



FOR SALE

# Leased Retail Building

Sherwin-Williams Triple Net Lease

1052-1054 GREEN ACRES ROAD | EUGENE, OREGON 97408

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL READY 3/2022



**CONTACT**

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101 East Broadway  
Suite #101  
Eugene, OR 97401

Licensed in the  
State of Oregon.

**LEASED RETAIL BUILDING**

The Delta Oaks Retail Building is impeccably maintained, features an excellent location adjacent other strong retail uses, with abundant reciprocal parking, and surrounded by strong economic demographics. Substantial residential neighborhoods with high incomes surround the Center.

The Delta Oaks Retail Building is situated in the Delta Oaks Retail Center adjacent Market of Choice, Dick's, Home Depot and Walmart with multiple retail tenants in the Center. Easy access from all parts of Eugene and Springfield at the intersection of Randy Papé Beltline Highway, North Delta Highway and Green Acres Road.

# Delta Oaks Retail Building

1052-54 GREEN ACRES ROAD  
EUGENE, OREGON 97408

*Sale Price* ..... \$3,185,000

**17,810 RSF**



## CONTACT

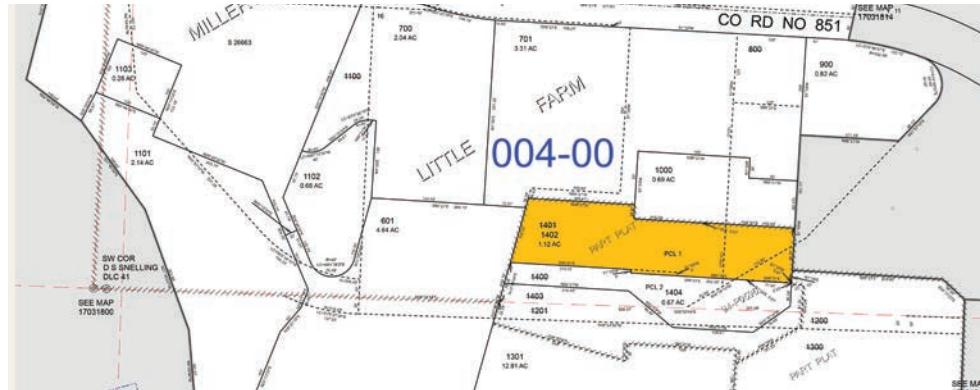
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1052-1054  
GREEN ACRES RD

Rentable Area	17,810 sq. feet
Year Built	1994
Tax Map & Lot No.	17-03-18-13-01402
Site Size	48,787 sq. ft. 1.12 acres

## Lane County Assessor's Information

1052-54 GREEN ACRES ROAD  
EUGENE, OREGON 97408

## ZONING

- C-2 | Community Commercial
- SR | Site Review

## PARKING

- Parking is reciprocal



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## Current Tenants

1052-54 GREEN ACRES ROAD | EUGENE OREGON 97408



### SHERWIN-WILLIAMS | 1054 GREEN ACRES RD

The Sherwin-Williams Company has been a tenant since June 2010. They occupy 6,810 rentable square feet with access to a loading dock. Sherwin-Williams is an American paints and coatings company based on Cleveland, Ohio primarily engaged in the sale of paints, coatings, and floorcoverings.

#### SHERWIN WILLIAMS LEASE TERMS

- Triple net lease
- 38.41% of property taxes/operating expenses
- Annual rent \$120,673 through June 30, 2030
- Lease term June 30, 2030
- 5-year renewal option with 12.5% rent increase

### BAGS OF LOVE | 1052 GREEN ACRES RD

Bags of Love has been a tenant since June 2019. They occupy 11,000 rentable square feet. Bags of Love is a non-profit entity since 2008 supporting children of Lane County in need. Each of the Bags of Love provide children with customized gifts offering practical support and emotional reassurance.

#### BAGS OF LOVE LEASE TERMS

- Modified gross lease
- Non-profit with property tax exemption
- Current rent \$69,000 with \$1,800 annual rent increases
- Lease term May 31, 2029
- 5-year renewal option with annual \$1,800 rent increases

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## Financial Summary

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EUGENE OREGON 97408

*Sale Price* ..... \$3,185,000

**ANNUAL RENT INCOME**

Bags of Love	69,000
Sherwin Williams	120,673
Sherwin Williams Additional Rent	35,551

**VACANCY ALLOWANCE (3%)** (6,757)

**OPERATING INCOME** 218,467

**OPERATING EXPENSES**

Property Taxes	(27,751)
Property Insurance	(7,600)
Fire Systems	(1,080)
Landscaping	(1,260)
Parking Lot	(1,708)
HVAC - Bags of Love	(1,334)
Utilities - Fire Line	(675)
Window Cleaning	(400)
Management	(7,587)
Replacement Reserves (2%)	(1,897)

