



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

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101 East Broadway
Suite #101
Eugene, OR 97401

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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

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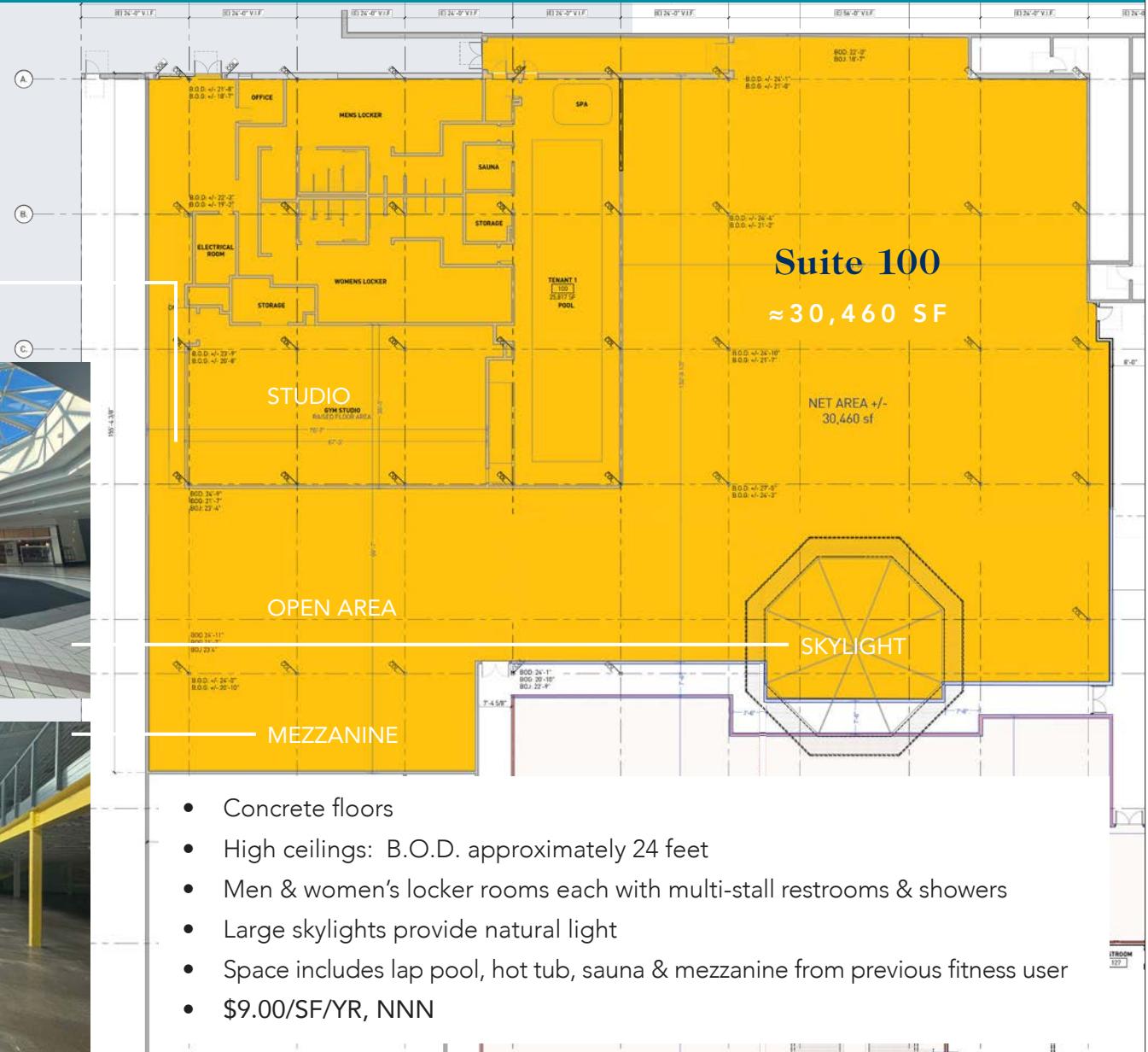
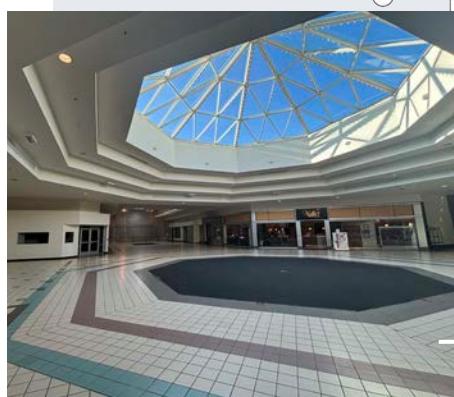
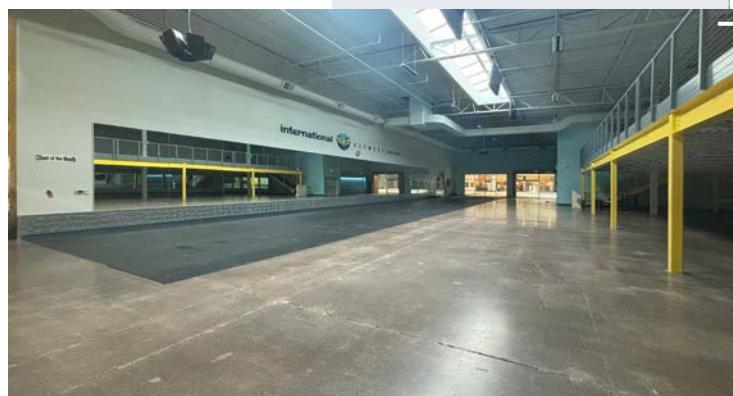
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Exterior Photos

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