

# 1665 W 18TH AVE.

EUGENE · OR · 97402



## PROPERTY HIGHLIGHTS

- 2,950 SF available
- Albertsons anchored shopping center with ample parking
- Asking rent \$25/SF NNN
- Strong neighborhood center in South Eugene



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	17,804	97,898	192,691
2017 AVG. HH INCOME	\$55,735	\$59,519	\$62,819
2017 DAYTIME POPULATION	8,134	72,710	113,202

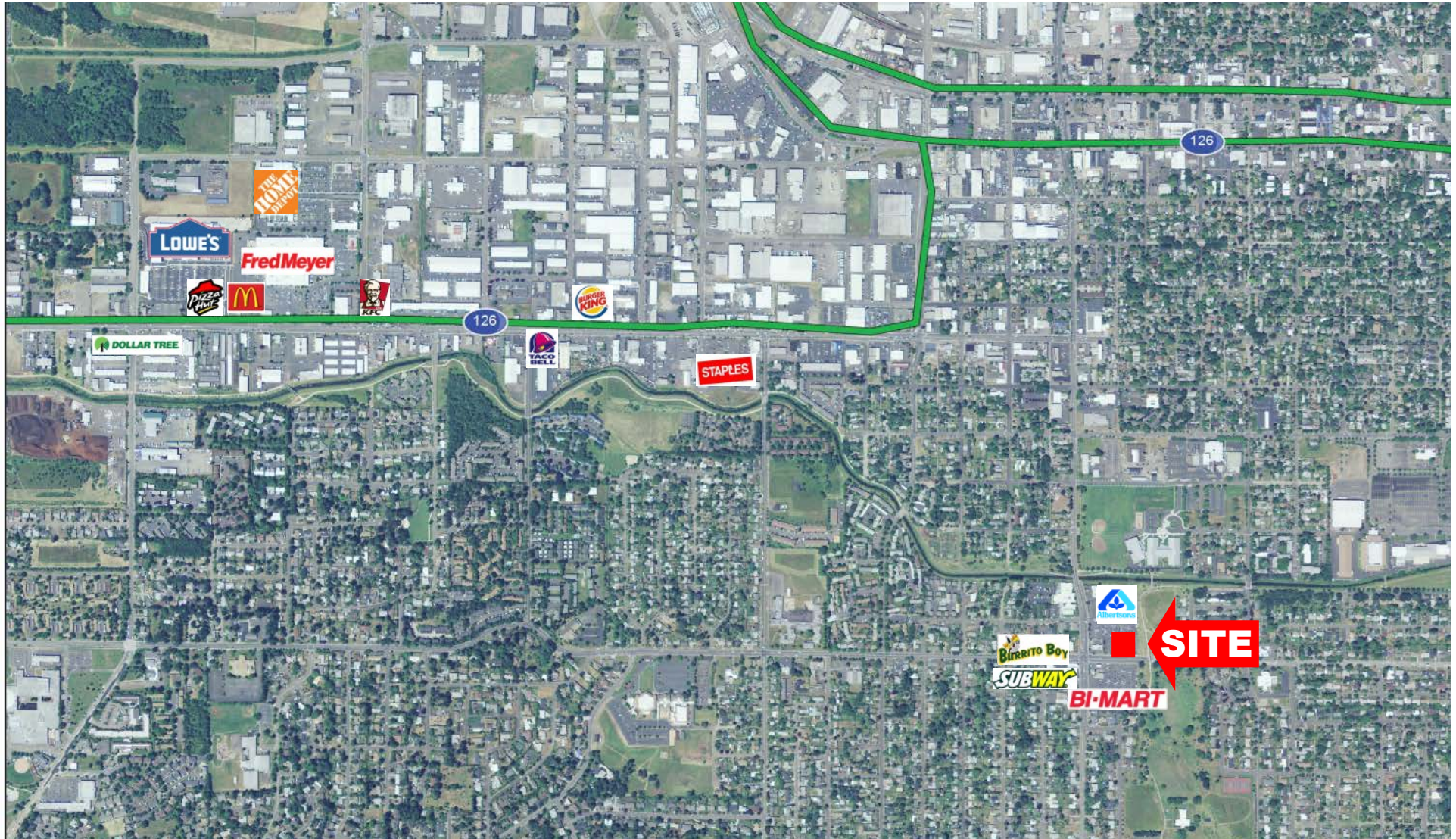
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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0407/-123.1163

