

THE ELLIS

LUXURY STUDENT HOUSING STEPS FROM CAMPUS
5,800 SF OF RETAIL SPACE AVAILABLE



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Property Summary

The Ellis

LOCATION



1316 & 1340 Alder Street
Alder St between E 13th Ave & E 13th Aly
Eugene, Oregon 97401

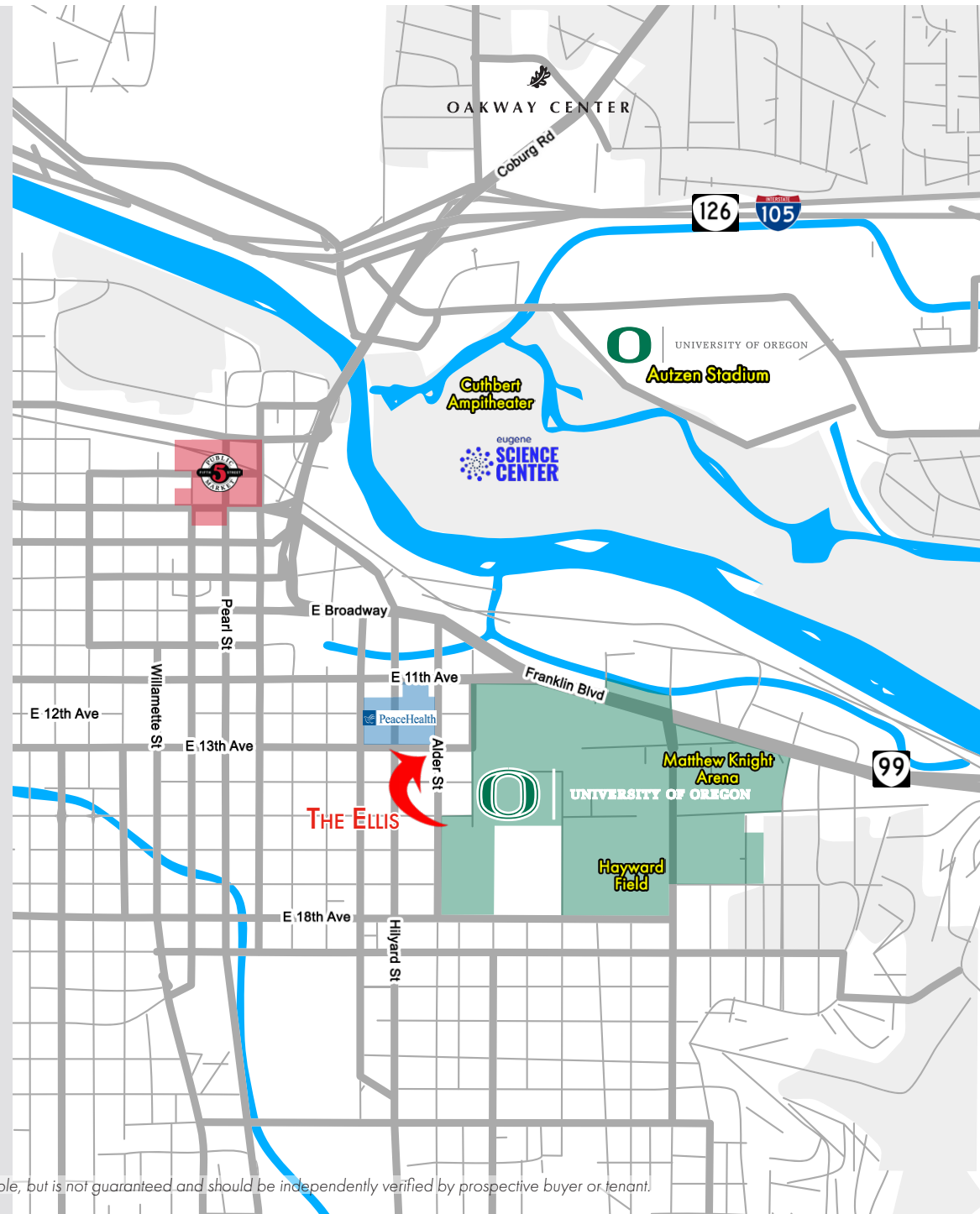
RETAIL SPACE AVAILABLE

5,800 SQUARE FEET REMAINING (Divisible)

