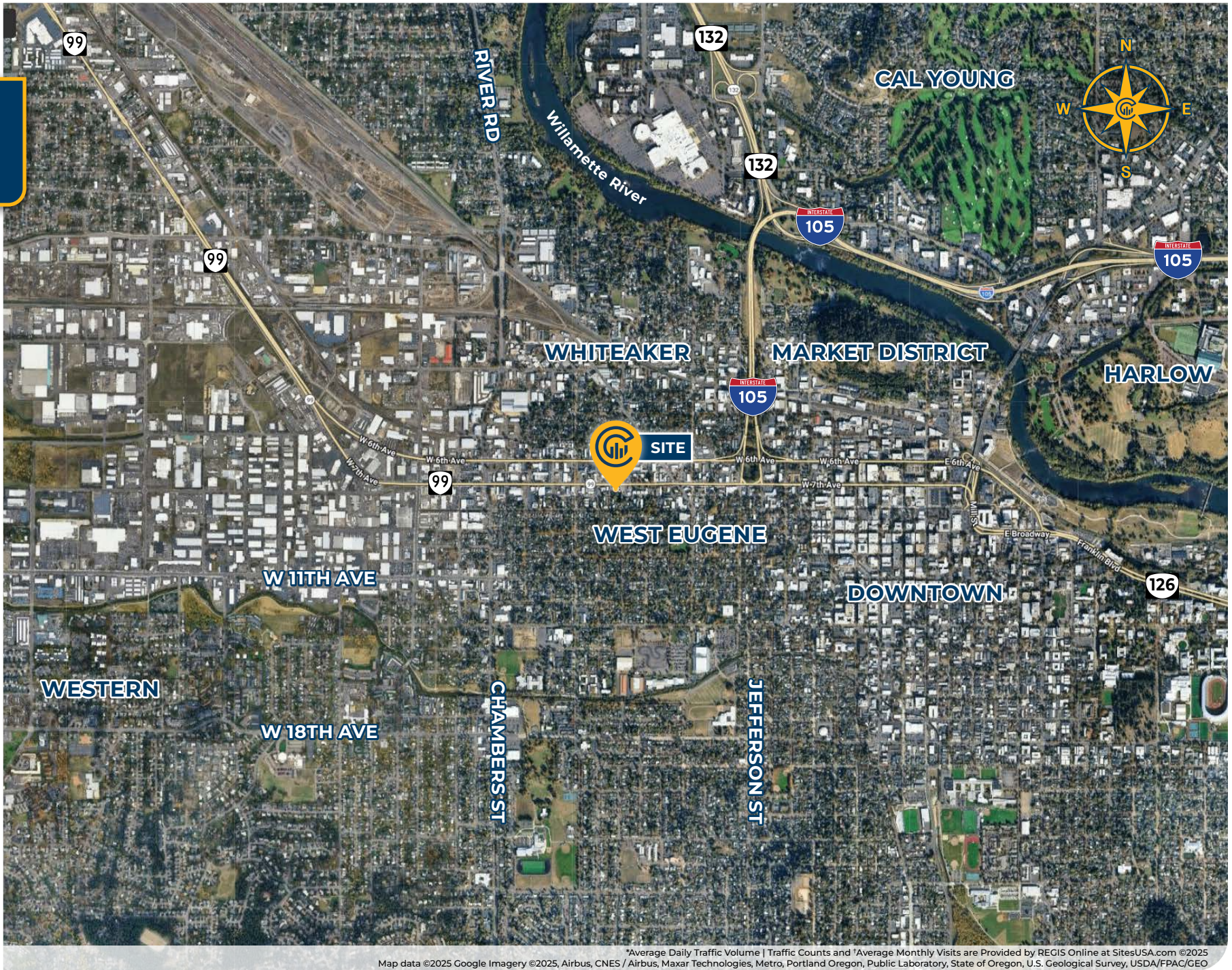
## SITE PLAN







# LOCAL AERIAL MAP

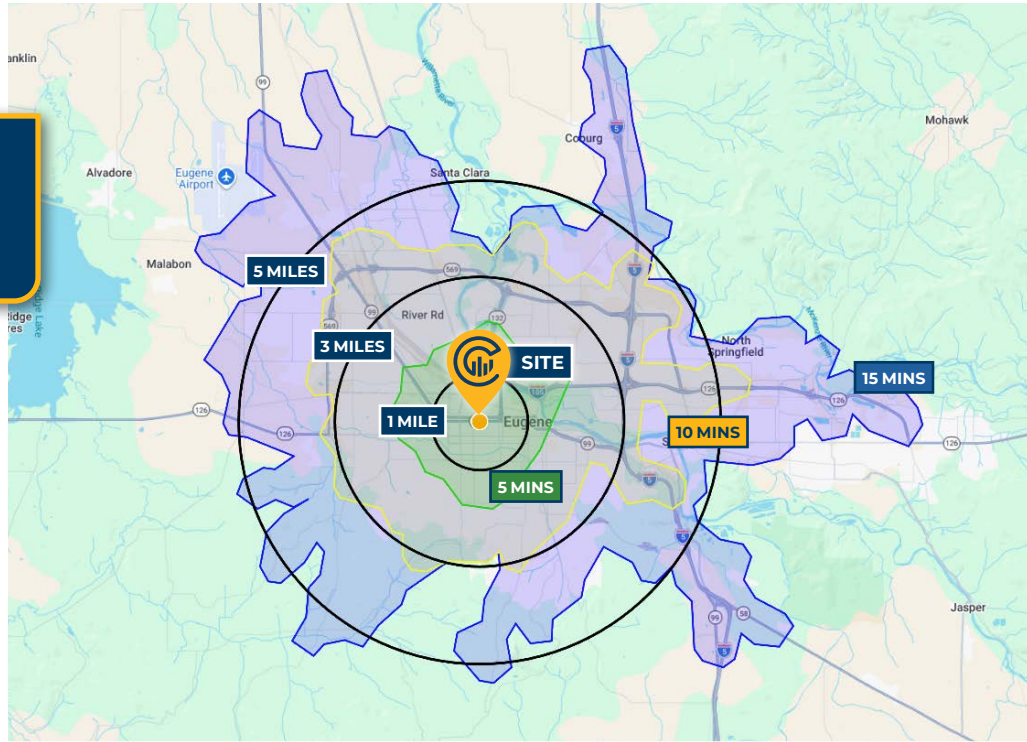


\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO





# DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



**92**

Walk Score®  
"Walker's Paradise"



**100**

Bike Score®  
"Biker's Paradise"



**50**

Transit Score®  
"Good Transit"

Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	16,138	124,057	218,989
2030 Projected Population	16,056	123,425	215,095
2020 Census Population	15,431	121,295	218,032
2010 Census Population	14,702	107,481	196,548
Projected Annual Growth 2025 to 2030	-0.1%	-0.1%	-0.4%
Historical Annual Growth 2010 to 2025	0.7%	1.0%	0.8%
Households & Income			
2025 Estimated Households	8,353	53,292	92,536
2025 Est. Average HH Income	\$59,638	\$91,221	\$98,226
2025 Est. Median HH Income	\$43,954	\$65,875	\$73,578
2025 Est. Per Capita Income	\$31,496	\$40,003	\$42,032
Businesses			
2025 Est. Total Businesses	2,124	7,720	11,192
2025 Est. Total Employees	19,150	64,528	96,394

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025,  
TIGER Geography - R51

## CURT ARTHUR, SIOR

Principal | Licensed in OR

**503.588.4146**

curt.arthur@capacitycommercial.com

## NICK WILLIAMS, CCIM

Vice President | Licensed in OR

**503.400.7851**

nick.williams@capacitycommercial.com

## TORAN SCHMIDGALL

Associate Broker | Licensed in OR

**503.363.0295**

toran.schmidgall@capacitycommercial.com

**1122 W 7TH AVENUE**