

# UNIVERSITY DISTRICT

EUGENE, OREGON



Development Opportunity



# Executive Summary

**Jones Lang Lasalle Americas, Inc. ("JLL")**, on behalf of ownership, has been exclusively retained to offer for sale to qualified investors the opportunity to acquire fee simple interest in a high-profile development opportunity located at the PeaceHealth University District campus in Eugene, Oregon ("The Property").

The Property includes the former PeaceHealth hospital servicing the Eugene and Springfield region, portions of which are currently being decommissioned and abated for reuse or demolition. Centrally located in Eugene, OR, the Property abuts the University of Oregon, a growing top-tier public research university. The assemblage covers approximately 12.53 acres on which several buildings and three different parking garages are located. PeaceHealth seeks bids for all or portions of the Property. **The successful bidders will combine compelling economics with creative development schemes.**







**MEDICAL EDUCATION BUILDING**  
**722 EAST 11TH AVE**



**1200 & 1255 HILYARD ST**

## INVESTMENT HIGHLIGHTS

**As-of-Right Zoning Allows for  
Redevelopment Flexibility**



**Scalable, Nearly 13-Acre Site**



**A University Anchor with Potential for  
Gateway Mixed Use Development**

*University of Oregon*



**Prime Location Bridging Downtown  
Eugene and the University Campus**



**In-Place Revenue Possible from Medical  
Office Buildings & Parking Decks**

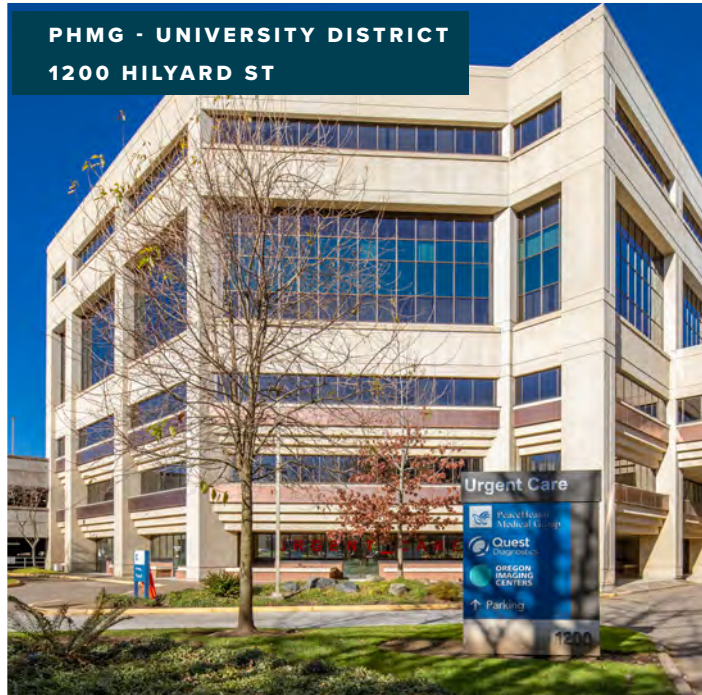




# Property Overview

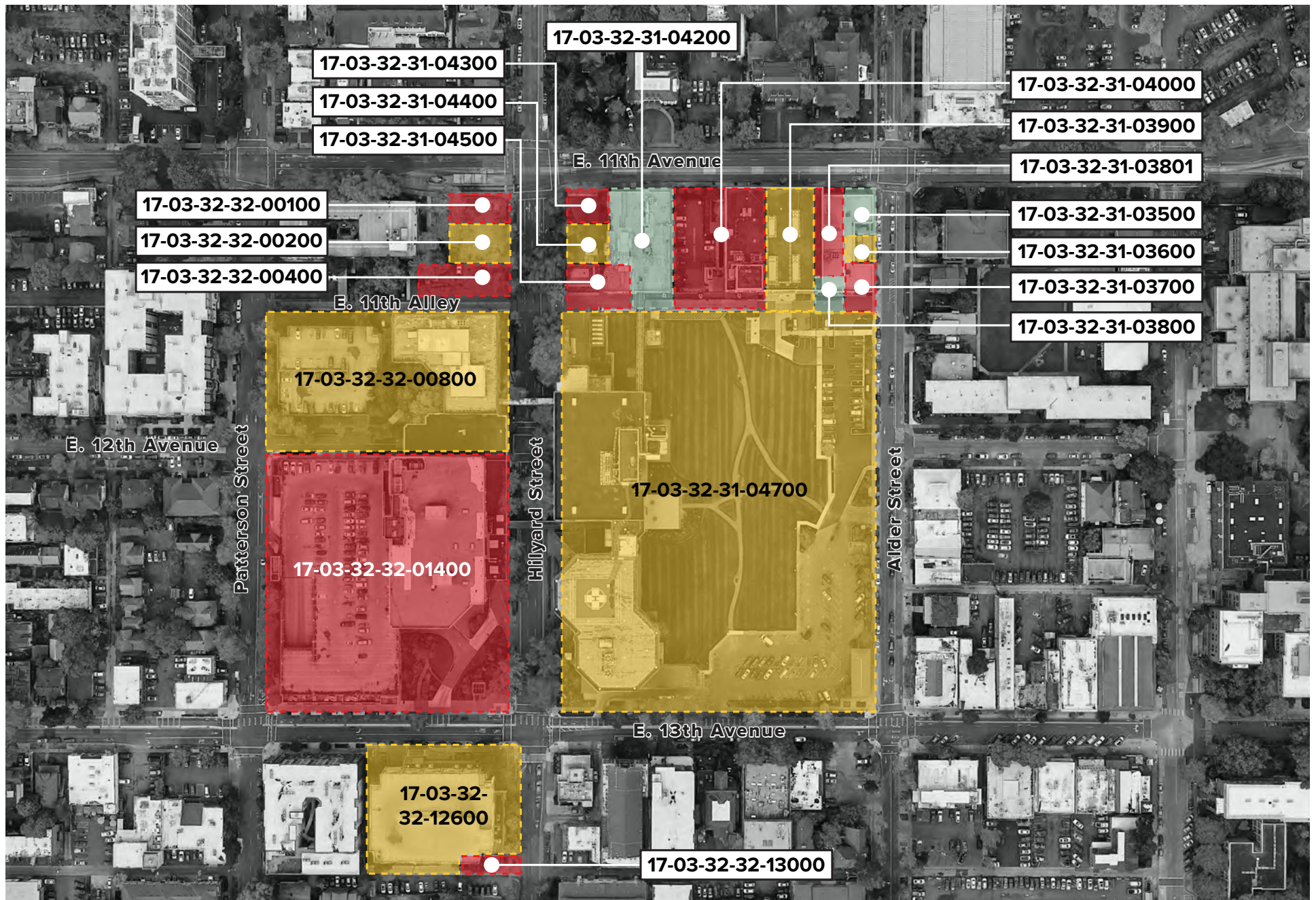
## PROPERTY FUNDAMENTALS

Municipality	Eugene, Oregon	
Existing Use	Vacant Hospital, PeaceHealth Medical Group, Medical Office, Education Space, and PeaceHealth Support Services / Behavioral Health	
Current Zoning	C-2 (Community Commercial) & C-3 (Major Commercial)	
Land Area	12.53 Acres   545,806 Square Feet	
Existing Building Area	1,206,769 Square Feet	
Real Estate Taxes (*23 paid *24)	<u>All Parcels Tax-Exempt Except For:</u> 17-03-32-32-01400: \$26,527.19 17-03-32-32-12600: \$67,012.19 17-03-32-32-13000: \$1,317.02 Total: \$94,856.40	
Traffic Count	Hilyard Street: 14,443 VPD East 11th Ave: 12,637 VPD Alder Street: 4,728 VPD East 13th Ave: 3,140 VPD	
Nearest Transit	Hilyard Bus Station: Adjacent to the Property	
Demographics	1-Mile	5 Miles
Population	27,405	209,060
Households	11,024	88,274
Daytime Employees	43,505	236,937

