

**Evans
Elder &
Brown** Inc.

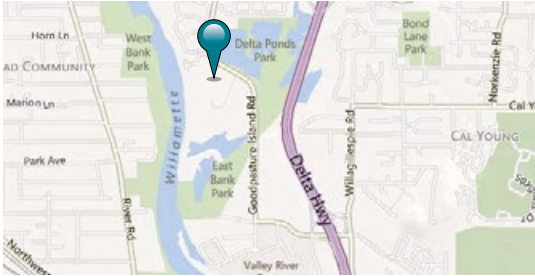
COMMERCIAL REAL ESTATE

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eebcre.com

FOR LEASE

Goodpasture Island Rd
Eugene, Oregon



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Licensed in the State of Oregon



New Retail Development

- Sizes available; 1,528 rsf or 1,770 rsf. Can be combined for a total of 3,298 rsf.
- High end retail building features rock and stucco façade with lots of glass
- Co-tenants include a restaurant and day spa
- In the heart of a new multi-family development with 466 luxury apartments and 150 senior living units
- Great location, located along the Willamette River and Delta Pond Park, bike and walking trails, close proximity to Eugene's only Power Center, Valley River Center
- Rent is \$18 per square foot, annually, Modified Gross. Tenant pays for utilities

The information in this package was gathered from sources deemed reliable, however Evans Elder & Brown makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