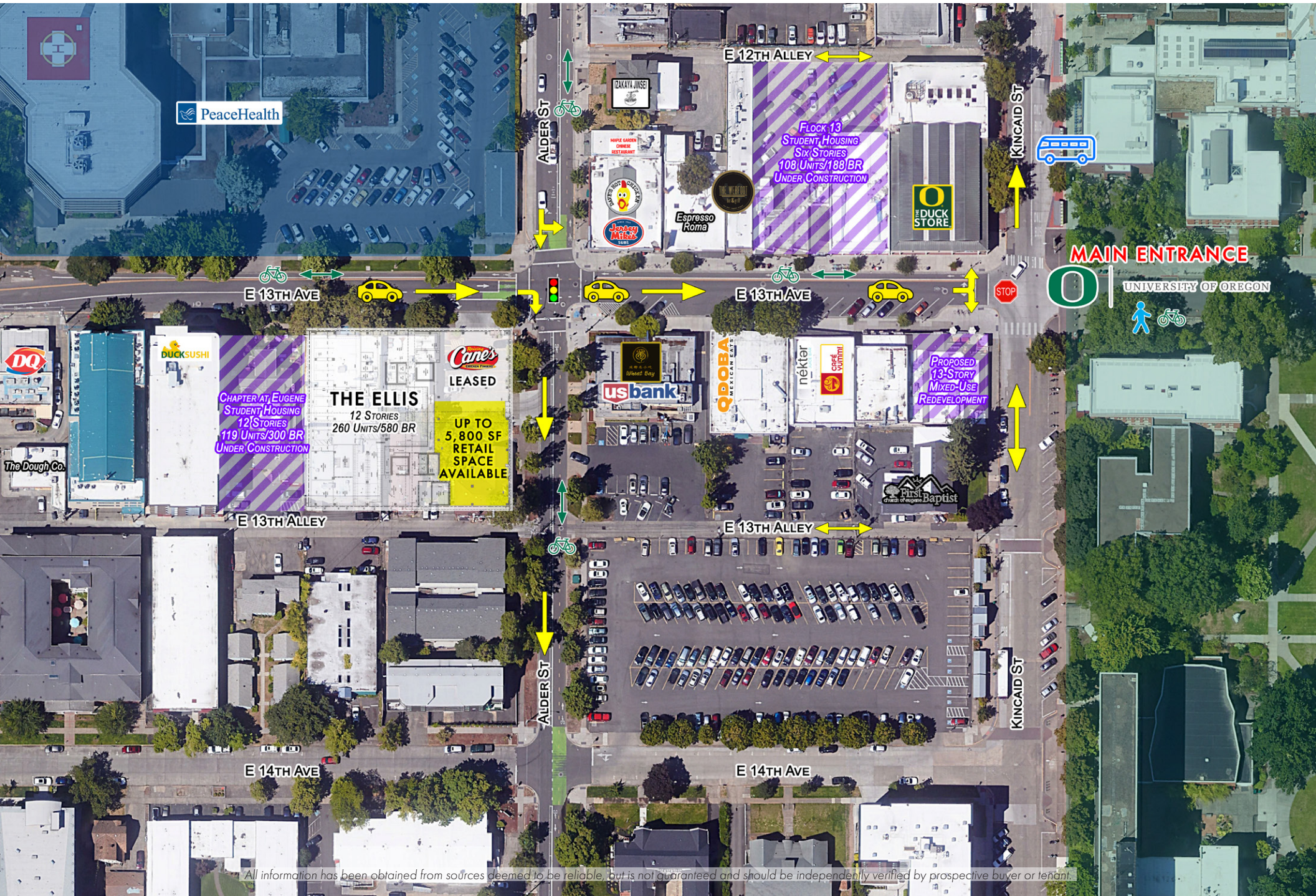
- Join Raising Cane's
- Corner of Alder Street & E 13th Avenue

PROPERTY HIGHLIGHTS

- New construction; delivery to coincide with opening at the start of the 2026-2027 academic year
- Located beneath 260-unit (580-bedroom) luxury apartment building catering to U of O students
- Located one block from the main entrance to the University of Oregon campus
- Located one block from the PeaceHealth Sacred Heart Medical Campus
- Located at signalized intersection along a protected bike lane and Lane Transit bus route



Location. Location. Location.



All information has been obtained from sources deemed to be reliable, but is not guaranteed and should be independently verified by prospective buyer or tenant.

