

FOR SALE or LEASE



4689 W 11th AVENUE - EUGENE, OREGON 97402

WEST EUGENE COMMERCIAL PROPERTY TWO BUILDINGS AND 5.08 AC LOT

- FORMER HERTZ CAR SALES/SERVICE CENTER
- BUILDING SIZE: 17,182 SF (2 BUILDINGS)
- LOT SIZE: 5.08 ACRES
- EXCELLENT W. 11TH AVE VISIBILITY
- CONVENIENT LOCATION NEAR BELTLINE HWY

Purchase Price: \$4,250,000 *Lease Rate:* \$22,500/month, NNN



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COMMERCIAL PROPERTY

4689 WEST 11TH AVENUE - EUGENE, OREGON

This former Car Sales/Service Center offers an excellent opportunity to occupy two well-maintained, versatile buildings with a large outdoor parking/yard area.

PROPERTY FEATURES

- Showroom building (A): Approx. 8,890 SF
- Service building (B): Approx. 8,292 SF with 7 grade-level doors
- Total land area: 5.08 Acres
- Showroom building year built: 2005
- Service building year built: 1993
- Large paved parking lot with space for 180 cars

ZONING

- (E-2) Mixed Use Employment
- Lane County Map and Tax Lot 17-04-33-10-02400

LOCATION HIGHLIGHTS

- Conveniently located off Beltline Highway on W 11th Avenue
- Impressive 785+/- feet of W 11th Avenue frontage
- High visibility with 20,877 Average Daily Traffic (ADT)

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PROPERTY DEMOGRAPHICS

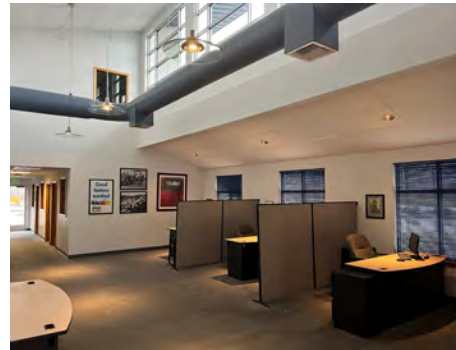
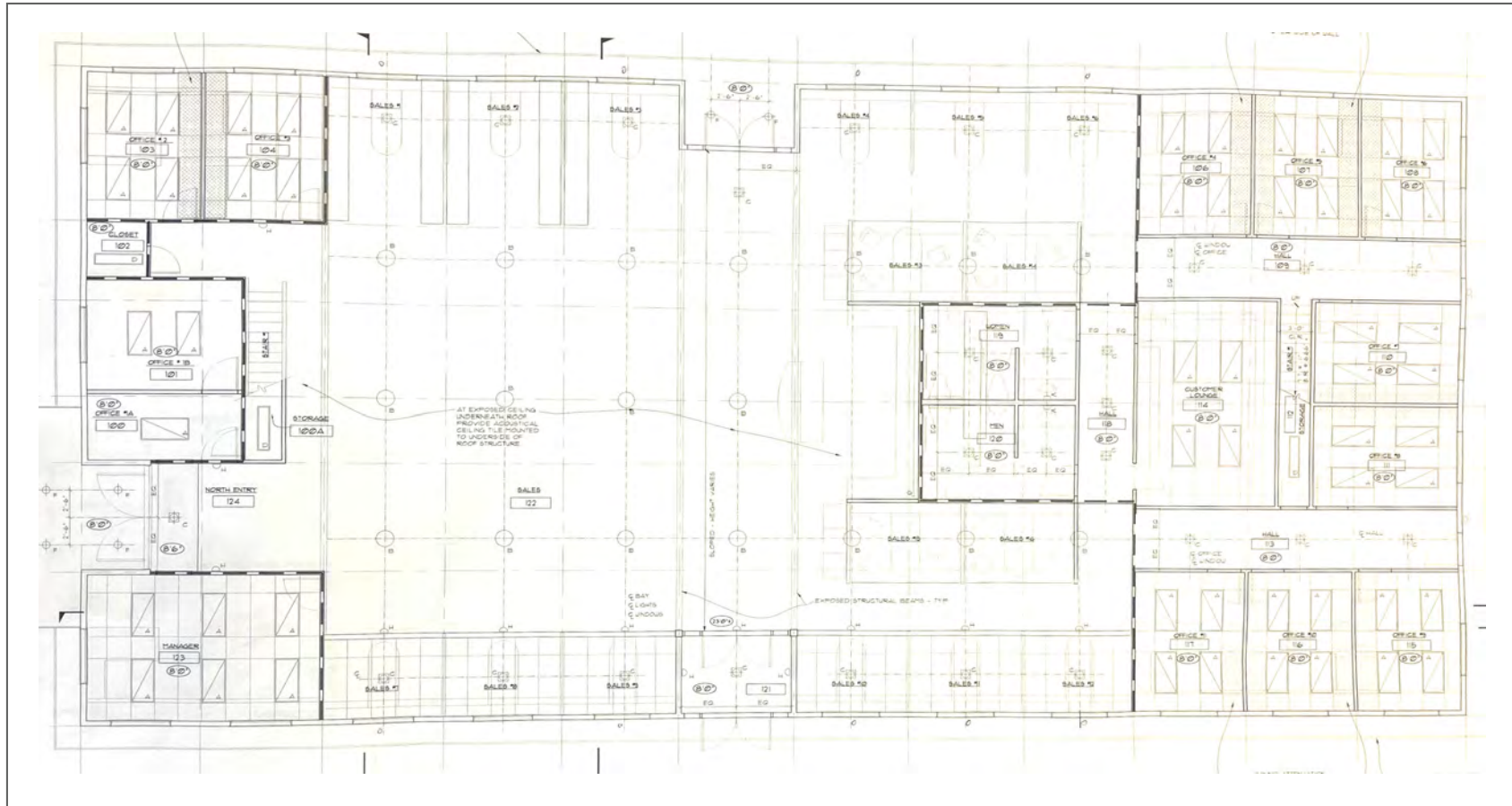
DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	3,836	37,648	131,595
DAYTIME EMPLOYEES / BUSINESSES	5,875 / 429	14,056 / 1,123	27,165 / 2,664
MEDIAN POPULATION AGE	38	38.8	39.4
TOTAL HOUSEHOLDS	641	8,379	22,235
MEDIAN HOUSEHOLD INCOME	\$44,096	\$49,088	\$52,500
MEDIAN HOME VALUE	\$322,222	\$242,222	\$250,425

