



## 844 Olive St

844 Olive St, Eugene, OR 97401



**Rob Olsen**

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# 844 Olive St

\$14.40 /SF/YR

Imagine a vibrant, immersive bar and venue that transports you to a world of entertainment. That's exactly what this exceptional opportunity in downtown Eugene, Oregon offers. With a generous 319-person capacity, expansive outdoor patios, a game room, and a state-of-the-art commercial kitchen perfect for a ghost or commissary kitchen, this space has been meticulously upgraded to provide an unparalleled experience for both patrons and business owners. The lease terms are exceptionally favorable and offer renewal options, making this an incredibly attractive investment. This truly is a rare gem that combines prime location, exceptional facilities, and the potential for remarkable success. County records show 7344 sqft. Owner wants to receive \$1.17 a sqft per month or \$8600 a month plus NNN fees. NNN fees approximately \$1790 a month depending on type of business and insurance requirements. Call Rob Olsen 541-501-3939...

- Heavy foot traffic at night
- Extensive outdoor seating
- Large kitchen, perfect for a commissary or ghost kitchen.



Rental Rate:	\$14.40 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	7,160 SF
Year Built:	1974
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	60 (Good Transit)
Rental Rate Mo:	\$1.20 /SF/MO

1st Floor

Space Available	7,160 SF
Rental Rate	\$14.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Drinking Establishment
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

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## Property Photos



844 Olive St - The Big Dirty - Exterior-5



844 Olive St - The Big Dirty - Drone-1



## Property Photos



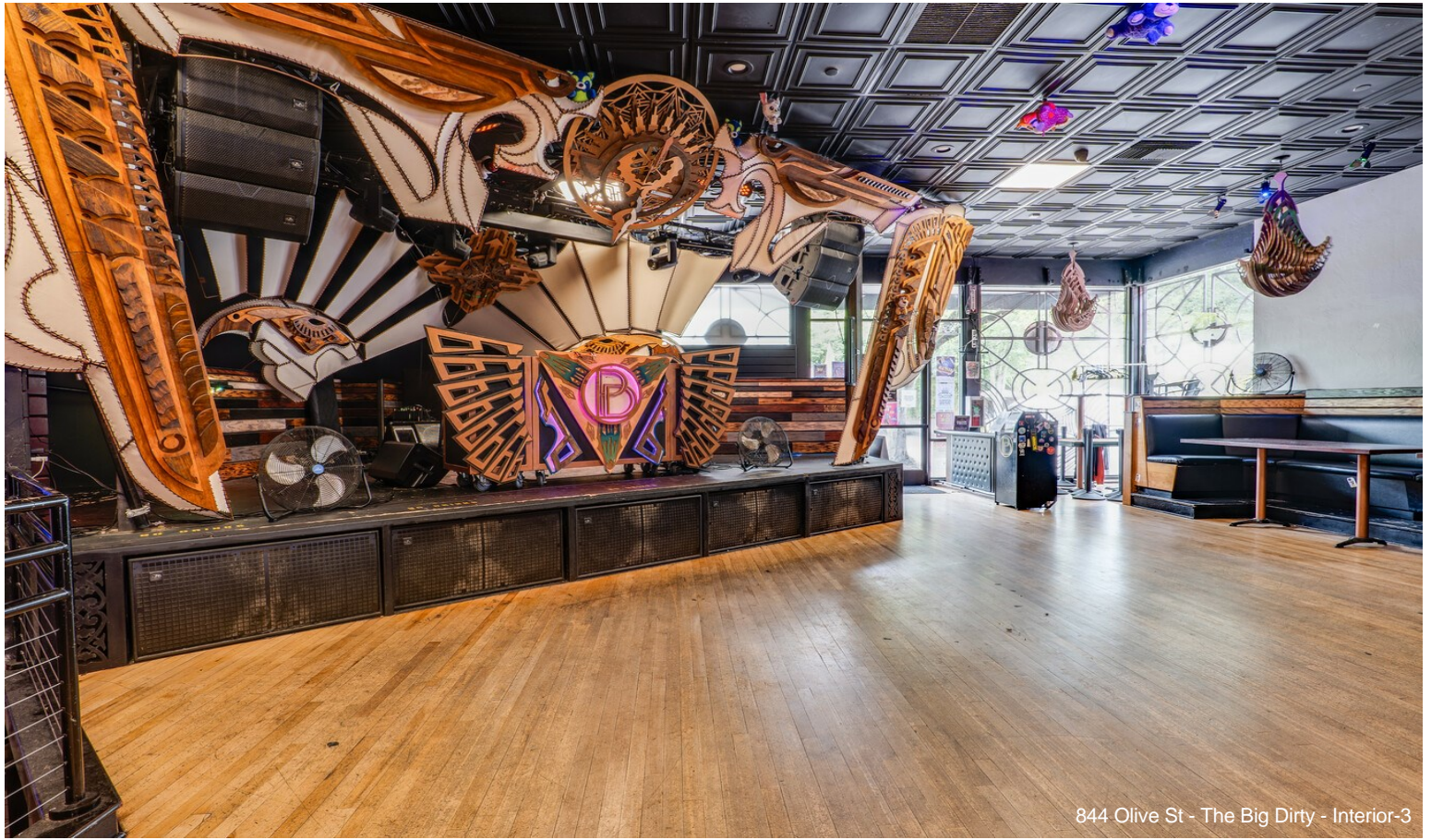
844 Olive St - The Big Dirty - Interior-1