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Area Overview



UNIVERSITY OF OREGON

- 22,298 Students
- 1,951 Faculty
- 5,038 Employees



Autzen Stadium

- 54,000 Seat Capacity
- Home to Oregon Football



- 12,650 Permanent Seats
- Expandable to 25,000 Seats
- Home to Oregon Track & Field
- Capacity to Host International Track & Field Events



- 12,364 Seat Capacity
- Home to Oregon Basketball, Concerts, and other Events



THE ELLIS

Located at the gateway to the University of Oregon, the Ellis will be the premier student housing building with 260 units and 10,000 total square feet of prominent retail space on the ground floor.

The project is strategically positioned along E 13th Avenue, which serves as a major axis within the University of Oregon campus framework as the primary east-west corridor for pedestrians and bicyclists through campus. E 13th is also a defining street for campus as it houses the iconic Johnson Hall, Erb Memorial Union, the Lillis Business Complex, and hosts events such as street fairs and the ESPN College Gameday stage. It is also on the one-block stretch of dense retail and restaurants that serves as **the primary social hub for the student population** with the main entrance to campus at E 13th Avenue and Kincaid Street.

Three new off-campus student housing projects, including **The Ellis**, will soon open within a 1-block stretch along E 13th, bringing nearly 1,100 new beds to the immediate area. Developers have been attracted to this compelling market, anchored by a Tier 1, Power 5 University, in a supply-constrained market.

EUGENE

Eugene is the epicenter of the third largest metro area in Oregon with a **2022 population of 387,208** and Average Household Income of \$87,683. The largest employers in Eugene are the University of Oregon and the healthcare sector, with PeaceHealth (5,347 employees) and McKenzie-Willamette Medical Center (1,060 employees) the two largest providers in the region.

Eugene's economy is on track to add nearly 24,000 jobs by 2030, a nearly 15% increase in employment, and is ranked #31 on livability.com's index of the **Top 100 "Best Places to Live"** for 2022.

An outdoorsman's paradise, Eugene offers 3,900 acres of natural areas within the city, proximity to ocean shores and snowcapped mountains, and access to a plethora of outdoor playgrounds.