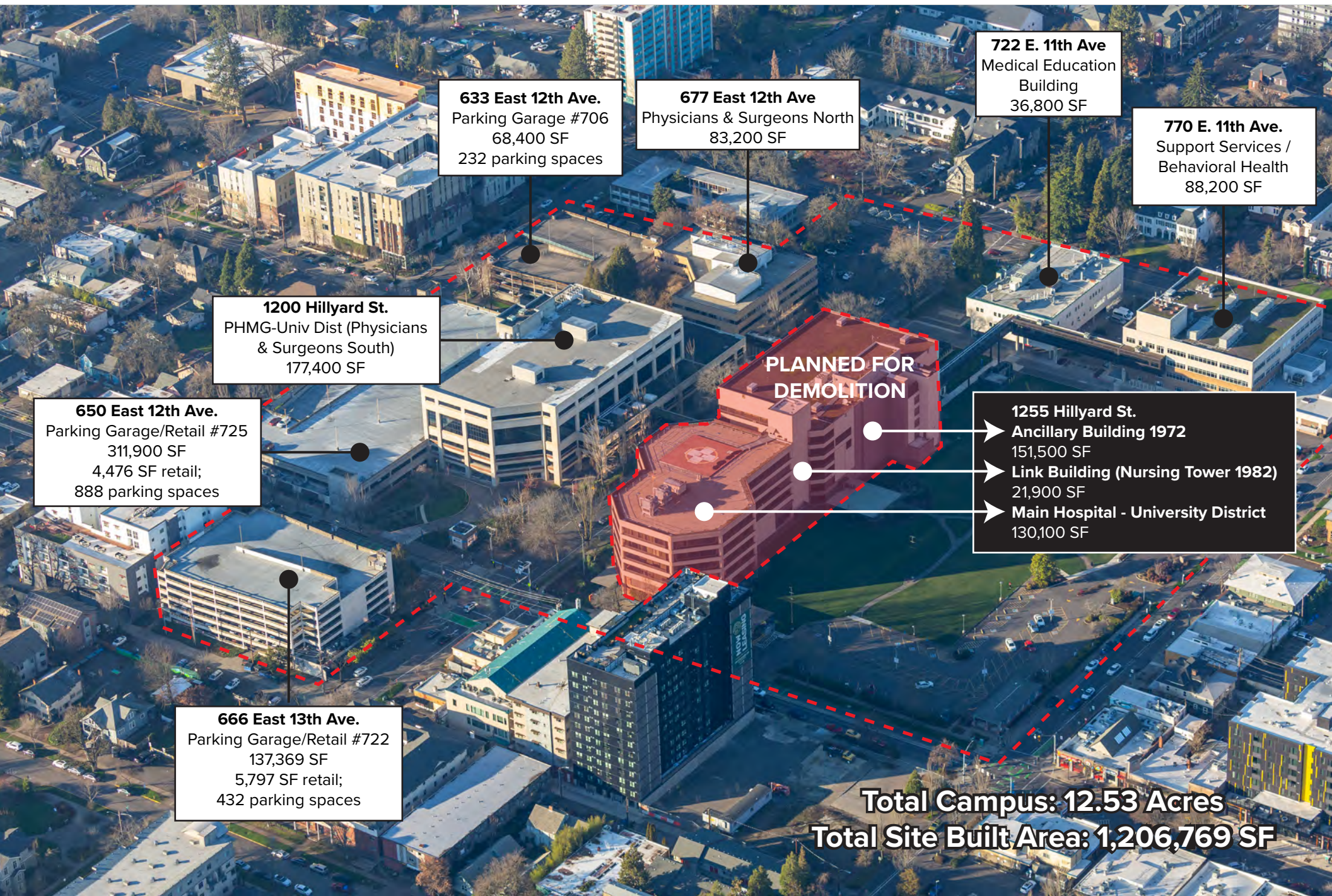




# University District Tax Lots







**633 East 12th Ave.**  
Parking Garage #706  
68,400 SF  
232 parking spaces

**677 East 12th Ave**  
Physicians & Surgeons North  
83,200 SF

**722 E. 11th Ave**  
Medical Education  
Building  
36,800 SF

**770 E. 11th Ave.**  
Support Services /  
Behavioral Health  
88,200 SF

**1200 Hillyard St.**  
PHMG-Univ Dist (Physicians  
& Surgeons South)  
177,400 SF

**650 East 12th Ave.**  
Parking Garage/Retail #725  
311,900 SF  
4,476 SF retail;  
888 parking spaces

**PLANNED FOR  
DEMOLITION**

**1255 Hillyard St.**  
Ancillary Building 1972  
151,500 SF  
➔ **Link Building (Nursing Tower 1982)**  
21,900 SF  
➔ **Main Hospital - University District**  
130,100 SF