TOTAL MSA STATISTICS

TOTAL MSA POPULATION	383,189
TOTAL MSA HOUSEHOLDS	161,419
MSA MEDIAN HOUSEHOLD INCOME	\$55,700

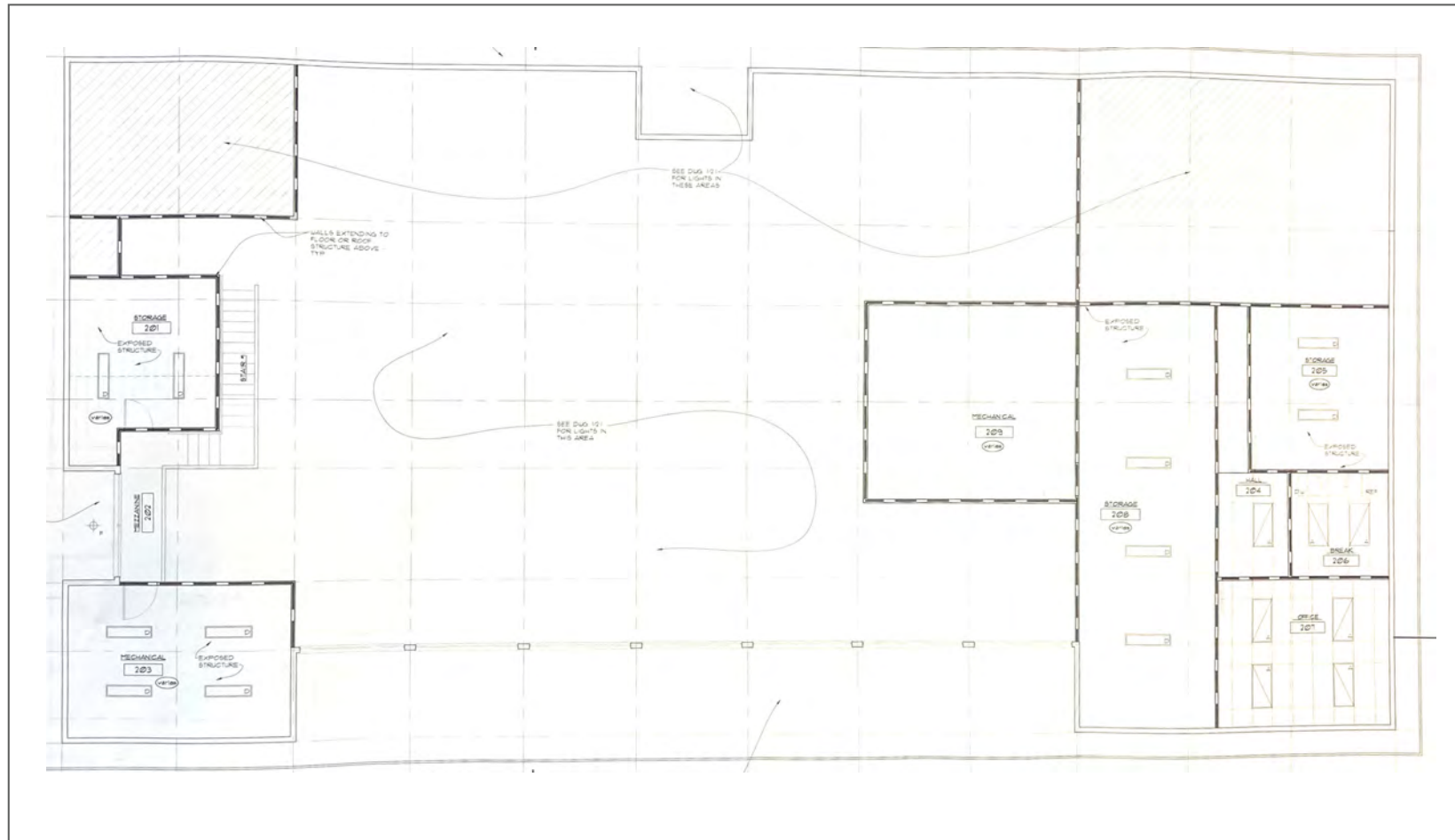


SHOWROOM 1ST FLOOR PLAN/PHOTOS