RF1

1665 W 18th Ave Eugene, OR		1 Mile	3 Miles	5 Miles
POPULATION	2017 Estimated Population	17,804	97,898	192,691
	2022 Projected Population	18,779	102,895	202,740
	2010 Census Population	16,768	90,829	182,173
	2000 Census Population	16,959	86,762	168,331
	Projected Annual Growth 2017 to 2022	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	0.3%	0.8%	0.9%
	HOUSEHOLDS	2017 Estimated Households	8,607	43,435
2022 Projected Households		9,005	45,358	87,561
2010 Census Households		7,944	39,411	77,690
2000 Census Households		7,826	37,340	70,591
Projected Annual Growth 2017 to 2022		0.9%	0.9%	0.9%
Historical Annual Growth 2000 to 2017		0.6%	1.0%	1.1%
AGE	2017 Est. Population Under 10 Years	9.5%	7.9%	9.6%
	2017 Est. Population 10 to 19 Years	8.6%	13.8%	12.6%
	2017 Est. Population 20 to 29 Years	23.2%	25.2%	20.7%
	2017 Est. Population 30 to 44 Years	21.9%	17.4%	18.2%
	2017 Est. Population 45 to 59 Years	17.5%	15.9%	16.5%
	2017 Est. Population 60 to 74 Years	14.3%	14.0%	15.1%
	2017 Est. Population 75 Years or Over	4.9%	5.9%	7.3%
	2017 Est. Median Age	34.9	35.0	36.5
MARITAL STATUS & GENDER	2017 Est. Male Population	49.3%	49.7%	48.9%
	2017 Est. Female Population	50.7%	50.3%	51.1%
	2017 Est. Never Married	49.2%	52.4%	43.3%
	2017 Est. Now Married	29.3%	29.3%	35.5%
	2017 Est. Separated or Divorced	18.5%	14.8%	16.8%
	2017 Est. Widowed	3.0%	3.5%	4.4%
INCOME	2017 Est. HH Income \$200,000 or More	3.5%	4.6%	4.3%
	2017 Est. HH Income \$150,000 to \$199,999	2.7%	4.1%	4.2%
	2017 Est. HH Income \$100,000 to \$149,999	8.7%	9.5%	10.7%
	2017 Est. HH Income \$75,000 to \$99,999	9.9%	9.3%	10.0%
	2017 Est. HH Income \$50,000 to \$74,999	16.9%	15.5%	17.5%
	2017 Est. HH Income \$35,000 to \$49,999	15.1%	12.9%	13.8%
	2017 Est. HH Income \$25,000 to \$34,999	12.1%	10.2%	10.5%
	2017 Est. HH Income \$15,000 to \$24,999	11.0%	12.1%	11.8%
	2017 Est. HH Income Under \$15,000	20.0%	21.9%	17.2%
	2017 Est. Average Household Income	\$55,735	\$59,519	\$62,819
	2017 Est. Median Household Income	\$46,141	\$47,716	\$50,198
	2017 Est. Per Capita Income	\$27,140	\$27,063	\$27,702
2017 Est. Total Businesses	1,028	7,425	11,002	
2017 Est. Total Employees	8,134	72,710	113,202	

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1665 W 18th Ave		1 Mile	3 Miles	5 Miles
Eugene, OR				
<b>RACE</b>	2017 Est. White	83.6%	83.0%	83.9%
	2017 Est. Black	1.9%	1.8%	1.6%
	2017 Est. Asian or Pacific Islander	3.6%	5.7%	4.8%
	2017 Est. American Indian or Alaska Native	1.0%	1.0%	1.0%
	2017 Est. Other Races	9.8%	8.5%	8.7%
<b>HISPANIC</b>	2017 Est. Hispanic Population	1,913	8,365	18,187
	2017 Est. Hispanic Population	10.7%	8.5%	9.4%
	2022 Proj. Hispanic Population	12.0%	9.5%	10.5%
	2010 Hispanic Population	9.6%	7.5%	8.2%
<b>EDUCATION (Adults 25 or Older)</b>	2017 Est. Adult Population (25 Years or Over)	12,570	60,986	126,555
	2017 Est. Elementary (Grade Level 0 to 8)	1.9%	1.8%	2.3%
	2017 Est. Some High School (Grade Level 9 to 11)	5.0%	3.6%	4.9%
	2017 Est. High School Graduate	16.4%	16.3%	19.3%
	2017 Est. Some College	23.7%	25.3%	27.1%
	2017 Est. Associate Degree Only	7.3%	7.0%	8.0%
	2017 Est. Bachelor Degree Only	27.6%	25.0%	22.2%
	2017 Est. Graduate Degree	18.1%	20.8%	16.2%
<b>HOUSING</b>	2017 Est. Total Housing Units	8,855	44,702	86,055
	2017 Est. Owner-Occupied	38.8%	41.9%	47.7%
	2017 Est. Renter-Occupied	58.4%	55.3%	49.7%
	2017 Est. Vacant Housing	2.8%	2.8%	2.6%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	-	0.3%	0.4%
	2010 Homes Built 2000 to 2004	4.8%	8.7%	11.1%
	2010 Homes Built 1990 to 1999	8.2%	11.1%	14.4%
	2010 Homes Built 1980 to 1989	8.7%	8.6%	9.9%
	2010 Homes Built 1970 to 1979	25.0%	25.3%	25.7%
	2010 Homes Built 1960 to 1969	15.2%	15.6%	15.7%
	2010 Homes Built 1950 to 1959	17.1%	13.7%	11.2%
2010 Homes Built Before 1949	25.7%	21.0%	14.7%	
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.5%	0.8%	0.7%
	2010 Home Value \$500,000 to \$999,999	3.7%	8.2%	6.6%
	2010 Home Value \$400,000 to \$499,999	6.6%	9.8%	7.8%
	2010 Home Value \$300,000 to \$399,999	18.5%	26.8%	19.9%
	2010 Home Value \$200,000 to \$299,999	43.9%	36.7%	35.1%
	2010 Home Value \$150,000 to \$199,999	18.6%	14.4%	18.2%
	2010 Home Value \$100,000 to \$149,999	6.6%	6.8%	8.3%
	2010 Home Value \$50,000 to \$99,999	2.8%	1.9%	2.6%
	2010 Home Value \$25,000 to \$49,999	0.7%	0.6%	1.2%
	2010 Home Value Under \$25,000	2.2%	2.0%	4.3%
	2010 Median Home Value	\$249,808	\$281,970	\$253,330
	2010 Median Rent	\$701	\$778	\$792