Photographs



Waterford Grand Assisted Living

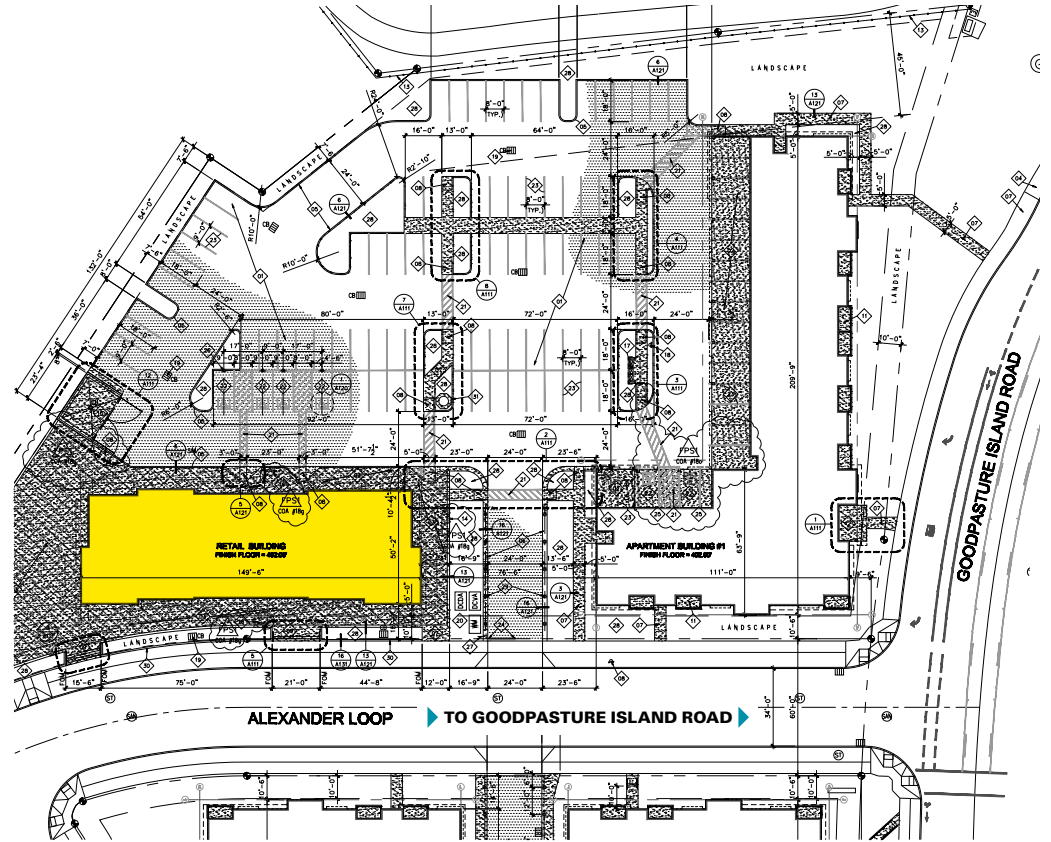


Retail building and parking area



Riverwalk Apartments

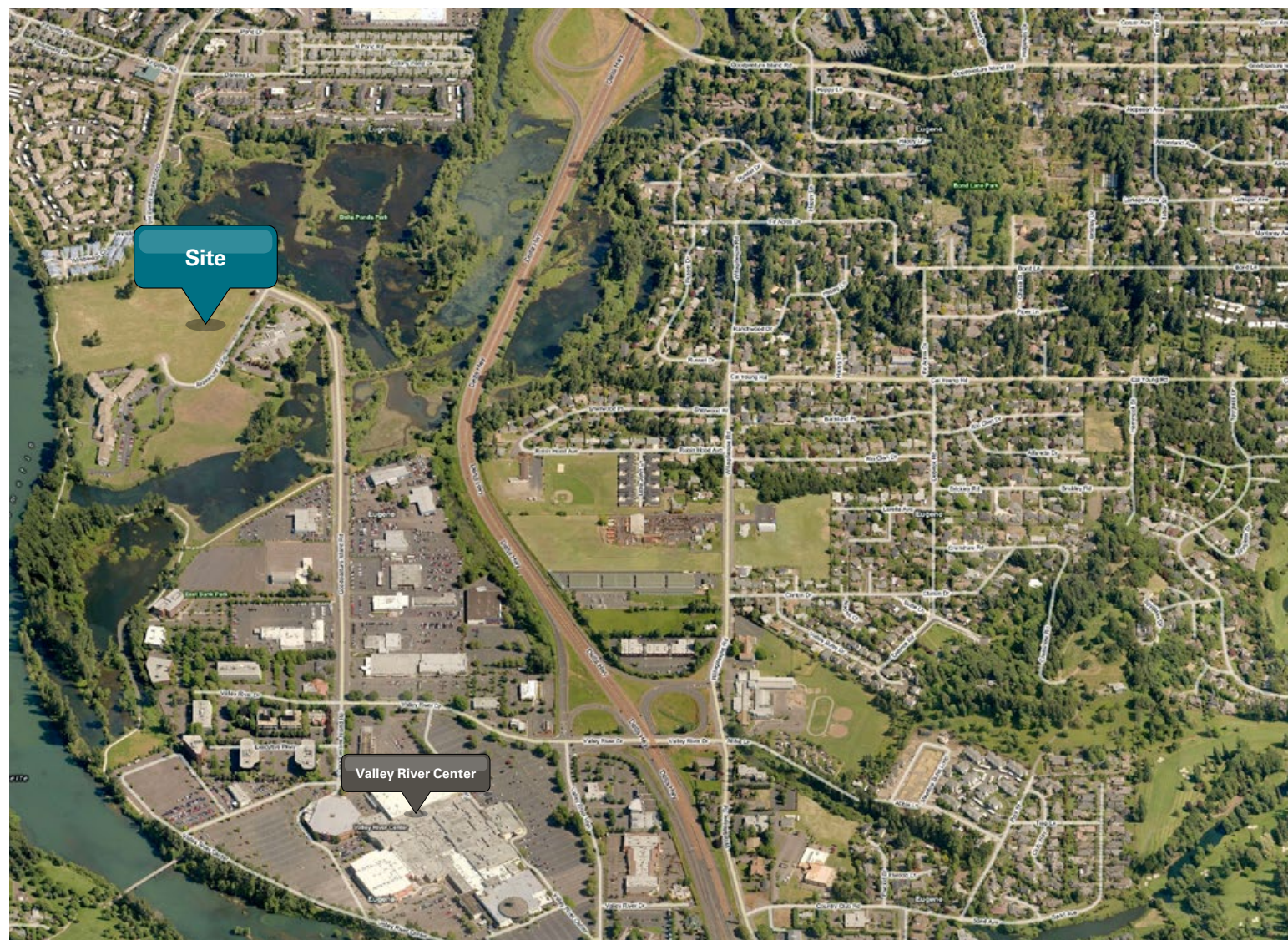
Site Plan



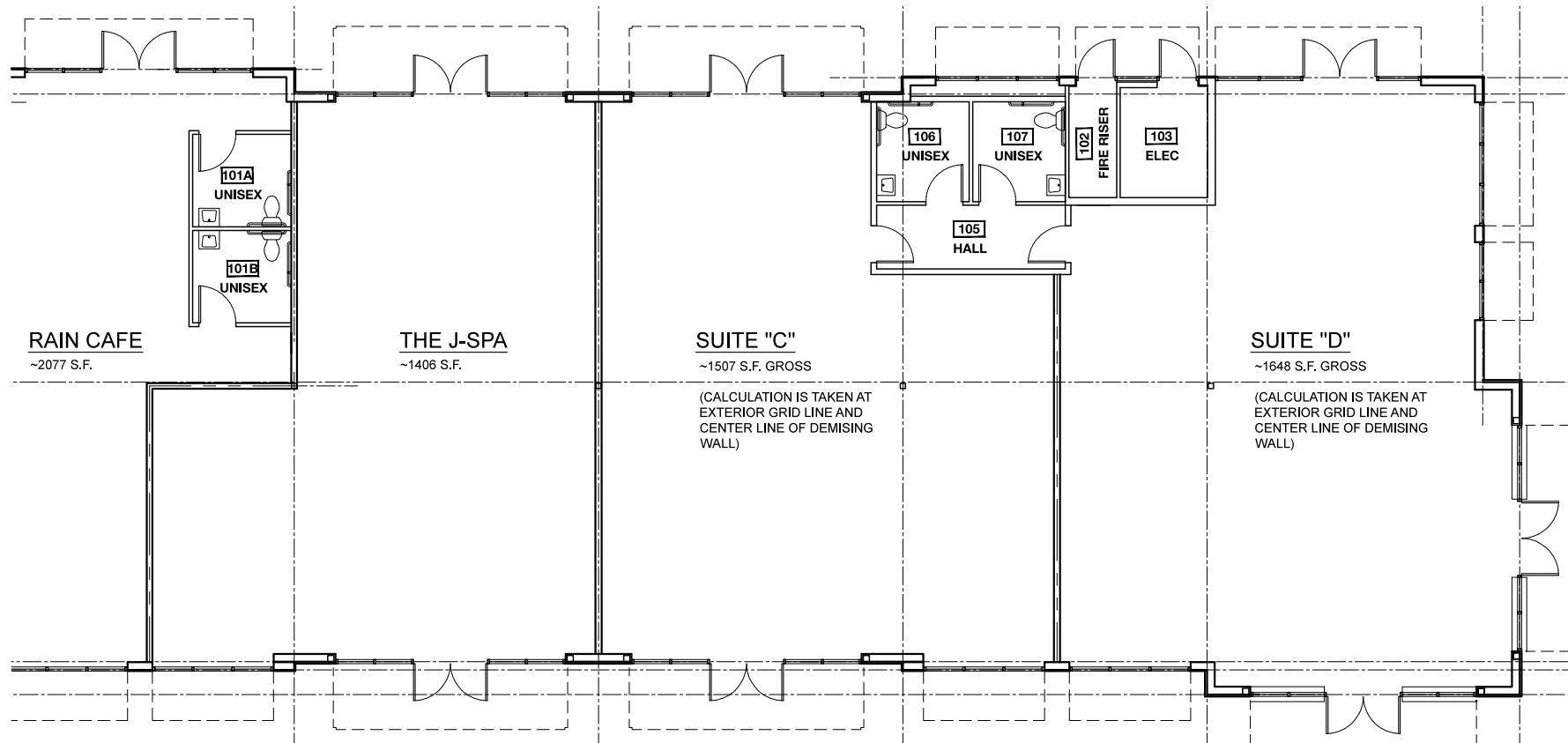
Aerial

Location Details

- Great location, located along the Willamette River and Delta Pond Park, bike and walking trails, close proximity to Eugene's only Power Center, Valley River Center



Floor Plan



Demographic Profile

| | 3-Mile Radius | 5-Mile Radius | 10-Mile Radius | Eugene/Springfield | Oregon |
|-----------------------------------|---------------|---------------|----------------|--------------------|-----------|
| Population | | | | | |
| 2011 Projection | 105,387 | 199,403 | 252,506 | 348,705 | 3,841,162 |
| 2006 Estimate | 103,146 | 192,379 | 243,543 | 336,438 | 3,650,191 |
| 2000 Census | 100,975 | 184,694 | 233,619 | 322,959 | 3,421,399 |
| 1990 Census | 87,129 | 158,559 | 203,092 | 282,912 | 2,842,321 |
| Growth 2006-2011 | 2.17% | 3.65% | 3.68% | 3.65% | 5.23% |
| Growth 2000-2006 | 2.15% | 4.16% | 4.25% | 4.17% | 6.69% |
| Growth 1990-2000 | 15.89% | 16.48% | 15.03% | 14.16% | 20.37% |
| Median Age | 33.9 | 35.3 | 35.8 | 37.6 | 37.3 |