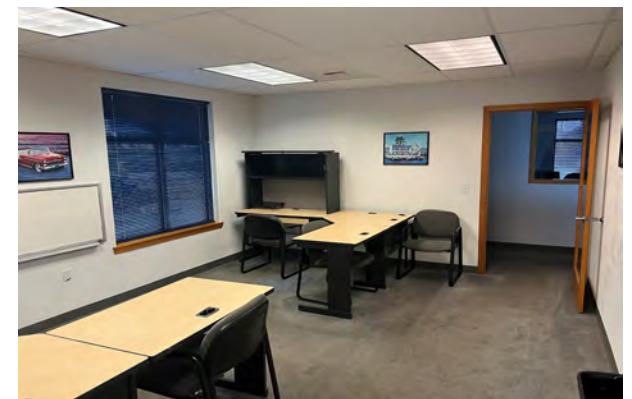
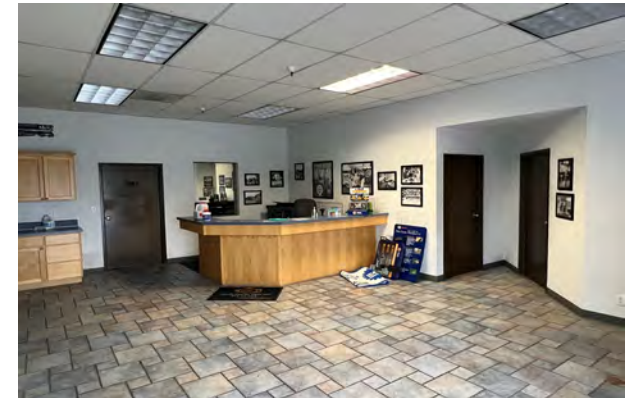
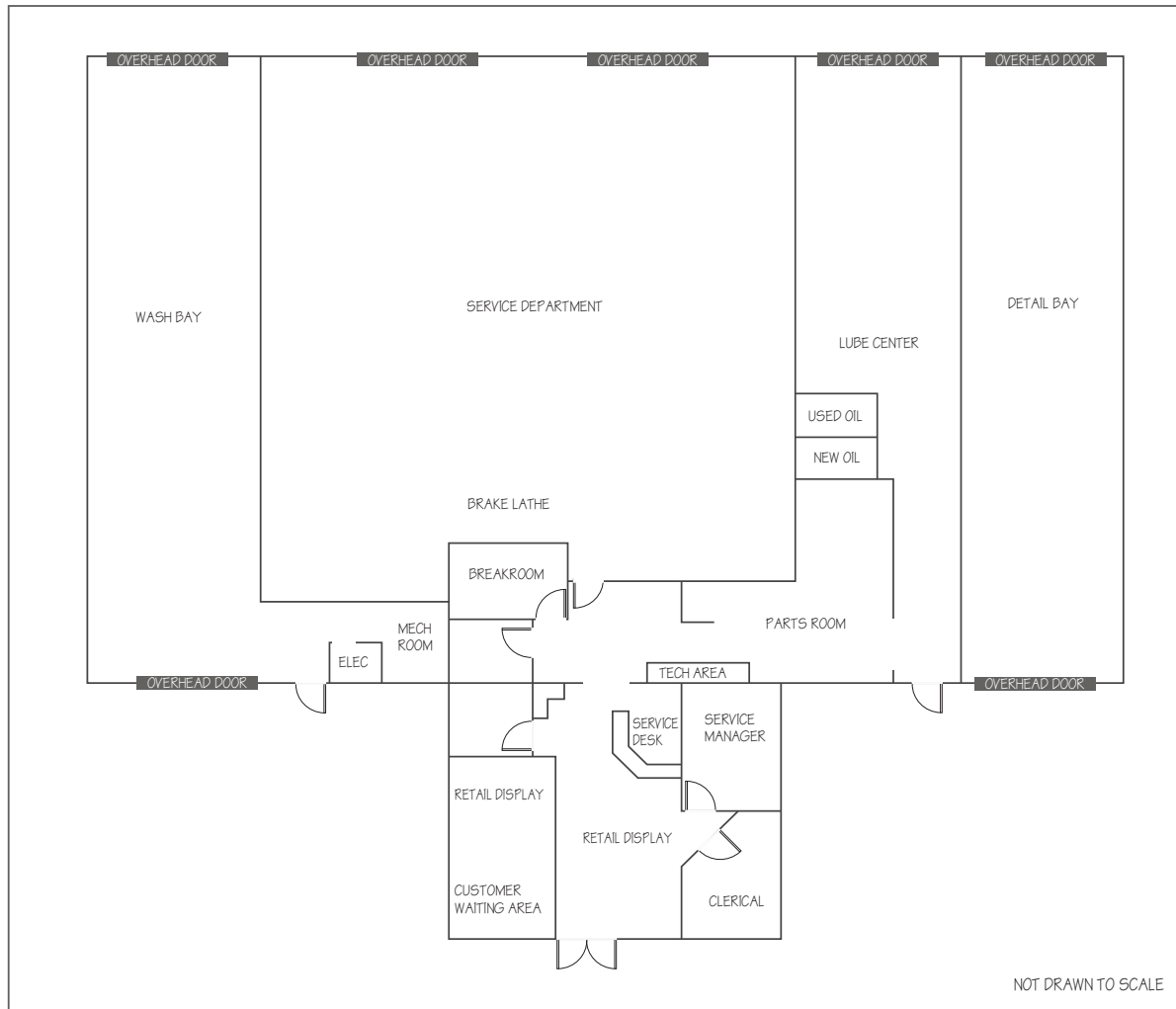
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SHOWROOM MEZZANINE PLAN