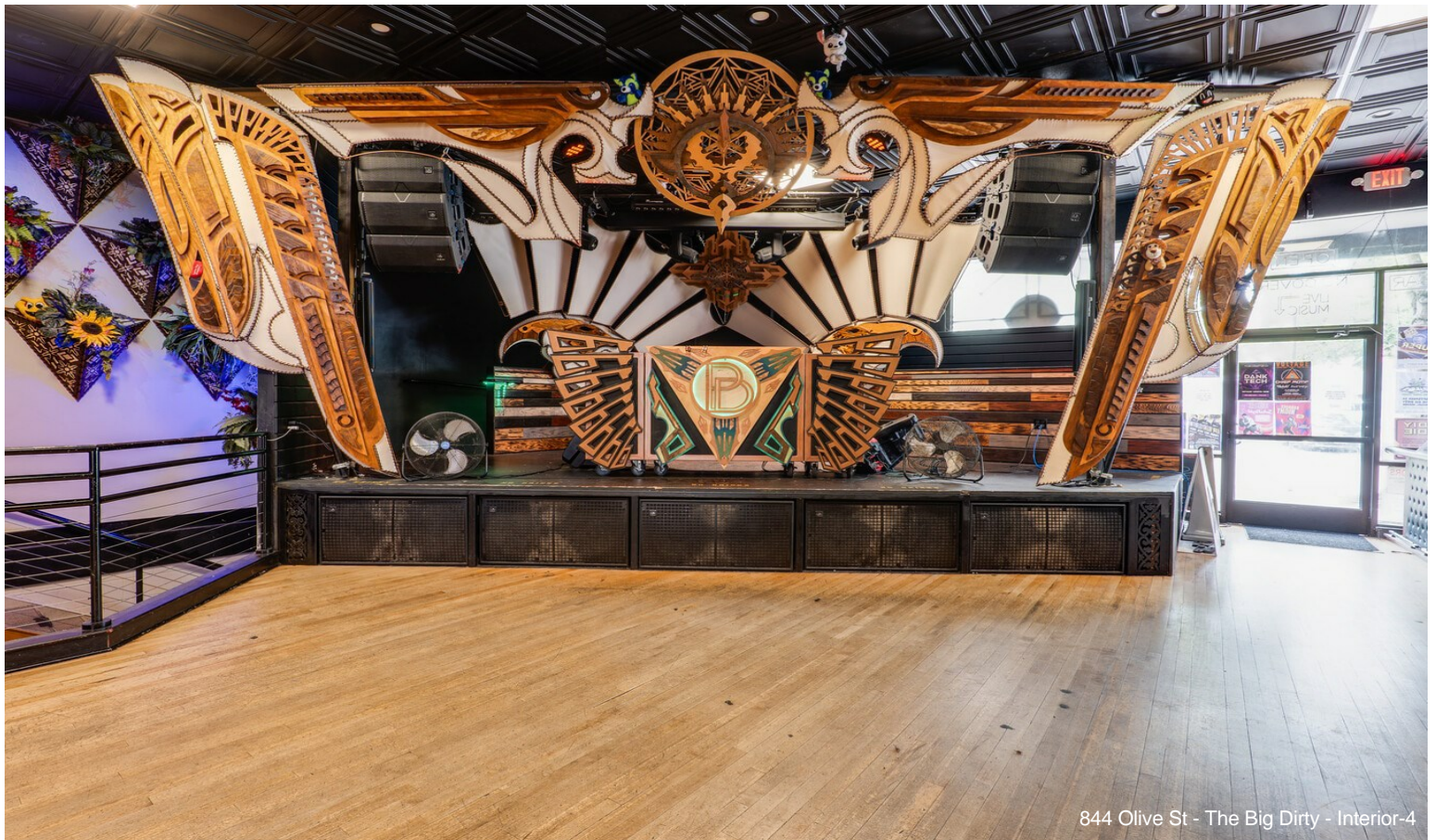
844 Olive St - The Big Dirty - Interior-2



