

FOR LEASE



1137-1405 N. PACIFIC HWY | COTTAGE GROVE, OR

VILLAGE CENTER

37,254 SF | BIG BOX OPPORTUNITY

- Three Dock-High + Grade-Level Loading
- High-Traffic Location | Near I-5 & LCC
- Flexible Use: Retail | Showroom | Light Assembly
- Strong Co-Tenancy: Family Dollar, Goodwill, Torero's Restaurant

LEASE RATE: **\$0.39/SF, NNN**



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PROPERTY HIGHLIGHTS

BUILDING SIZE

37,254 SF ground floor

2,040 SF mezzanine

39,294 SF total

LOT SIZE

2.37 acres

FEATURES

Former grocery store with:

- Three dock-high doors,
- 22' clear height
- Fully sprinklered

POTENTIAL USES

Retail | Showroom | Light Manufacturing | Sales

YEAR BUILT

1978 (renovated 2000 & 2001)

ROOF

New TPO Roof (April 2022)



BUILDING EXTERIOR PHOTOS



Listing broker has an ownership interest in the property

The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

LOCATION OVERVIEW

The Village Center is positioned less than ½ mile from I-5, providing direct access to Lane Community College and Cottage Grove. The center benefits from strong visibility, consistent traffic, and convenient access to the surrounding retail corridor.

Traffic Counts

I-5: 28,851 AADT

Hwy 99: 10,524 VPD

Demographics

Radius	2 Mile	5 Mile	10 Mile
Population (2024)	12,189	16,988	28,975
Households	4,710	6,599	10,862
Avg. Household Income	\$64,403	\$70,272	\$80,378
Median Home Value	\$315,337	\$341,507	\$361,983



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