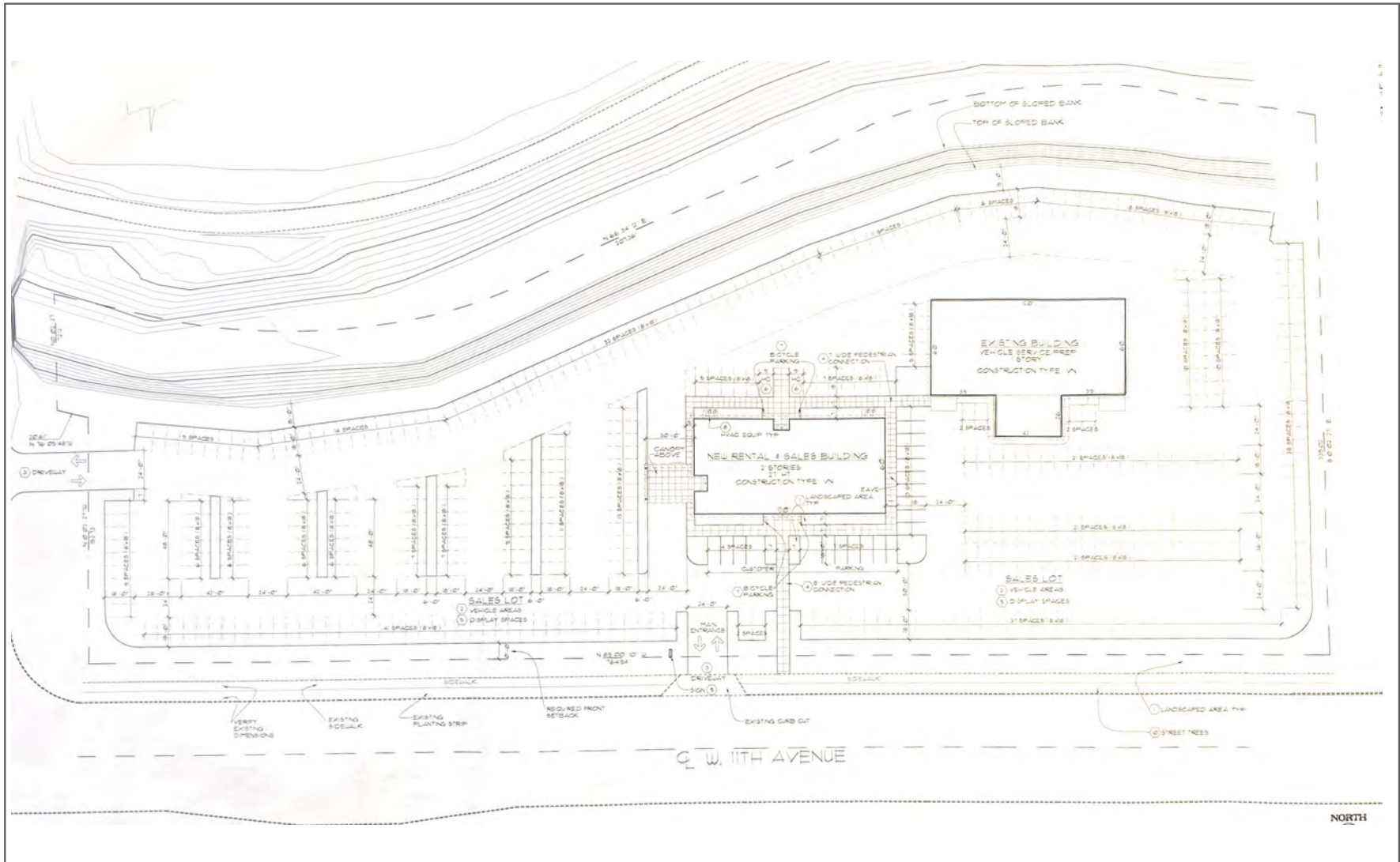


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SERVICE CENTER FLOOR PLAN/PHOTOS



