

FOR SALE - NNN INVESTMENT



4211 W. 11TH AVENUE - EUGENE, OR 97402

NNN INVESTMENT OPPORTUNITY

**Two-Tenant Asset in Prime West Eugene Retail Corridor
with Redevelopment Upside**

Purchase Price: **\$5,300,000**



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INVESTMENT HIGHLIGHTS

Well-Located, Fully Leased Investment with Long-Term Income and Future Upside

4211 W. 11th Avenue presents a rare opportunity to acquire a stabilized NNN-leased asset in one of Eugene's most active commercial corridors. Originally constructed in 1979 for Obie Media Corp, the property underwent major renovations to accommodate its current tenants, **Serenity Lane** and **Get Air Trampoline Park**. The asset offers reliable income, strong national and regional tenancy, and future redevelopment flexibility on a large commercial site.

Property Overview

- 29,747 SF single-story building
- 2.37 acres zoned C-2 – Community Commercial
- Two established tenants: Serenity Lane & Get Air Trampoline Park
- NNN lease structure with minimal landlord obligations
- Full-building HVAC
- Approx. 118 on-site parking stalls
- High-visibility W. 11th Avenue retail corridor—33,000+ vehicles/day, strong national tenants.
- Redevelopment potential



INVESTMENT & LEASE SUMMARY

Income & Valuation (As Of October 1, 2025):

- Gross Income: \$362,237.00
- Less Vacancy & Credit (5%): \$18,112
- Net Operating Income (NOI): \$344,125
- Sale Price: \$5,300,000

Lease Summary

Tenant	Lease Start	Expiration	Renewal Options	Rent Increases
Get Air	2014	9/30/2029	1-Five Year	2% Annual
Serenity Lane	2015	5/31/2026		Annual

- Lease Type: NNN
- Taxes, CAM, Insurance: Tenant responsibility
- Structure, Roof, Parking: Landlord responsibility



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

TENANT OVERVIEW



SERENITY LANE

A trusted nonprofit provider of outpatient and family recovery services in Oregon, Serenity Lane has been serving the community since 1973. The organization operates multiple facilities statewide and is nationally accredited for quality care.

- **Premises:** Occupies approximately 10,771 SF
- **Operations:** Regional outpatient hub with consistent demand for services
- **Financial Stability:** Backed by a longstanding reputation and diversified funding sources



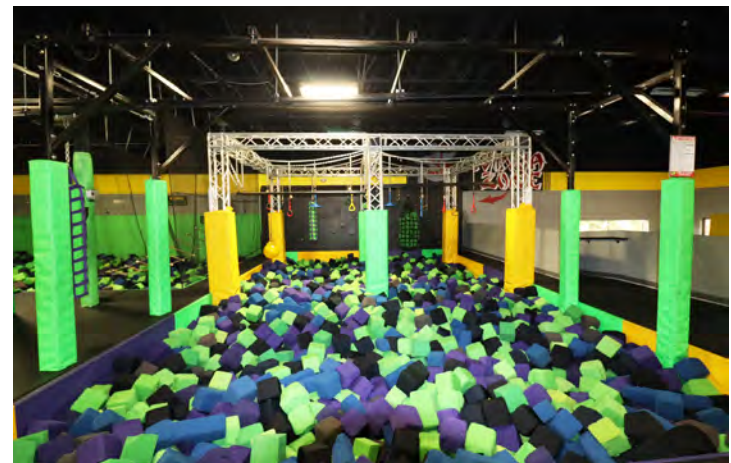
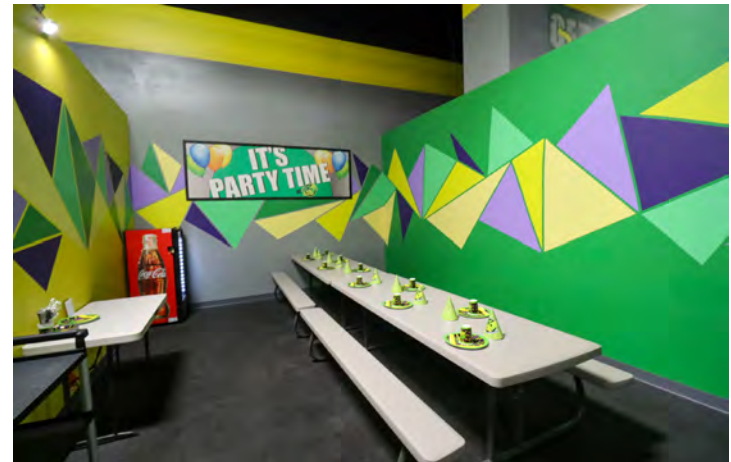
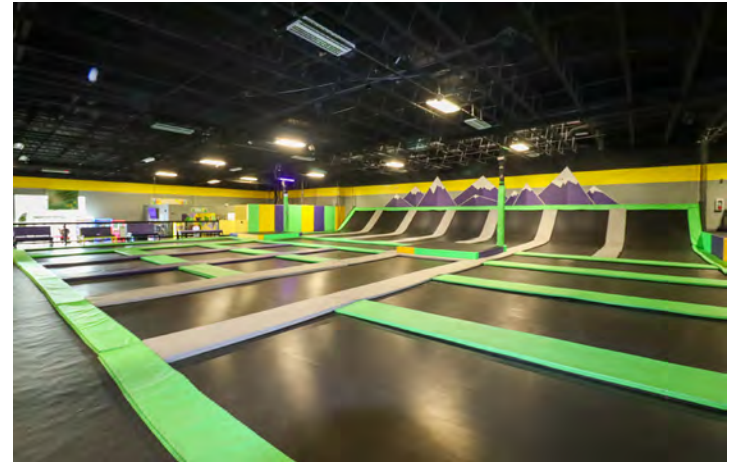
TENANT OVERVIEW



