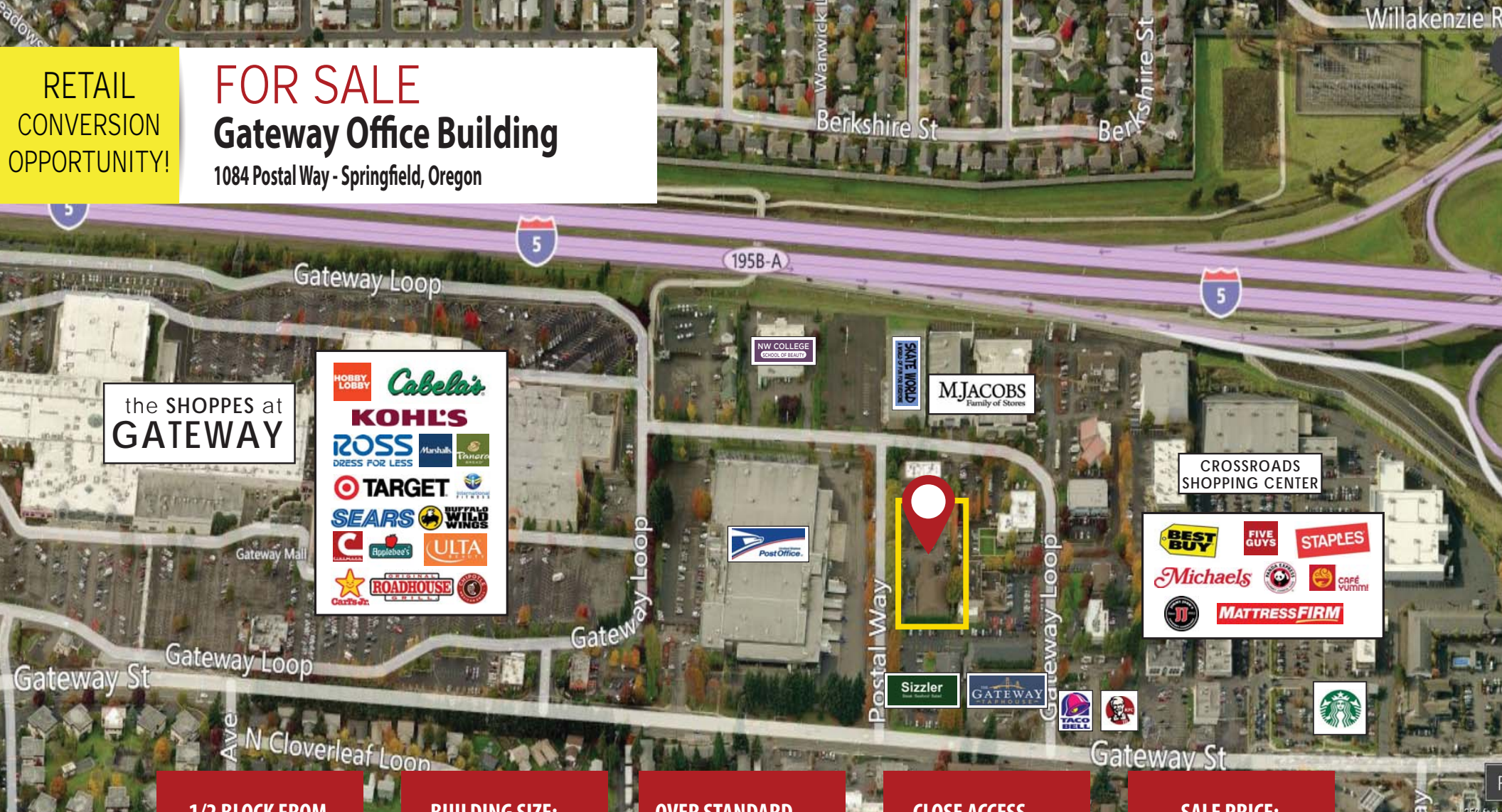


**RETAIL  
CONVERSION  
OPPORTUNITY!**

# FOR SALE

## Gateway Office Building

1084 Postal Way - Springfield, Oregon



the SHOPPES at  
**GATEWAY**

CROSSROADS  
SHOPPING CENTER

**1/2 BLOCK FROM  
GATEWAY STREET**

**BUILDING SIZE:  
9,640 SF (approx.)**

**OVER STANDARD  
PARKING: 77 SPACES**

**CLOSE ACCESS  
TO I-5 & BELTLINE**

