

FOR LEASE



579 E BROADWAY | EUGENE, OREGON

## 3,400 SF STAND-ALONE RESTAURANT

0.50 Acres | C2 Zoning | Built-Out Commercial Kitchen

Near UO & