

Commercial Retail Space For Lease

Brandon Whitehead
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4290 W 11th Ave, Eugene OR 97402

OmniVest, LLC
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PROPERTY OVERVIEW

Located directly behind Industrial Welding Supply Co. Daily traffic count is roughly 17,400. The entire building is surrounded by an 8-foot security fence as well as electric access gate. Each unit is equipped with three-phase electricity. Interior ceiling height is 16 feet. Each unit is equipped with separate entrances as well as 14ft, grade level roll up doors and restroom. Prominent signage for a tenant on W 11th Ave.

LOCATION OVERVIEW

The building is located on one of the major commercial corridors in Eugene, providing convenient access for businesses and customers. W 11th Ave is a bustling thoroughfare that connects various parts of Eugene, making this location easily accessible from both the city center and outlying areas.

The surrounding area features a mix of commercial and light industrial businesses, including automotive services, hardware stores and other supply shops, creating a robust industrial ecosystem. The building is situated near key intersections and is easily reachable from Highway 126, a major route through the city.

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|-----------------|-------------------------|
| Location Score: | Excellent Location (79) |
| Walk Score®: | Somewhat Walkable (51) |
| Transit Score®: | Some Transit (41) |

LEASE DETAIL

| | |
|-------------|-------------------|
| Lease Rate: | \$10.80/yr NNN |
| Lease Term: | 3 to 5 Year Lease |

PROPERTY DETAILS

| | |
|------------|--------------------|
| Unit C SF: | 3600 SF |
| Unit D SF: | 3690 SF |
| Zoning: | I-2 |
| Type: | Retail |
| Levels: | 1 |
| Parking: | 16 Surface Spaces |
| Frontage: | 180' on W 11th Ave |

Unit C Interior

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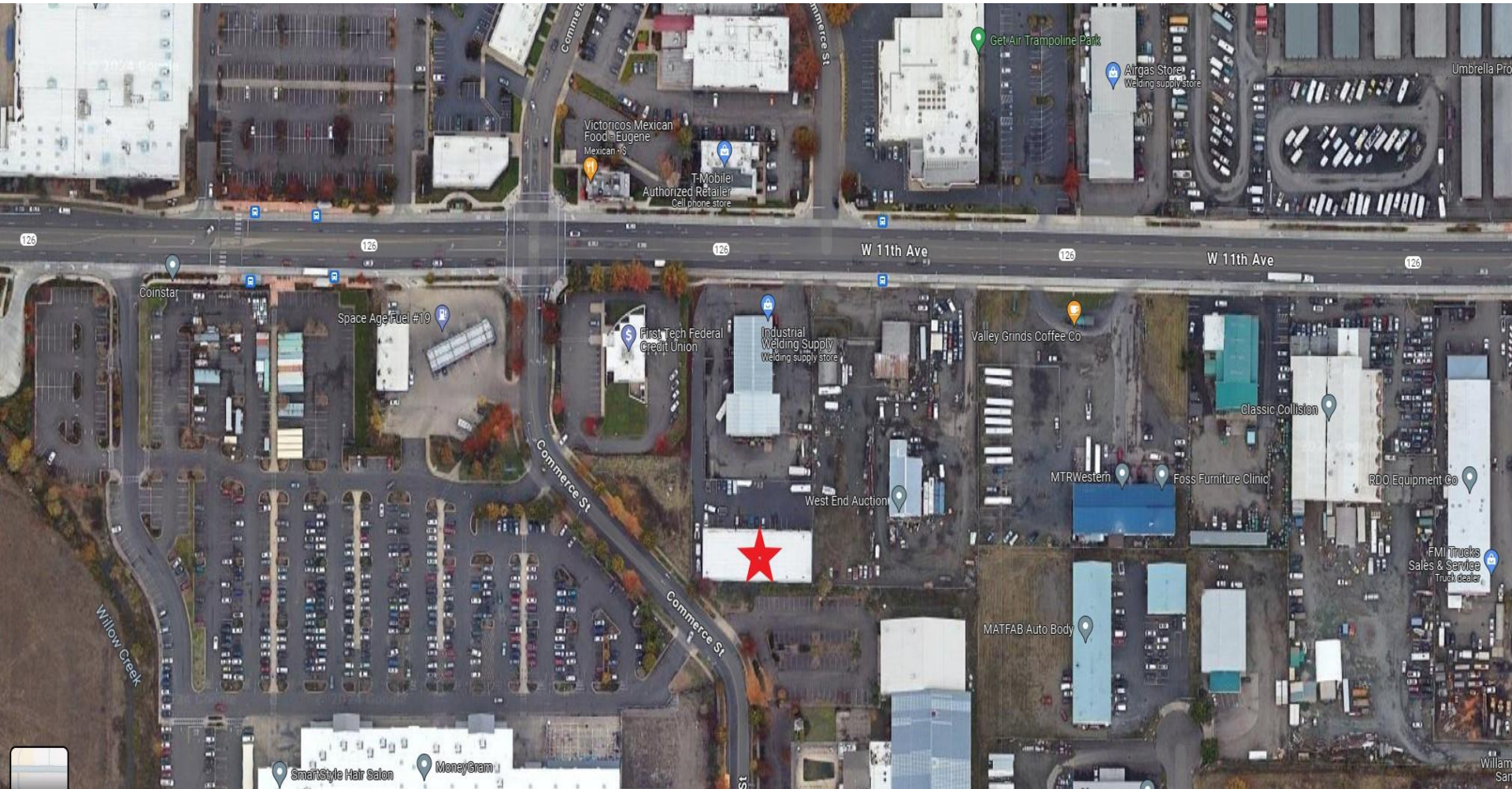
Unit D Interior

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Location Map

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Professional Background

Brandon Whitehead has been a dedicated real estate professional since 2016, specializing in multifamily and commercial brokerage. As an advisor at OmniVest Commercial & Investment Real Estate Brokerage, Brandon provides expert brokerage services in Oregon and Washington, leveraging his extensive background in both commercial and residential construction.

Brandon's career began in the construction industry, where his keen eye for detail and efficiency quickly propelled him to the position of material and crew foreman. This hands-on experience in construction has provided him with a unique perspective on property development and management, making him a valuable asset to his clients.

In his real estate career, Brandon has demonstrated expertise in market research, property analysis, due diligence, and transaction management. He has successfully completed numerous transactions involving Commercial and Low-Income Housing Tax Credit (LIHTC) properties, showcasing his ability to navigate complex real estate deals.

As the director of OmniVest Capital LLC, Brandon oversees a wide range of real estate services. His experience ensures that OmniVest Capital LLC delivers top-tier service and strategic advice to its clients, helping them achieve their investment goals.

Beyond real estate, Brandon has a rich history in the brewery and restaurant industry, having worked in his family's brewery operation for over 16 years. As a lead salesman for an established brewing company, he honed his sales and negotiation skills, which now benefit his real estate practice.

Brandon is currently studying to become a Principal Broker in Oregon, furthering his commitment to professional development and excellence in real estate. He holds active broker licenses in both Oregon and Washington.