| Educational Attainment | | | | | |
| High School Graduate (or GED) | 20.29% | 21.88% | 23.85% | 25.69% | 26.16% |
| Associate Degree | 7.03% | 7.26% | 7.21% | 7.28% | 6.69% |
| Bachelor's Degree | 20.98% | 19.50% | 17.66% | 15.75% | 16.52% |
| Master's Degree | 8.78% | 8.54% | 7.54% | 6.59% | 5.82% |
| Professional of Doctorate Degree | 4.48% | 4.46% | 4.05% | 3.42% | 2.89% |
| Households | | | | | |
| 2011 Projection | 46,092 | 84,400 | 105,025 | 143,567 | 1,500,968 |
| 2006 Estimate | 44,734 | 80,856 | 100,665 | 137,577 | 1,425,174 |
| 2000 Census | 43,234 | 76,704 | 95,489 | 130,453 | 1,333,723 |
| 1990 Census | 36,149 | 64,038 | 80,807 | 110,799 | 1,103,313 |
| Growth 2006-2011 | 3.04% | 4.38% | 4.33% | 4.35% | 5.32% |
| Growth 2000-2006 | 3.47% | 5.41% | 5.42% | 5.46% | 6.86% |
| Growth 1990-2000 | 19.60% | 19.78% | 19.17% | 17.74% | 20.88% |
| Income | | | | | |
| 2006 Est. Avg. Household Income | \$49,048.00 | \$54,042 | \$54,781 | \$55,209 | \$61,424 |
| 2006 Est. Median Household Income | \$35,875.00 | \$40,426 | \$41,258 | \$42,403 | \$47,074 |
| 2006 Est. Per Capita Income | \$21,688.00 | \$23,022 | \$22,909 | \$22,815 | \$24,290 |
| 2006 Est. Avg. Household Size | 2.2 | 2.3 | 2.4 | 2.39 | 2.50 |

Source: Claritas 2006