



FOR LEASE

Versatile High-Traffic Space

Shoppes at Gateway
3000 Gateway Street
Springfield OR 97477

SUITE 100 DETAILS

- Approximately 30,460 square feet of in-line space at the Shoppes at Gateway
- Co-tenants include Target, Cabela's, Hobby Lobby, Ulta, Crunch Fitness & Petco
- High ceilings: B.O.D. approximately 24'
- Tenant improvement allowance negotiable
- \$9.00/SF/Year, NNN (NNN's approximately \$6.50/SF/Year)

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

Lilly Storment

lilly@eebcre.com

Stephanie Seubert

stephanie@eebcre.com

Alan Evans

alan@eebcre.com

541.345.4860

Licensed in the State of Oregon.

the SHOPPES at GATEWAY | Site Plan

Shoppes at Gateway
3000 Gateway Street
Springfield OR 97477

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Lilly
Storment**

lilly@eebcre.com

**Stephanie
Seubert**

stephanie@eebcre.com

**Alan
Evans**

alan@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



TRAFFIC COUNTS

- Gateway Street: 19,740 vehicles per day
- Beltine Highway: 33,069 vehicles per day
- I-5: 79,105 vehicles per day

POPULATION

- 3 mile radius: 88,737
- 5 mile radius: 181,353
- 10 mile radius: 288,017

AVERAGE INCOME

- 1 mile radius: \$99,400
- 3 mile radius: \$92,694
- 5 mile radius: \$91,847

Floor Plan

Shoppes at Gateway