## Property Photos



844 Olive St - The Big Dirty - Interior-3



844 Olive St - The Big Dirty - Interior-4



## Property Photos



844 Olive St - The Big Dirty - Interior-5



844 Olive St - The Big Dirty - Interior-6



## Property Photos





## Property Photos



844 Olive St - The Big Dirty - Interior-9



844 Olive St - The Big Dirty - Interior-10



## Property Photos



844 Olive St - The Big Dirty - Interior-11



844 Olive St - The Big Dirty - Interior-12



## Property Photos





## Property Photos



844 Olive St - The Big Dirty - Interior-15



844 Olive St - The Big Dirty - Interior-16



## Property Photos



844 Olive St - The Big Dirty - Interior-17



844 Olive St - The Big Dirty - Interior-18



## Property Photos





## Property Photos



844 Olive St - The Big Dirty - Interior-21



844 Olive St - The Big Dirty - Interior-22

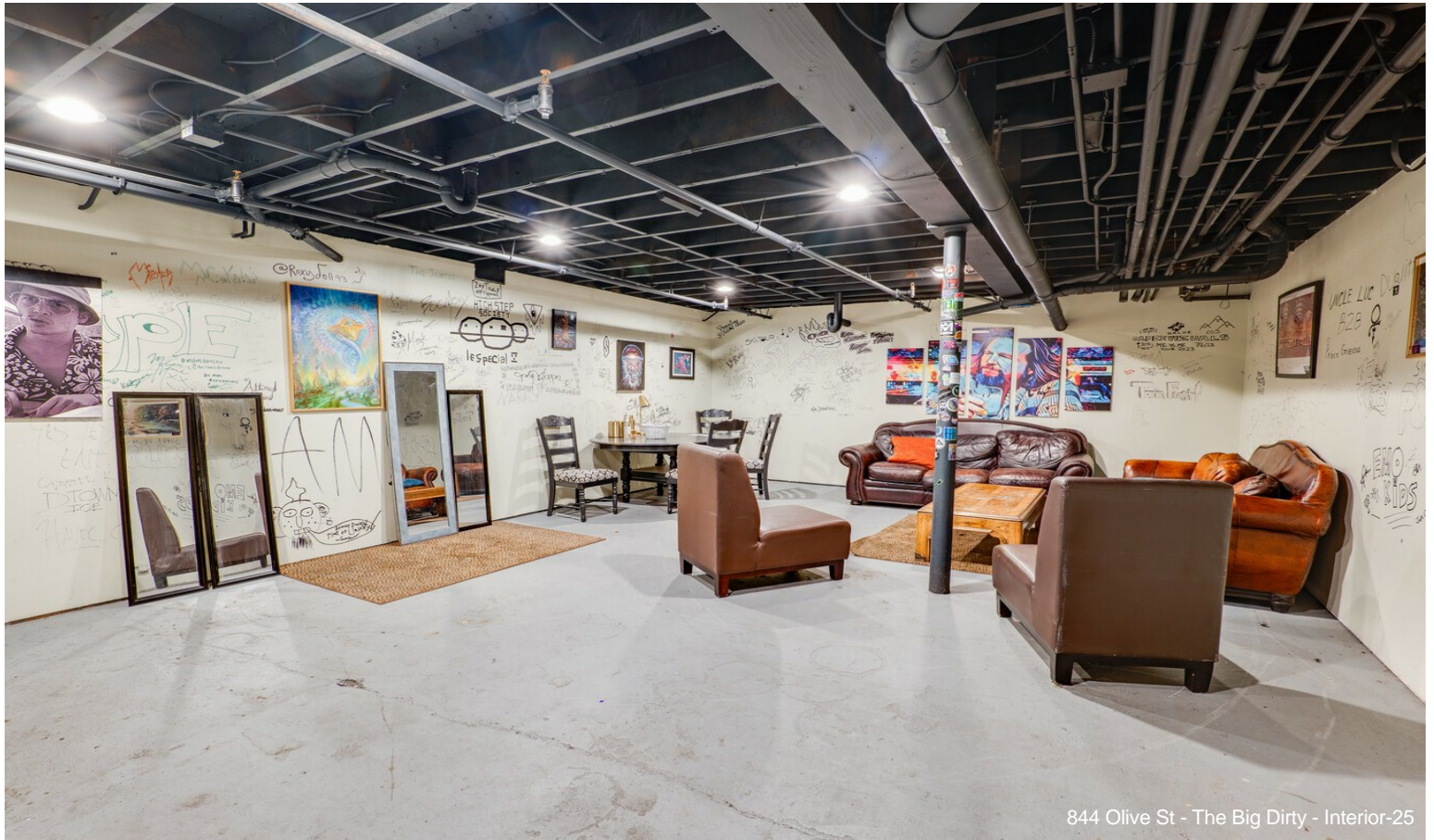


## A photograph showing the interior of a walk-in freezer or cooler. The door is open on the left, revealing a metal shelving unit with various containers. The floor is concrete with a metal grate drain. Several large metal kegs are stacked on the right side. A blue storage bin is mounted on the wall. The interior is brightly lit by a single overhead light fixture. The door frame on the right has a pressure gauge and a control panel.





## Property Photos



844 Olive St - The Big Dirty - Interior-25



844 Olive St - The Big Dirty - Interior-26



## Property Photos



844 Olive St - The Big Dirty - Exterior-6