INNOVATION CENTER | U OF O KNIGHT CAMPUS



FLOCK 13 STUDENT HOUSING | OPENS 2024



ERB MEMORIAL UNION



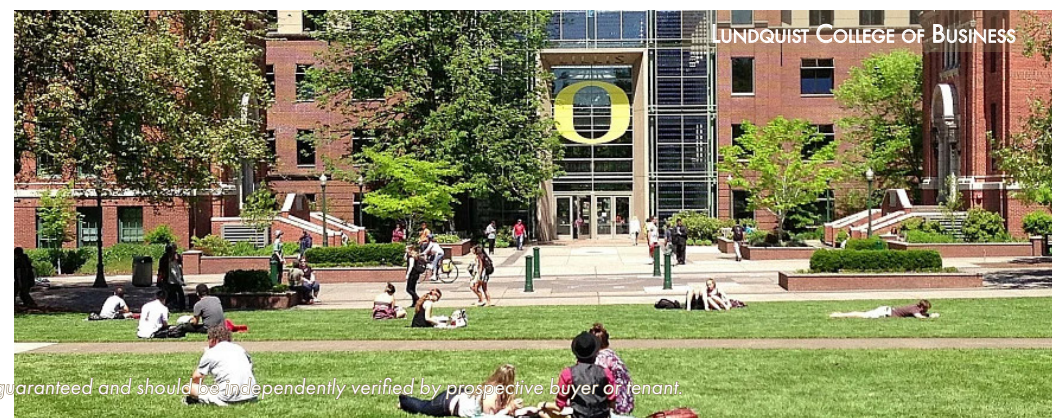
E 13TH AVE MAIN ENTRANCE TO CAMPUS



CHAPTER AT EUGENE STUDENT HOUSING | OPENS 2024



NEW RESIDENCE HALL (BUILDING B) OPENING FALL 2023

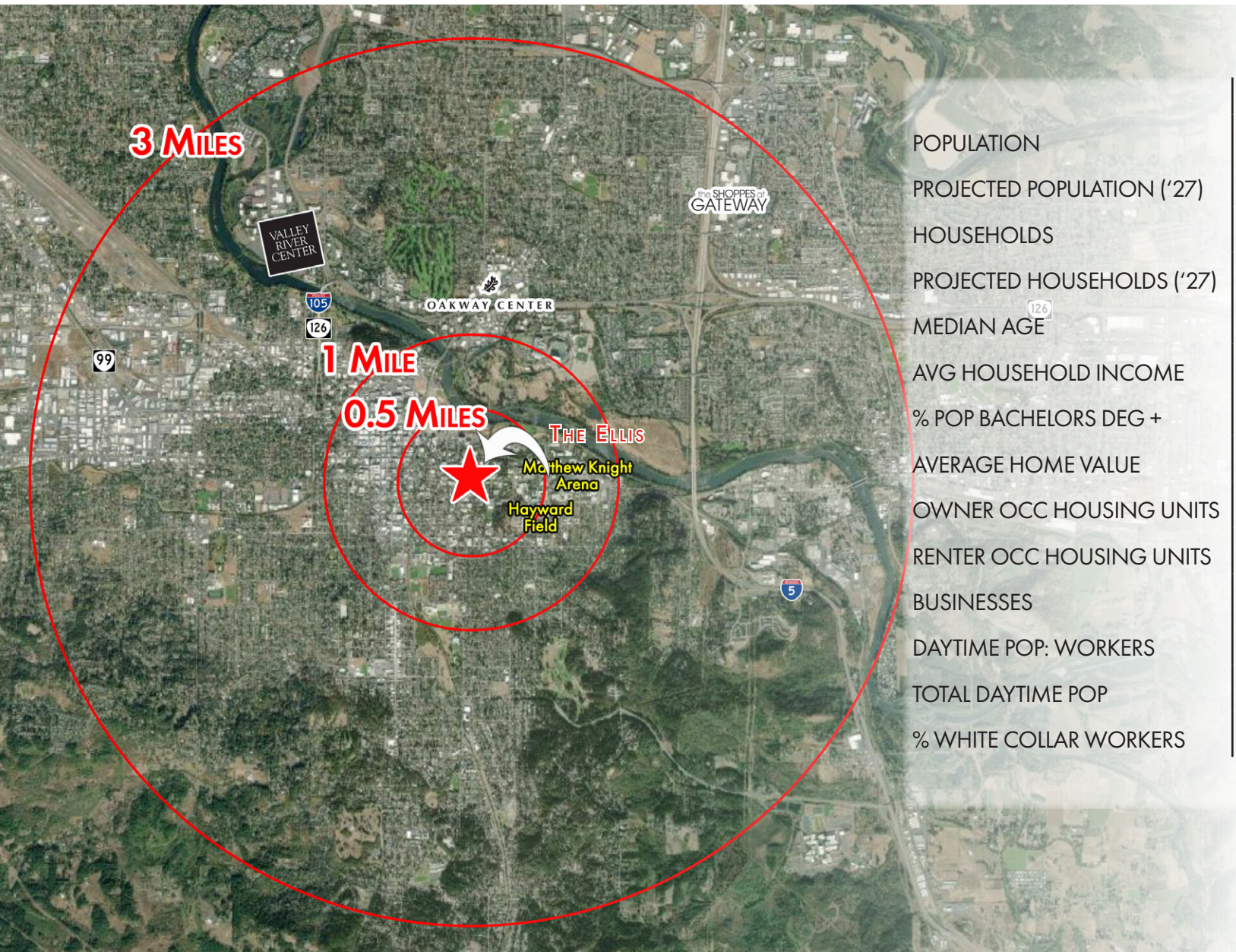


LUNDQUIST COLLEGE OF BUSINESS

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Trade Area Demographics

The Ellis



	0.5-Miles	1-Mile	3-Miles
POPULATION	11,425	26,518	117,932
PROJECTED POPULATION ('27)	11,641	26,853	118,592
HOUSEHOLDS	4,539	10,321	51,047
PROJECTED HOUSEHOLDS ('27)	4,626	10,470	51,294
MEDIAN AGE	22.5	23.4	33.8
AVG HOUSEHOLD INCOME	\$43,035	\$65,131	\$100,108
% POP BACHELORS DEG +	60.6%	57.1%	49.8%
AVERAGE HOME VALUE	\$652,439	\$458,452	\$385,514
OWNER OCC HOUSING UNITS	3.3%	10.5%	38.9%
RENTER OCC HOUSING UNITS	85.5%	80.8%	55.7%
BUSINESSES	546	2,294	6,581
DAYTIME POP: WORKERS	8,390	27,441	79,779
TOTAL DAYTIME POP	15,285	42,519	140,147
% WHITE COLLAR WORKERS	62.3%	65.7%	68.3%

All Figures 2022 Estimates Unless Otherwise Specified; Source: Esri, US Census

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For More Information Please Contact:



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