PROPERTY SITE PLAN



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PROPERTY LOCATION AERIAL



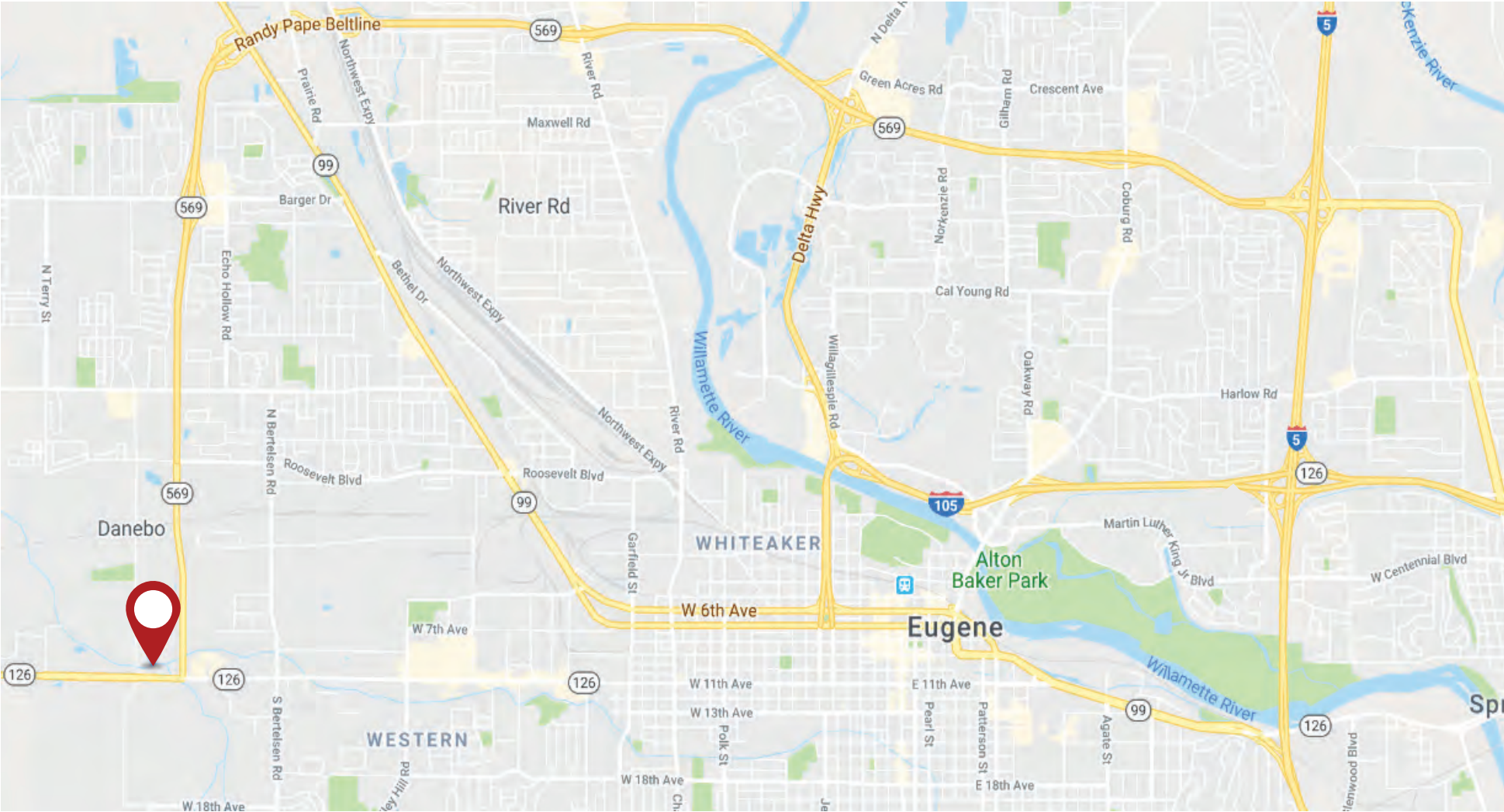
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PROPERTY LOCATION MAP



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PROPERTY LOCATION MAP



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