



SINGLE TENANT MEDICAL FACILITY

FOR SALE / 1060 CHAMBERS ST, EUGENE, OREGON 97402

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SALE PRICE: \$ 1,210,405

CAP RATE 6.50%

NOI \$ 78,676

BUILDING SIZE +/- 2,200 SF

LAND SIZE +/- 0.450 Acres

FEATURES

- 3.00% Annual Escalations
- Single Tenant – Medical Facility
- 10 Year – Modified NNN (Some Landlord Responsibilities)
- Term Commenced Jan 1, 2025
- High Barrier to Entry Market
- Tenant has Multiple Locations throughout Southwest & Oregon



Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

RITA CORDOVA ALFREDO BARRENECHEA
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rita@go-absolute.net alfredo@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of this rare opportunity to acquire this single-tenant medical property located in Eugene Oregon.

The Allevio Care presence in Eugene, Oregon is strategically located within an established medical corridor along Chambers Street, a well-trafficked arterial serving the broader West Eugene submarket. The surrounding area is home to a concentration of healthcare providers and clinics, supporting strong patient demand and long-term tenant stability. This location benefits from consistent healthcare utilization trends driven by population growth, aging demographics, and increasing demand for specialized outpatient services.

Overall, the Allevio Care property in Eugene presents an attractive opportunity to acquire a medical asset backed by a growing healthcare platform in a fundamentally strong and supply-constrained market.

Additional Properties Available for Sale. Please contact Broker for more Information.



VIEW WEBSITE >



EXTERIOR VIDEO

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PROPERTY SUMMARY

PROPERTY ADDRESS	1060 Chambers St, Eugene, OR 97402
PROPERTY DESCRIPTION	Single Tenant Medical
PROPERTY SIZE	+/- 0.450 Acres
TOTAL BUILDING SIZE	+/- 2,200 SF
ACCESS	Full Turn Access from W 10 th Ave.
VISIBILITY	Excellent Visibility from Chambers St. and W 10 th Ave.
SIGNAGE	1 free-standing and 1 on building sign existing.

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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INVESTMENT SUMMARY



The Tenant/Guarantor is Allevio Care is a large, private medical management services group specializing in podiatry at this location (See About Tenant for more details).

The tenant has been at this location since October 2019 and executed a new 10-year lease that commenced January 1, 2025. The lease has 3.00% escalations annually.

Allevio Care, operating as Foot & Ankle Specialists, is responsible for all interior repairs and expenses, and all routine expenses, repair & maintenance of the Building Systems (fixtures, plumbing, electrical, lighting). Landlord is responsible for major Building Systems repair & replacement, and roof & structure.

The owner has multiple other locations available for sale in Eugene, Oregon and Throughout New Mexico, inquire with Broker for more information.



INTERIOR VIDEO >

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LEASE & FINANCIAL INFORMATION

TENANT	Alevio Care LLC
TRADE NAME	Foot & Ankle Care Specialists
NOI	\$78,676.00
LEASE TYPE	Modified NNN (Some LL Responsibilities)
LANDLORD RESPONSIBILITIES	Roof & Structure & Building Systems Major Repairs or Replacement
LEASE TERM	10 years
RENT COMMENCEMENT	January 2025
RENTAL INCREASES	3.00% Annual
TENANCY	Single (Tenant may sublet offices at the building).
GUARANTY	Corporate

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ABOUT THE TENANT

Foot and Ankle Specialists was founded by Dr Ryan Anderson in Bountiful, UT in 2003. By focusing on great patient care, offering innovative services, and partnering with the best trained foot surgeons, it grew to 22 clinics and 32 providers in 2025. An opportunity to partner with private equity backed management services platform provider, Allevio, was consummated in early 2025.

Allevio Care is a medical management services provider specializing in lower extremities. Allevio brings management experience, leadership, and capital to allow the group to continue to grow through partnering with other successful physicians and the ability to make them more successful through adding more cutting edge services.

Allevio has now grown to over 80 providers and is present in 7 states. Headquarters is in Murray, UT. The goal is to revolutionize foot and ankle care while continuing to offer best in class care in this specialty. Allevio is on track to meet it's 5 year goal of being the nation's largest podiatry group.