3000 Gateway Street
Springfield OR 97477

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

Alan
Evans

alan@eebcre.com

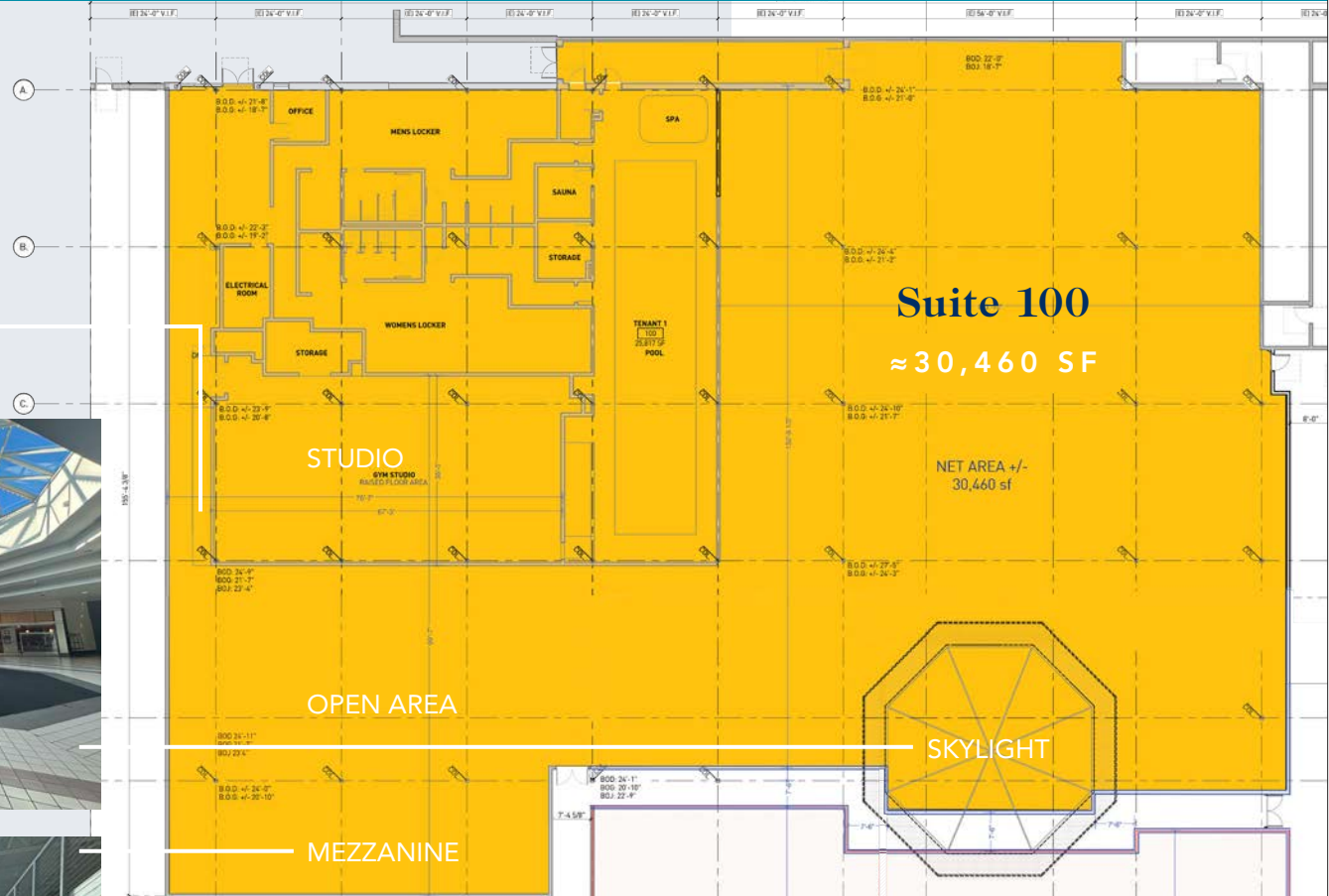
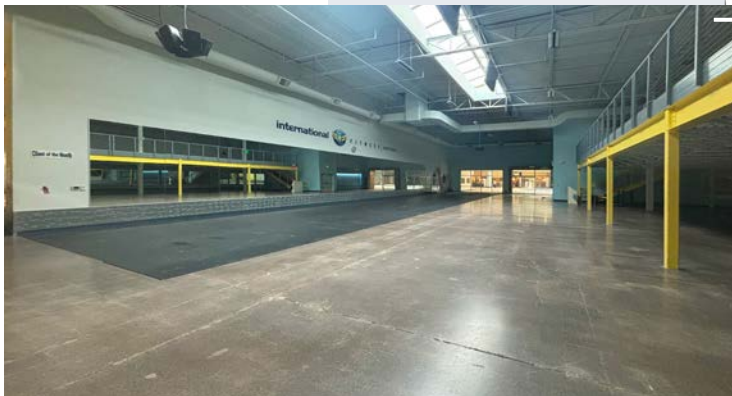
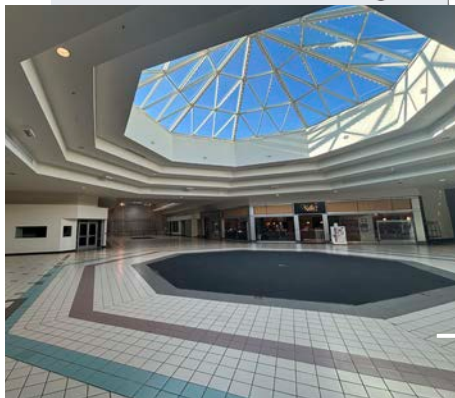
Stephanie
Seubert

stephanie@eebcre.com

Lilly
Storment

lilly@eebcre.com

541.345.4860



- Concrete floors
- High ceilings: B.O.D. approximately 24 feet
- Men & women's locker rooms each with multi-stall restrooms & showers
- Large skylights provide natural light
- Space includes lap pool, hot tub, sauna & mezzanine from previous fitness user
- \$9.00/SF/YR, NNN

Exterior Photos

Shoppes at Gateway
3000 Gateway Street
Springfield OR 97477

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Lilly
Storment**

lilly@eebcre.com

**Stephanie
Seubert**

stephanie@eebcre.com

**Alan
Evans**

alan@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

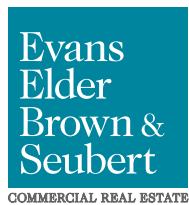
Licensed in the
State of Oregon.



The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert 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.

Location

Shoppes at Gateway
3000 Gateway Street
Springfield OR 97477



CONTACT

541.345.4860

Lilly Storment
lilly@eebcre.com

Stephanie Seubert
stephanie@eebcre.com

Alan Evans
alan@eebcre.com