**SALE PRICE:  
\$1,700,000**

*For more information, contact:*

**BILL NEWLAND**  
bill@campbellre.com | (541) 484-2214  
Licensed in the State of Oregon

**TIM CAMPBELL**  
timc@campbellre.com | (541) 484-2214  
Licensed in the State of Oregon



www.campbellre.com

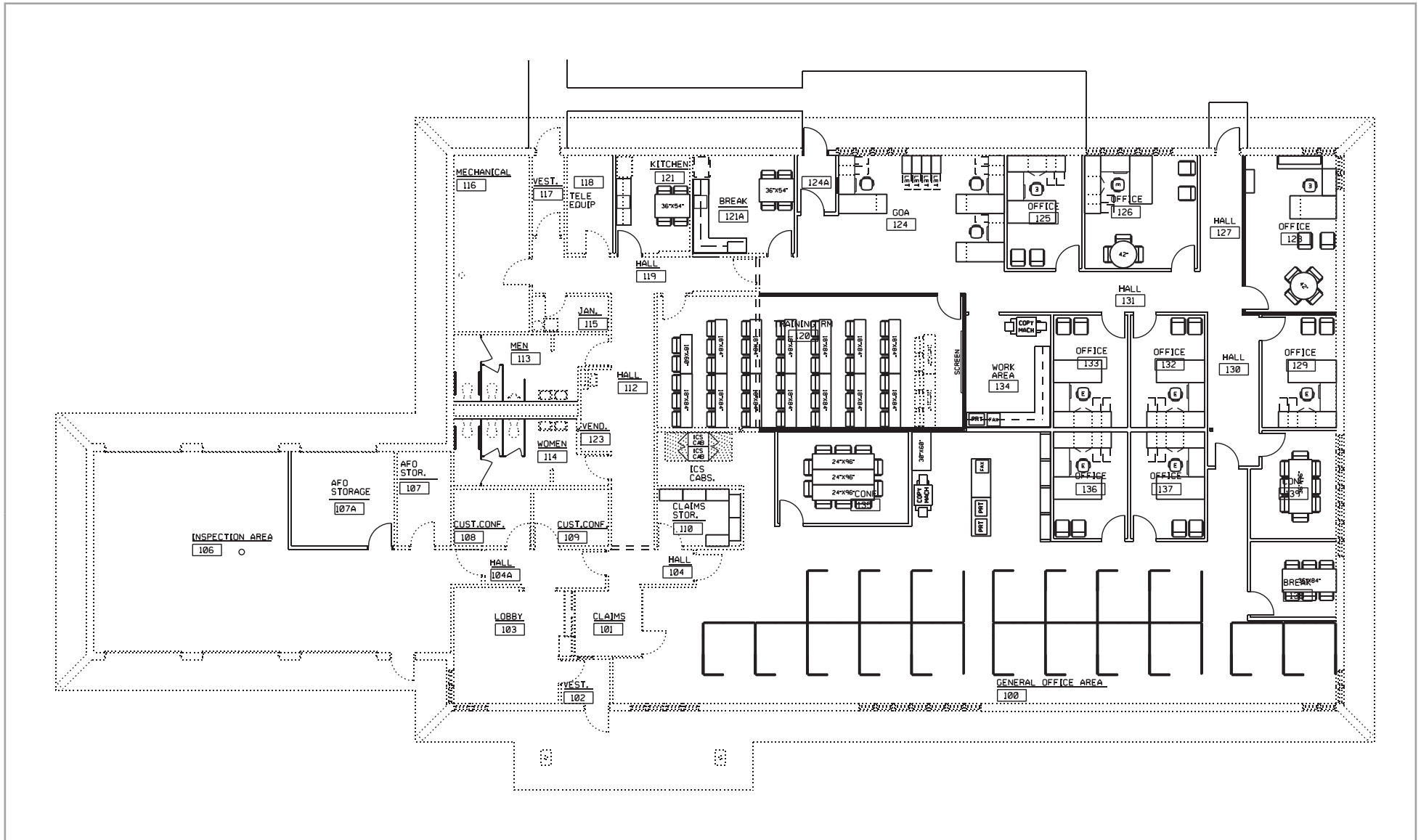
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## PROPERTY OVERVIEW

- **PROPERTY** This property is ripe for redevelopment and repurpose with medical or retail being so close to the Shoppes at Gateway. A large parking field (double lot) makes this site a very desirable one.
- **BUILDING** 1084 Postal Way is a single story building located just off Gateway Street in Springfield. The building was built as an insurance claims office and is predominately office space with a 3-bay auto inspection area with roll-up doors.
- **LOT SIZE** 1.48 Acres
- **TAX LOT** Lane County map number: 17-03-22-20-02605, tax lot numbers: 02605 and 02607
- **PROPERTY TAX** \$21,933 (2016/2017)
- **ZONING** CC (Community Commercial)
- **PARKING** 77 Spaces
- **LOCATION** Easy access to Beltline Hwy & Interstate 5



# PROPERTY FLOORPLAN



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# PROPERTY TAX LOTS / AERIAL



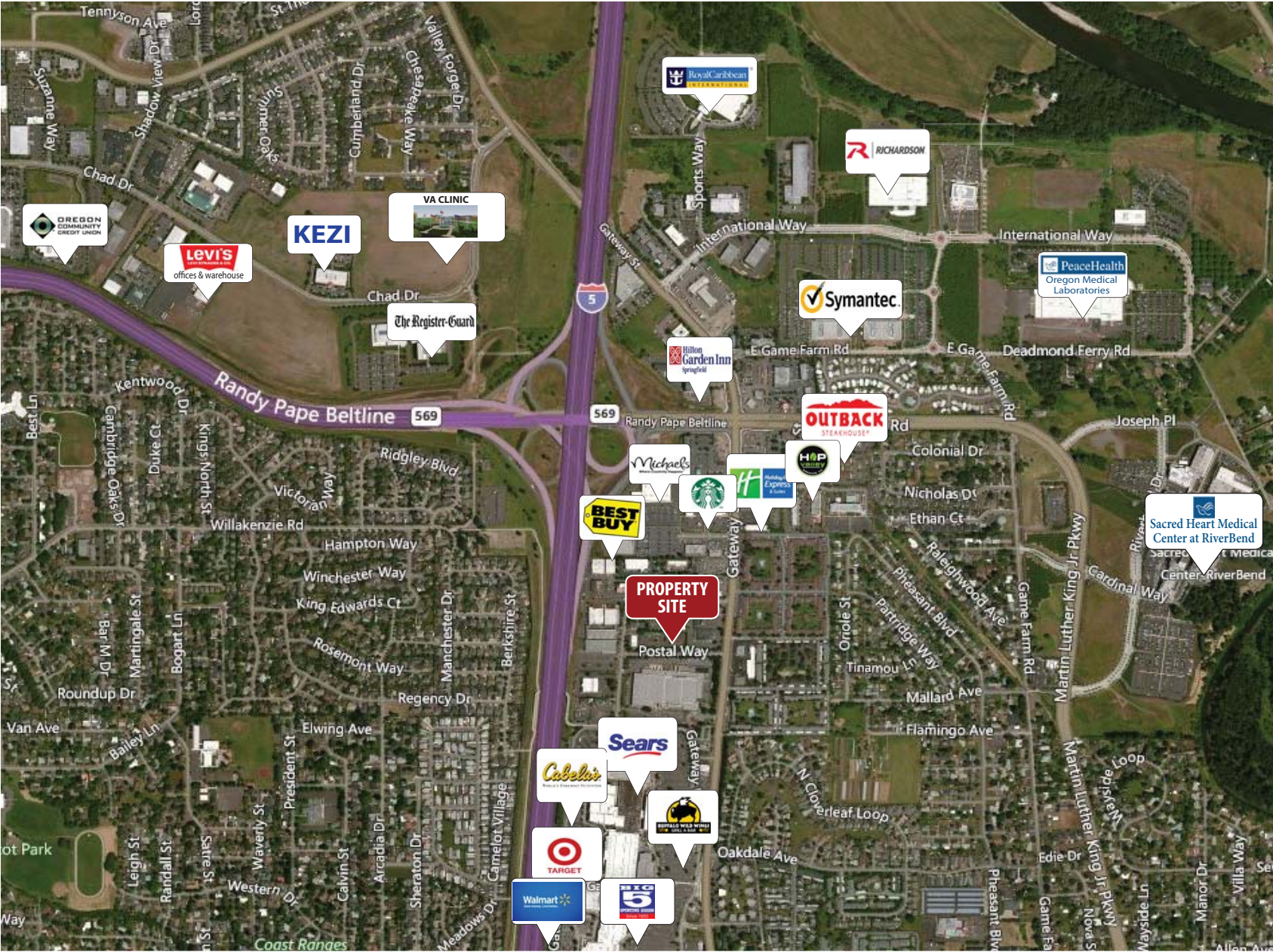
■ PROPERTY TAX LOTS: 02605 & 02607



■ PROPERTY LOCATION: 1/2 BLOCK FROM GATEWAY STREET

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# PROPERTY RETAIL AERIAL



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# DEMOGRAPHIC REPORTS (5 mile radius)

Population (2016)	
	TOTAL
Population (2016)	164,855

Age Distribution (2016)		
	TOTAL	%
04	8,128	4.93
59	7,834	4.75
1019	21,067	12.78
2029	36,972	22.43
3039	20,934	12.7
4049	16,931	10.27
5059	18,142	11
6064	9,709	5.89
65+	25,138	15.25

Sex (2016)		
	TOTAL	%
Male	80,924	49.09
Female	83,931	50.91

Ethnicity Distribution (2016)		
	TOTAL	%
White (nonhispanic)	130,413	79.11
Black (nonhispanic)	2,372	1.44
American Indian (nonhispanic)	1,410	.86
Asian (nonhispanic)	7,114	4.32
Pacific Islander (nonhispanic)	394	.24
Other (nonhispanic)	125	.08
Multirace (nonhispanic)	6,771	4.11
Hispanic	16,284	9.88

Race Distribution (2016)		
	TOTAL	%
White	138,120	83.78
Black	2,586	1.57
American Indian	1,751	1.06
Asian	7,250	4.4
Pacific Islander	411	.25
Other	6,059	3.68
Multirace	8,678	5.26

Population (2021)	
	TOTAL
Population (2021)	173,988

Age Distribution (2021)		
	TOTAL	%
04	8,878	5.1
59	8,214	4.72
1019	21,476	12.34
2029	34,361	19.75
3039	24,711	14.2
4049	18,749	10.78
5059	17,652	10.15
6064	9,235	5.31
65+	30,712	17.65

Sex (2021)		
	TOTAL	%
Male	85,291	49.02
Female	88,697	50.98

Ethnicity Distribution (2021)		
	TOTAL	%
White (nonhispanic)	134,036	77.04
Black (nonhispanic)	2,846	1.64
American Indian (nonhispanic)	1,585	.91
Asian (nonhispanic)	8,371	4.81
Pacific Islander (nonhispanic)	428	.25
Other (nonhispanic)	70	.04
Multirace (nonhispanic)	7,571	4.35
Hispanic	19,097	10.98