Operator: <https://myfootandanklespecialistnm.com>

Tenant: <https://alleviocare.com>



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TENANT INFORMATION

TENANT

Allevio Care, LLC

OPERATOR at THIS LOCATION

Foot & Ankle Specialists, Founded and Operated by Ryan K. Anderson DPM PC SBA

AREAS OF SPECIALTY

Allevio Care: Lower Extremities, Primarily Podiatry, pain medicine, vascular services.
This Location: Podiatry

YEARS IN BUSINESS

Foot & Ankle Specialists: 23 (Founded 2003)

YEARS AT THIS LOCATION

Since Sept 2022

STATES OPERATING

Allevio Care: 7 total.
Foot & Ankle Specialists: 4: Utah, Texas, Oregon, New Mexico

CLINICS OPERATED

Allevio Care: Approx. 40+ locations, 80+ providers
Foot & Ankle Specialists: 22 locations, 32 providers:
8 in Utah, 11 in New Mexico, 1 in Texas, 1 in Oregon.

SUPPORT FACILITIES

Foot & Ankle Specialists: 1 Vascular Labs, 1 Pathology Lab, 1 Corporate Office

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RENT SCHEDULE

Term	Lease Year	Lease Year Start	Lease Year End	Monthly Rent	Annual Rent	Escalation
Initial	1	1/1/2025	12/31/2025	\$6,365	\$76,380	
	2	1/1/2026	12/31/2026	\$6,556	\$78,671	3.00%
	3	1/1/2027	12/31/2027	\$6,753	\$81,032	3.00%
	4	1/1/2028	12/31/2028	\$6,955	\$83,462	3.00%
	5	1/1/2029	12/31/2029	\$7,164	\$85,966	3.00%
	6	1/1/2030	12/31/2030	\$7,379	\$88,545	3.00%
	7	1/1/2031	12/31/2031	\$7,600	\$91,202	3.00%
	8	1/1/2032	12/31/2032	\$7,828	\$93,938	3.00%
	9	1/1/2033	12/31/2033	\$8,063	\$96,756	3.00%
	10	1/1/2034	12/31/2034	\$8,305	\$99,659	3.00%



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PROPERTY PHOTOS



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SITE CLOSE UP



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TRADE AREA



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DEMOGRAPHICS

*provided by the Missouri Census Data Center



AVERAGE HOUSEHOLD INCOME

\$73k

ESTIMATED HOUSEHOLDS

5-Mile Radius

91,488

3-Mile Radius

49,412

1-Mile Radius

7,230

POPULATION



1-Mile Radius

14,991

Median Age

37.2



3-Mile Radius

96,738

Median Age

37.9



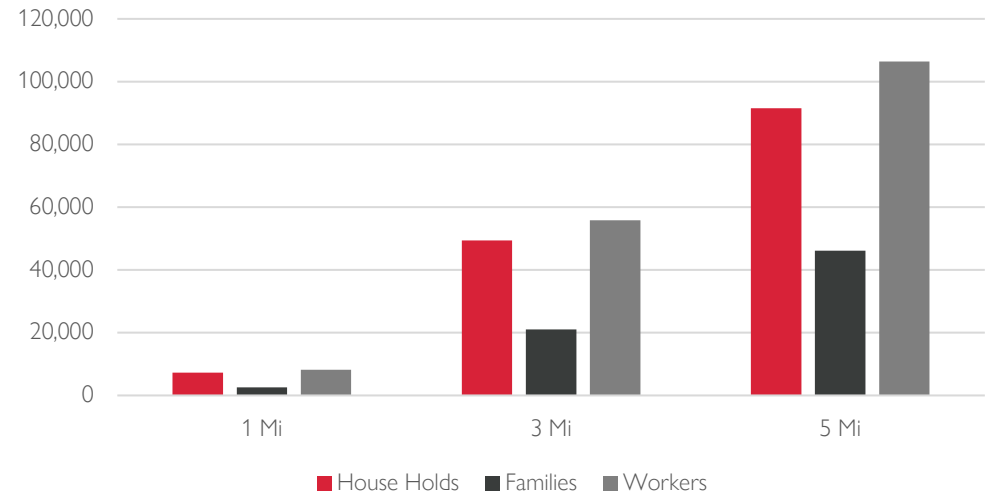
5-Mile Radius

101,949

Median Age

39.2

Eugene, OR Demographics



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EUGENE, OREGON

Eugene, Oregon is located at the southern end of the Willamette valley, near the Mckenzie and Willamette rivers. The second most populated city in Oregon it has 176,654 people as of the 2020 United State census. Its population only beat by Portland, Oregon. The city is well-known for its natural environment and recreational activities such as bicycling, hiking, rafting, and kayaking. Eugene is in the Marine West Coast Climate zone with dry summers and wet winters.

Eugene is well known for its countercultural lifestyle that began in the 1960s as well as its history of environmental activism. Eugene is often referred to as the “Emerald City” due to its lush surroundings. Eugene is home to a few major educational institutions Bushnell University, New Hope Christian College and the University of Oregon. Making Eugene a “College Town” because of its large number of students.