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**Eugene, OR**

		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2017 Est. Labor Population Age 16 Years or Over	15,254	85,596	163,225
	2017 Est. Civilian Employed	62.0%	55.5%	56.8%
	2017 Est. Civilian Unemployed	4.2%	3.5%	3.2%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	33.8%	41.0%	40.0%
	2017 Labor Force Males	48.9%	49.5%	48.5%
	2017 Labor Force Females	51.1%	50.5%	51.5%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	9,461	47,488	92,738
	2010 Mgmt, Business, & Financial Operations	14.1%	15.2%	15.9%
	2010 Professional, Related	26.4%	27.3%	24.4%
	2010 Service	21.5%	21.1%	19.6%
	2010 Sales, Office	23.4%	22.2%	23.2%
	2010 Farming, Fishing, Forestry	0.7%	0.6%	0.6%
	2010 Construction, Extraction, Maintenance	4.2%	4.8%	5.4%
	2010 Production, Transport, Material Moving	9.8%	8.8%	10.9%
	2010 White Collar Workers	63.9%	64.7%	63.5%
	2010 Blue Collar Workers	36.1%	35.3%	36.5%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	60.6%	58.9%	65.4%
	2010 Drive to Work in Carpool	10.4%	10.8%	11.4%
	2010 Travel to Work by Public Transportation	6.0%	5.2%	4.5%
	2010 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2010 Walk or Bicycle to Work	17.6%	18.4%	12.5%
	2010 Other Means	1.5%	1.3%	1.3%
	2010 Work at Home	3.8%	5.4%	4.8%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	47.6%	44.9%	43.3%
	2010 Travel to Work in 15 to 29 Minutes	43.9%	41.4%	43.2%
	2010 Travel to Work in 30 to 59 Minutes	8.8%	10.2%	10.5%
	2010 Travel to Work in 60 Minutes or More	6.0%	3.4%	4.3%
	2010 Average Travel Time to Work	15.1	15.2	15.6
<b>CONSUMER EXPENDITURE</b>	2017 Est. Total Household Expenditure	\$401 M	\$2.10 B	\$4.23 B
	2017 Est. Apparel	\$13.9 M	\$73.5 M	\$147 M
	2017 Est. Contributions, Gifts	\$26.0 M	\$142 M	\$283 M
	2017 Est. Education, Reading	\$15.1 M	\$83.1 M	\$164 M
	2017 Est. Entertainment	\$22.1 M	\$117 M	\$235 M
	2017 Est. Food, Beverages, Tobacco	\$62.4 M	\$325 M	\$653 M
	2017 Est. Furnishings, Equipment	\$13.4 M	\$70.8 M	\$143 M
	2017 Est. Health Care, Insurance	\$36.0 M	\$187 M	\$376 M
	2017 Est. Household Operations, Shelter, Utilities	\$125 M	\$655 M	\$1.31 B
	2017 Est. Miscellaneous Expenses	\$6.02 M	\$31.3 M	\$63.0 M
	2017 Est. Personal Care	\$5.24 M	\$27.4 M	\$55.0 M
2017 Est. Transportation	\$75.7 M	\$394 M	\$798 M	

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