Race Distribution (2021)		
	TOTAL	%
White	143,098	82.25
Black	3,127	1.8
American Indian	2,002	1.15
Asian	8,583	4.93
Pacific Islander	450	.26
Other	6,880	3.95
Multirace	9,848	5.66

Household Income Distribution (2016)		
	TOTAL	%
Average Household Income	57,717	
< \$10 K	10,214	14.2
\$10-20K	9,843	13.68
\$20-30K	7,929	11.02
\$30-40K	7,827	10.88
\$40-50K	6,474	9
\$50-60K	5,176	7.2
\$60-75K	6,324	8.79
\$75-100K	6,981	9.7
> \$100K	11,166	15.52

Labor Force Status (2016)		
	TOTAL	%
Labor Force	82,802	
Employed	78,973	95.38
Unemployed	3,817	4.61
In Armed Forces	12	
Not In Labor Force	57,251	

Total Number of Housing (2016)		
	TOTAL	%
Total Dwellings	73,996	
OwnerOccupied Dwellings	31,538	43.84
RenterOccupied Dwellings	40,396	56.16
Housing Units Occupied	71,934	97.21

Education Attainment (2016)		
	TOTAL	%
Population Age 25+	105,268	
< Grade 9	2,535	2.41
Grade 9-12	5,781	5.49
High School	22,319	21.2
Some College	29,228	27.77
Assoc Degree	8,739	8.3
Bach Degree	21,453	20.38
Grad Degree	15,213	14.45

Size of Household (2016)		
	TOTAL	%
1 Person	25,419	35.34
2 Person	24,932	34.66
3 Person	10,226	14.22
4 Person	7,009	9.74

Household Income Distribution (2021)		
	TOTAL	%
Average Household Income	66,942	
< \$10 K	10,474	13.9
\$10\$20K	9,023	11.98
\$20\$30K	8,157	10.83
\$30\$40K	7,022	9.32
\$40\$50K	6,805	9.03
\$50\$60K	5,417	7.19
\$60\$75K	6,804	9.03
\$75\$100K	7,523	9.99
> \$100K	14,105	18.72

Labor Force Status (2021)		
	TOTAL	%
Labor Force	87,470	
Employed	83,439	95.39
Unemployed	4,018	4.59
In Armed Forces	13	
Not In Labor Force	60,292	

Total Number of Housing (2021)		
	TOTAL	%
Total Dwellings	77,446	
OwnerOccupied Dwellings	34,943	46.39
RenterOccupied Dwellings	40,387	53.61
Housing Units Occupied	75,330	97.27

Education Attainment (2021)		
	TOTAL	%
Population Age 25+	117,227	
< Gr 9	2,837	2.42
Gr 9-12	6,351	5.42
High School	24,723	21.09
Some College	32,479	27.71
Assoc Degree	9,743	8.31
Bach Degree	23,985	20.46
Grad Degree	17,109	14.59

Size of Household (2021)		
	TOTAL	%
1 Person	27,110	35.99
2 Person	26,203	34.78
3 Person	10,511	13.95
4 Person	7,169	9.52



# INITIAL AGENCY DISCLOSURE

*Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.*

*This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.*

## Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (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 all 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.*

## Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- (1) The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- (2) The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

## Duties and Responsibilities of a Seller's Agent

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 represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
- (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

- (1) To exercise reasonable care and diligence;
- (2) To account in a timely manner for money and property received from or on behalf of the seller;

- (3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- (4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- (5) To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, 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.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller 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.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law

## Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only if the buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
- (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

- (1) To exercise reasonable care and diligence;
- (2) To account in a timely manner for money and property received from or on behalf of the buyer;
- (3) To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
- (4) To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
- (5) To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, 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.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an 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, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law

## 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 and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- (1) To the seller, the duties listed above for a seller's agent
- (2) To the buyer, the duties listed above for a buyer's agent; and
- (3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - (a) That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - (b) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - (c) Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

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

- (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 instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

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



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