Many cultural organizations are stationed in Eugene such as the Eugene Symphony, Eugene Ballet and the Eugene Opera. It is also home to a number of live theater groups like Shakespeare in the Park, Oregon Contemporary Theatre and University Theatre. Eugene, Oregon is a town with much variety in activities, places and people. Great for any business just starting out or looking to expand.

EUGENE MSA DEMOGRAPHICS



Population

Growth Since 2020

Median HH Income

179,961

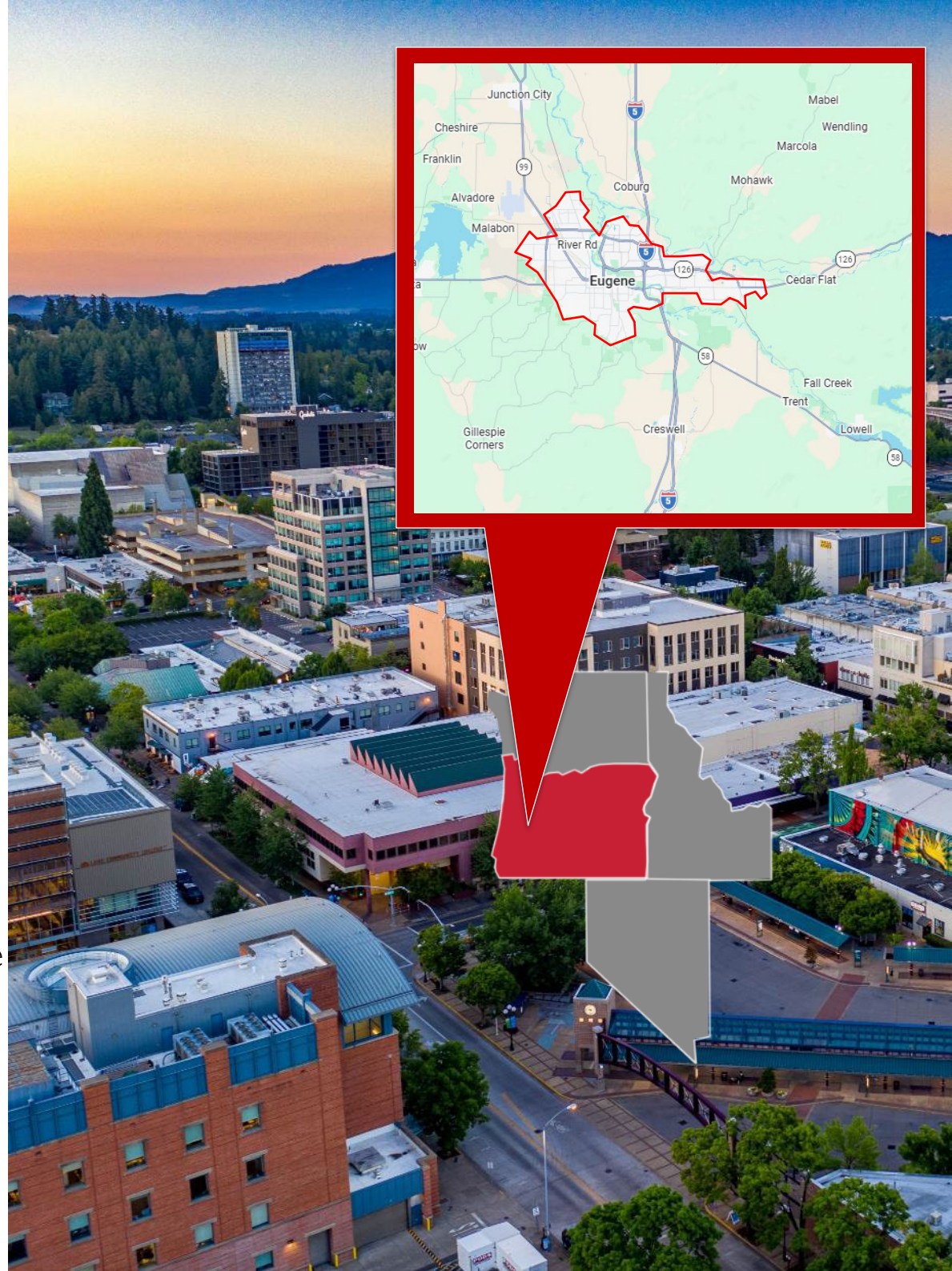
0.29%

\$66,562

2020 Estimates

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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of retail investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 11 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies.



RITA CORDOVA Vice President

(505) 489-8538 / rita@go-absolute.net

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.

Oregon Broker of Record:

David E Clyde, David E Clyde Real Estate

Oregon LIC # 200270620

(541) 729-1644

dcl Clyde@aol.com





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.



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