

# FOR SALE

856 WILAMETTE ST EUGENE, OR

## \$4,738,700



**7% CAP**

**\$220.00 PER SF**

PROMINENT  
DOWNTOWN LOCATION  
WITH STRONG TENANTS  
AND CASH FLOW IN PLACE

LOW MAINTENANCE,  
EASY SELF MANAGEMENT FOR ADDITIONAL  
CASH FLOW OF 12K ANNUALY

**COMMERCIAL RETAIL  
INVESTMENT OPPORTUNITY**

**2 SUITES**

**3+ YEAR LEASES IN PLACE**

McKenna Mikesell, Principal Broker

541.979.8005

Licensed in the State of Oregon

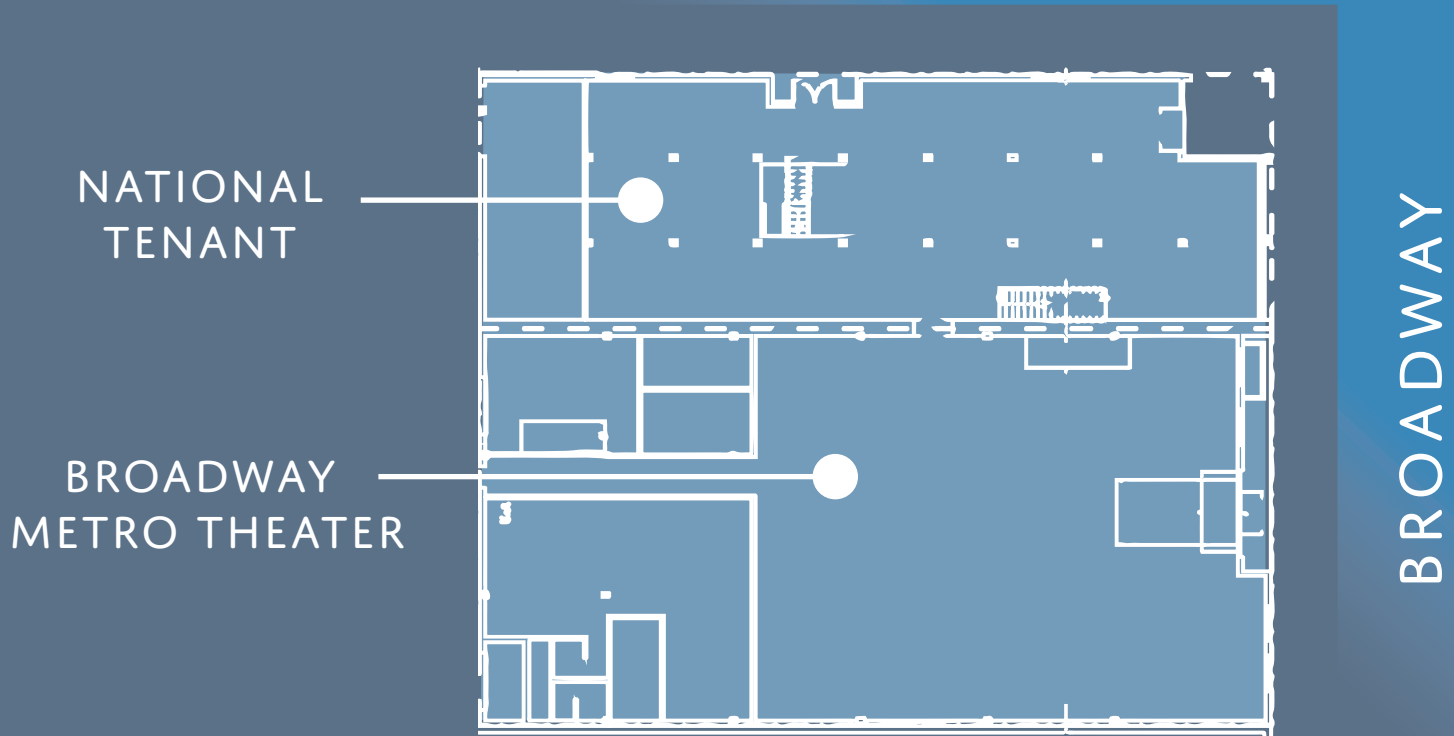


# FOR SALE

## HIGH-END STOREFRONT RETAIL



ALLEY



856 WILLAMETTE STREET

BROADWAY METRO THEATER OCCUPIES 10,240 SF WITH A LEASE TERM THROUGH APRIL 2030. NATIONAL TENANT LEASING 11,290 SF THROUGH APRIL 2028 WITH NO INTENT TO OCCUPY. UPSIDE IN BELOW MARKET LEASE WITH NATIONAL TENANT; INQUIRE FOR DETAILS.

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# 856 WILLAMETTE

## COMMERCIAL RETAIL

# \$4,738,700



ADD'L CASH FLOW FROM DEFERRED RENT

HIGH TRAFFIC AREA

CLOSE TO POPULAR DOWNTOWN EUGENE BOUTIQUES, RESTAURANTS,  
COFFEE SHOPS AND TEA HOUSES

THEATER LEASE THROUGH 2030

UPSIDE IN NATIONAL TENANT LEASE

ZONED C-3 MAJOR COMMERCIAL

# FINANCIALS



PURCHASE PRICE	\$4,738,700
SQUARE FEET	21,530
CAP RATE	6.5%
PRICE PER SQUARE FOOT	\$220.00

## NET OPERATING INCOME PROFORMA SUMMARY 2022

### INCOME

SCHEDULED RENTAL INCOME	\$341,968
PLUS: CAM REIMBURSEMENTS	\$58,163

SCHEDULED GROSS INCOME	\$400,131
VACANY LOSS	(\$10,259)
EFFECTIVE GROSS INCOME	\$389,972

### EXPENSES

CAMS	\$7,769
PROPERTY TAXES	\$30,661
INSURANCE	\$7,972
MANAGEMENT FEE	\$11,761
TOTAL OPERATING EXPENSES	\$58,163

NET OPERATING INCOME	\$331,709
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**\$4,738,700**

# COMMERCIAL RETAIL

856 WILLAMETTE, EUGENE OR

# \$4,738,700



## OFFERING HIGHLIGHTS

GUARANTEED INCOME  
FROM COMMERCIAL TENANTS  
FOR 3+ YEARS

THEATER HAS BEEN OPERATING  
FOR OVER 10 YEARS

SECOND SPACE IS LEASED BY  
NATIONAL TENANT

UPSIDE IN BELOW MARKET  
NATIONAL TENANT LEASE  
(CALL FOR DETAILS)

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