



EXCLUSIVE OFFERING

Kambria Village

34-Unit Multifamily Investment • Springfield, Oregon

OFFERING PRICE

\$4,970,000

UNITS

34

YEAR BUILT

1999

CAP RATE

Call Broker

Kambria Village

6505 A Street, Springfield, OR 97478

INVESTMENT SUMMARY

Qualified buyers only • NDA required for full OM

THE OPPORTUNITY

Kambria Village is a well-maintained 34-unit apartment community in the Thurston neighborhood of east Springfield — one of the most stable workforce housing submarkets in the Eugene-Springfield metro. Built in 1999 on 1.73 acres, the five-building property features a diverse mix of one-bedroom, two-bedroom townhouse, and larger Executive and Deluxe two-bedroom floor plans.

In-place rents at Kambria Village remain meaningfully below current market levels, representing long-term rental upside for the next owner. The property sits in a submarket where new competing multifamily supply has been severely constrained by elevated construction costs and high interest rates — conditions that continue to drive sustained demand for well-located workforce housing assets.

INVESTMENT HIGHLIGHTS

- 9.5% rent increase noticed to all eligible tenants, effective June 1, 2026
- Springfield has no tenant relocation assistance requirements — a meaningful regulatory advantage over Eugene
- Roof replacements completed on Building A (2024) and Building B (2025)
- In-unit washer/dryer hookups in all 34 units — strong tenant retention
- Strong Thurston submarket with stable owner-occupied surroundings
- PeaceHealth RiverBend Hospital approximately 9 miles away
- Direct access to Highway 126, Main Street, and Interstate 5



UNIT MIX • 34 TOTAL UNITS

2BR / 2BA Executive	8 units
2BR / 2BA Deluxe	8 units
2BR / 1.5BA Townhouse	10 units
1BR / 1BA	8 units

OFFERING PRICE

\$4,970,000

CAP RATE

Call Broker

REQUEST THE FULL OFFERING MEMORANDUM

Rent roll, financials, and due-diligence materials released to qualified buyers upon execution of a Confidentiality Agreement

This information has been obtained from sources deemed reliable, but no representation or warranty is made as to its accuracy. References to square footage, rent, age, or financials are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

EXCLUSIVELY LISTED BY

Rene' Nelson, CCIM

Principal Broker • Pacwest Commercial Real Estate, Inc.

DIRECT

(541) 912-6583

rene@1031guru.com

Licensed Principal Broker in Oregon