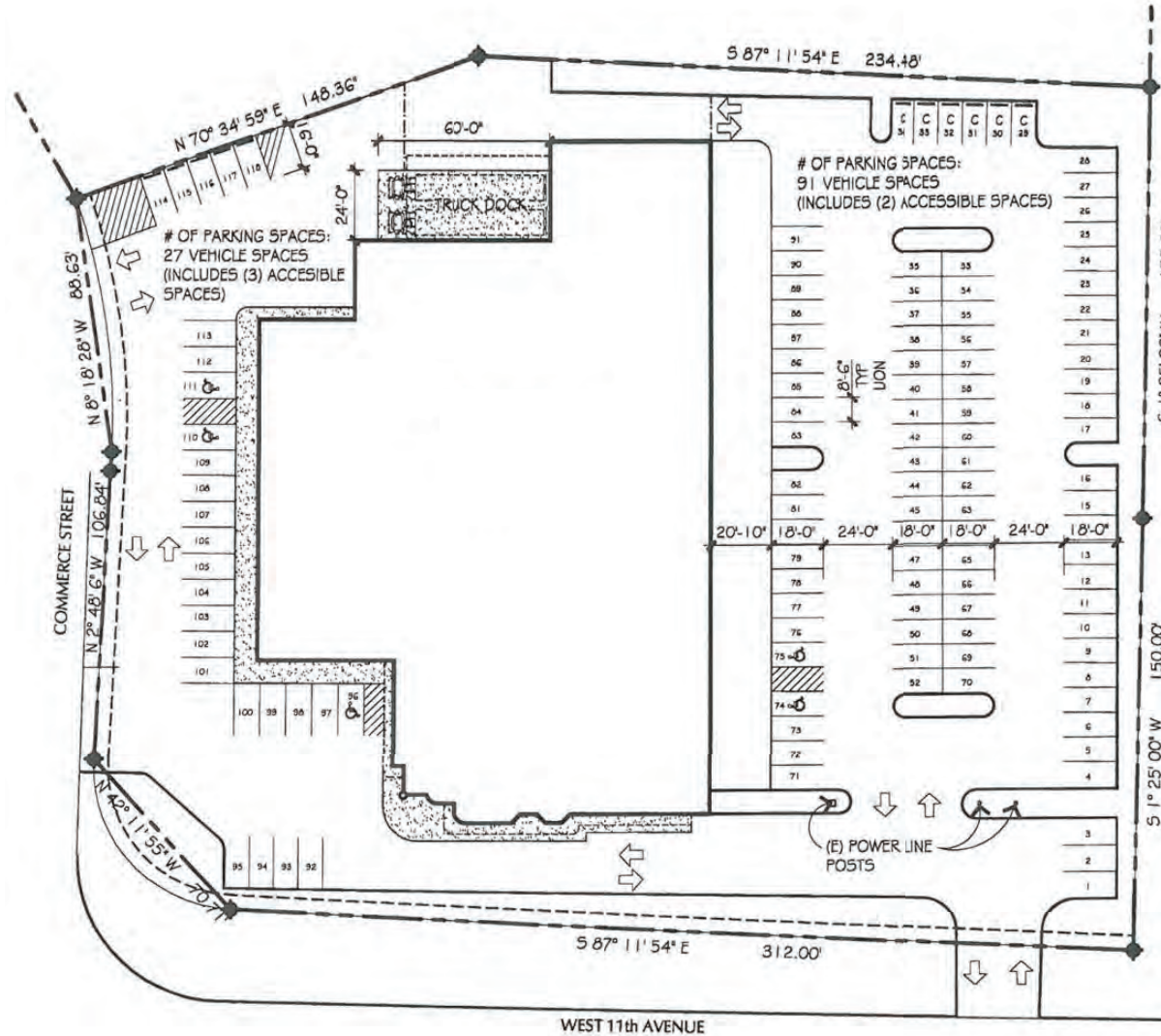
GET AIR TRAMPOLINE PARK

A nationally recognized operator with more than 60 locations across the U.S. and abroad, Get Air offers family-focused indoor trampoline facilities. The Eugene location has operated continuously since 2014 and remains a strong draw for family entertainment.

- **Premises:** Occupies approximately 18,978 SF
- **Operations:** Corporate-backed lease with steady foot traffic and strong local customer base
- **Industry Growth:** Indoor recreation and family entertainment remain a growing sector nationwide



PROPERTY SITE PLAN



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WEST EUGENE RETAIL CORRIDOR

4211 W 11th Avenue Location – Prime Retail & Commercial Corridor

Located in Eugene's high-traffic W 11th retail corridor, 4211 W. 11th Avenue offers excellent visibility, strong co-tenancy, and proximity to major national retailers. Neighboring anchors include Target, Walmart, Fred Meyer, Lowe's, Fred Meyer, Home Depot, Dollar Tree, McDonald's, and AutoZone—creating a dense, service-and retail-driven environment.

The property is surrounded by shopping centers like Marketplace West and Seneca Central, with direct access to Beltline Highway and Hwy 99, making it a strategic link between residential neighborhoods, downtown Eugene, and commercial employment areas.

Demographics

Radius	1 Mile	3 Mile	5 Mile
Population (2025)	11,420	66,800	127,000
Households	4,700	27,200	50,600
Avg. Household Income	64,250	70,840	75,910
Total Housing Units	5,060	28,830	58,950



Eugene, Oregon

A Thriving Pacific Northwest Market for Investment and Development

Eugene is Oregon's second-largest city and a leading center for commerce, education, and culture in the Pacific Northwest. The University of Oregon anchors the local economy, drawing steady demand for retail, housing, and services while fostering a highly skilled workforce that supports long-term business and investment growth.

The city's economic base is diverse, with strength in healthcare, technology, advanced manufacturing, and the growing food and beverage industry. This balance provides resilience through market cycles and consistent opportunities for both stable income and value-add investment strategies.

Well-connected by Interstate 5, regional rail, and air service, Eugene serves as a gateway to the Willamette Valley and beyond. A pro-business climate, ongoing development activity, and strong market fundamentals make Eugene one of Oregon's most compelling locations for investors and developers seeking both immediate returns and future redevelopment potential.

374,748

EUGENE MSA
POPULATION
(ESTIMATED)

\$61,288

2022 MEDIAN
HOUSEHOLD
INCOME

\$162K

2022 HOUSEHOLDS
2022-2027:
GROWTH 3.7%



UNIVERSITY OF OREGON'S AUTZEN STADIUM

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PROPERTY LOCATION MAP



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FUTURE REDEVELOPMENT CONCEPTS



INITIAL AGENCY DISCLOSURE

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 reasonably 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; and

he 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:

To deal honestly and in good faith;

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

To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

agent owes the seller the following affirmative duties:

To exercise reasonable care and diligence;

To account in a timely manner for money and property received from or on behalf of the

- (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 if 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 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 an 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.