**TOTAL OPERATING EXPENSES** (51,292)

**NET OPERATING INCOME** \$167,175



## CONTACT

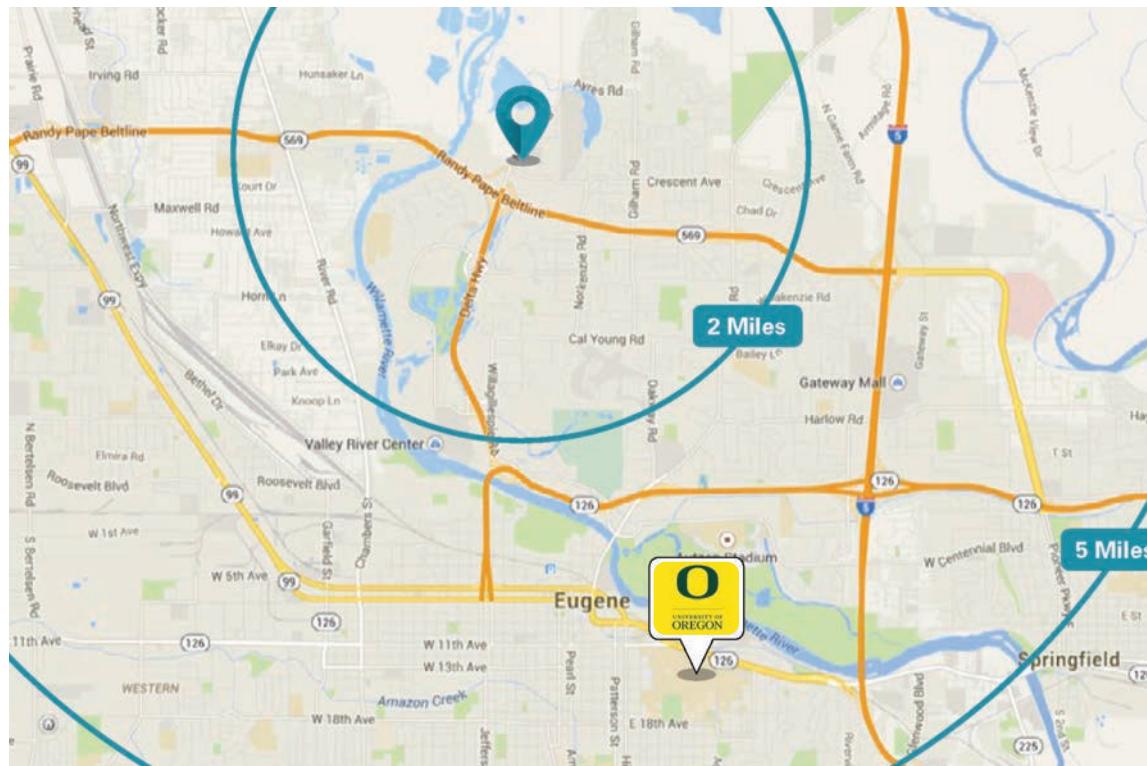
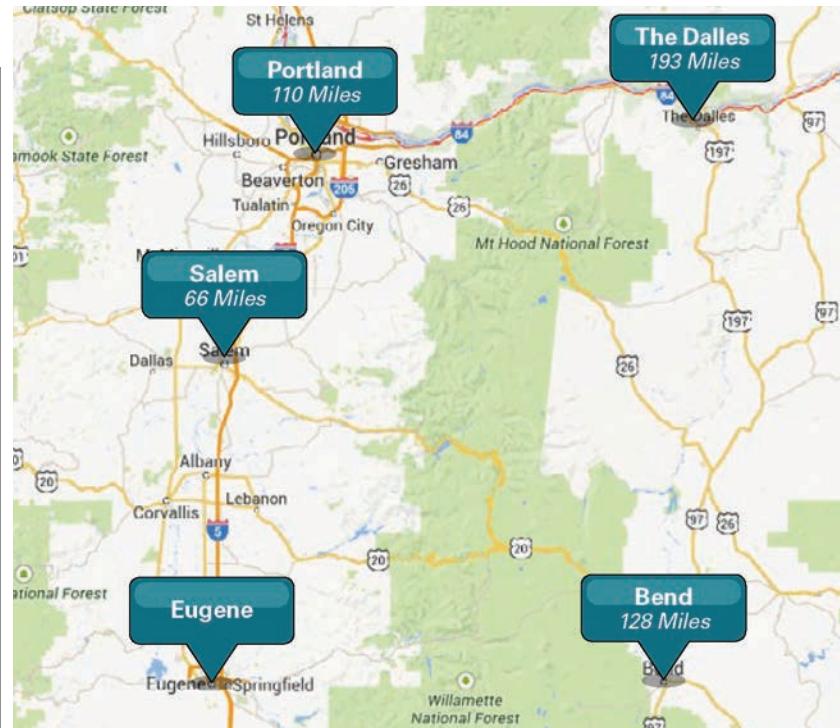
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## Eugene, Oregon

### UNIVERSITY OF OREGON

Eugene is home to the University of Oregon. Student population is published at 25,000.

### CITY OF EUGENE METRO AREA

Eugene's metro area population is published at 385,000.

### AVERAGE INCOME

Within 2 Miles ..... \$92,385

### POPULATION

Within 2 Miles ..... 40,247

Within 5 Miles ..... 201,802

### AVERAGE HOME VALUE

Within 2 Miles ..... \$345,249

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# Delta Oaks Building

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# Initial Agency Disclosure

(OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon.

This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

## Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (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 both 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.

## Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

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 agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, 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. When representing a buyer, 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 or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client 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. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any 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.

## 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, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) 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 agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

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 instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

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