**666 East 13th Ave.**  
Parking Garage/Retail #722  
137,369 SF  
5,797 SF retail;  
432 parking spaces

**Total Campus: 12.53 Acres**  
**Total Site Built Area: 1,206,769 SF**

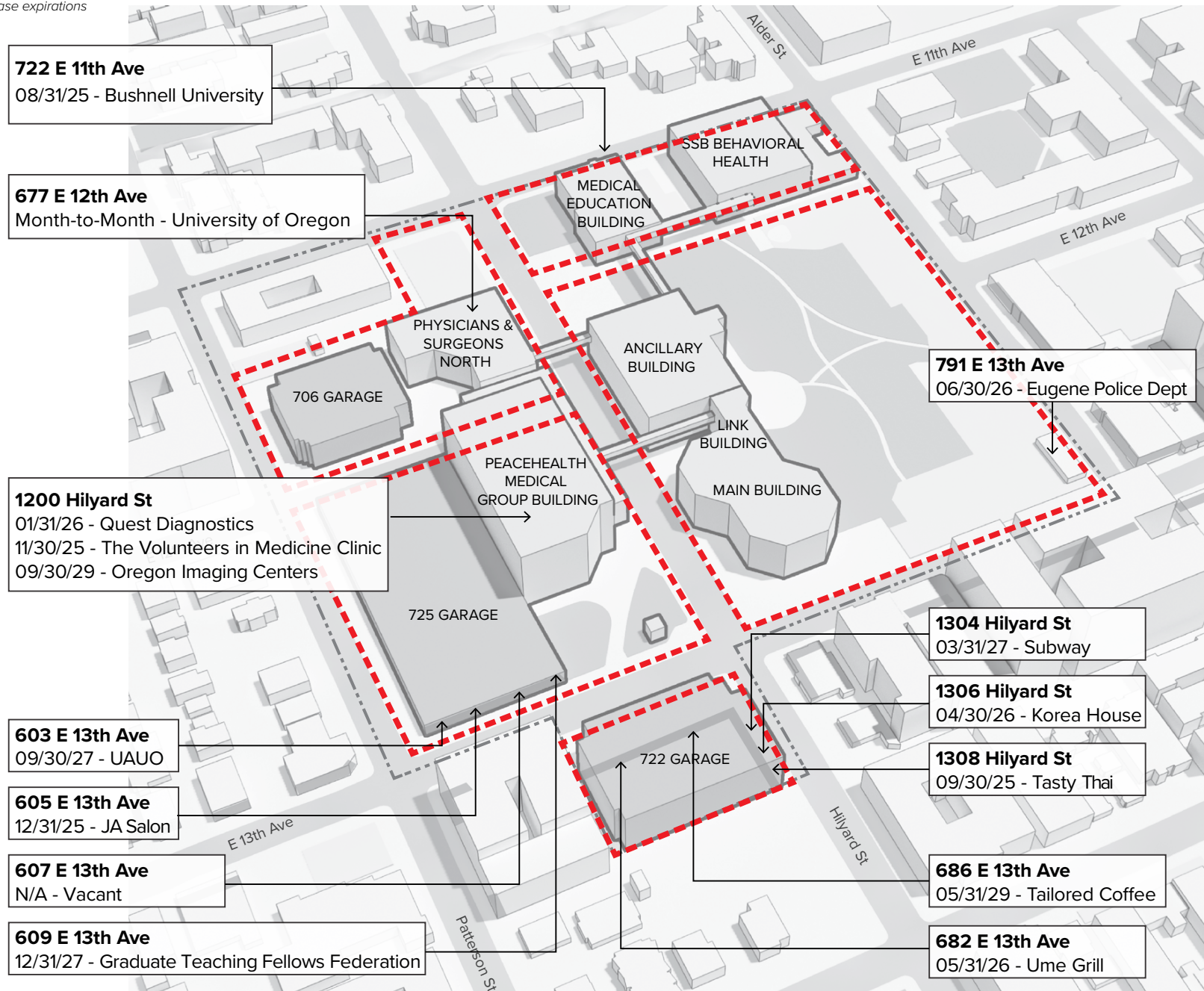






# Tenant Overview

\* Dates indicate lease expirations





SOUTHWEST VIEW

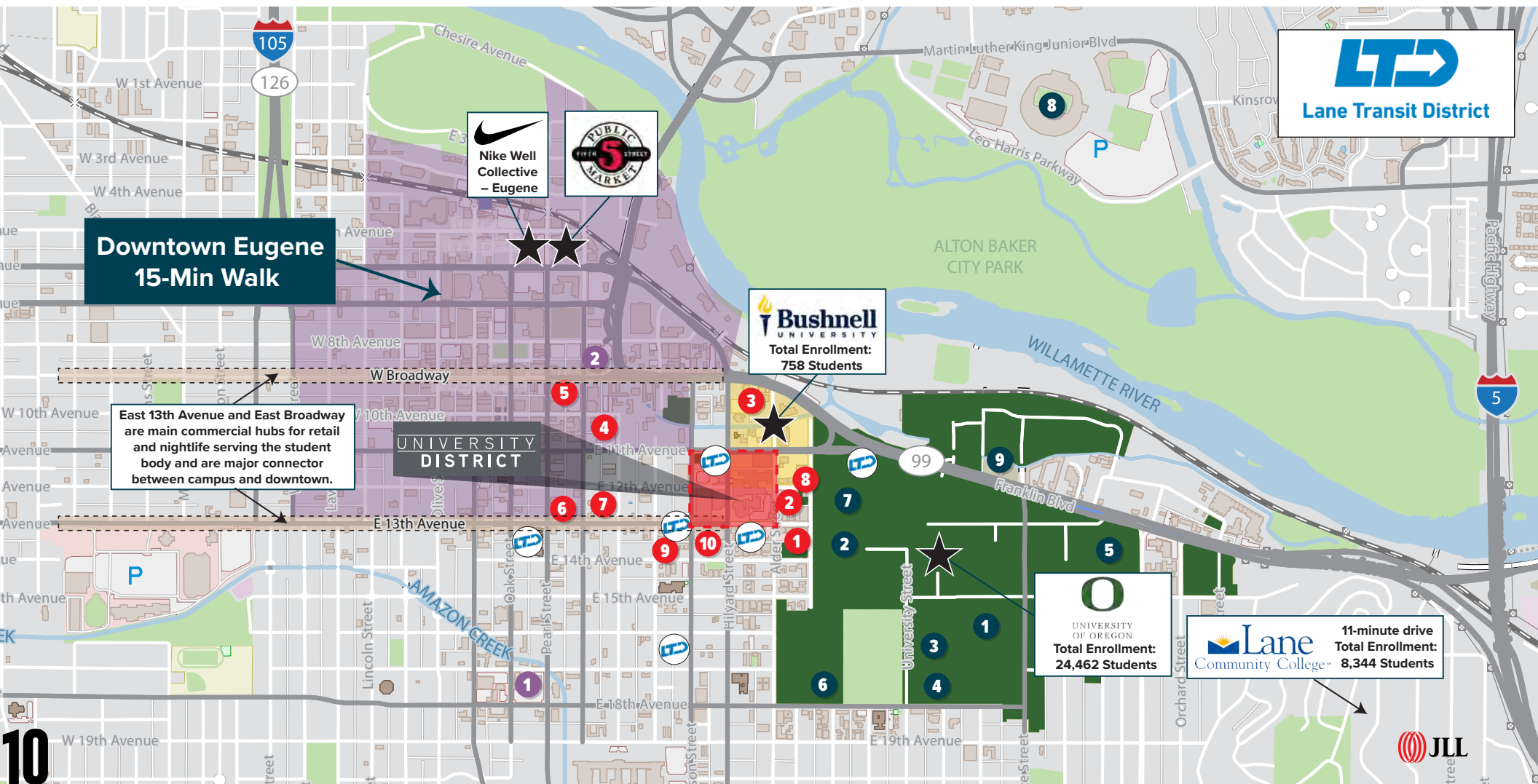




# Market Overview

The Property is strategically located between Downtown Eugene and the University of Oregon, well positioned for repositioning as a mixed-use district. The University of Oregon Campus is located just one block east of the Property, and the Downtown, Market District, and Riverfront are within walking distance. The Property is well served by transit, offering frequent service to downtown Eugene and various locations throughout the city.

## Nearby Amenities





## BARS & RESTAURANTS

- 1 Qdoba Mexican Grill
- 2 Dave's Hot Chicken
- 3 The Original Pancake House
- 4 Cheba Hut
- 5 Bo & Vine Burger Downtown Eugene
- 6 Bill & Tim's Barbeque & Tap
- 7 McMenamins High Street Brewery & Café
- 8 Rennie's Landing
- 9 Max's Tavern
- 10 Fat Shack

## UNIVERSITY OF OREGON FACILITIES

- 1 Hayward Field
- 2 Knight Library
- 3 McArthur Court
- 4 Jane Sanders Stadium
- 5 Matthew Knight Arena
- 6 Beall Concert Hall
- 7 Jordan Schnitzer Museum of Art
- 8 Autzen Stadium
- 9 Phil and Penny Knight Campus for Accelerating Scientific Impact

## GROCERY

- 1 Safeway
- 2 Whole Foods



13TH AVENUE RETAIL



ALDER STREET RETAIL





UNIVERSITY  
DISTRICT

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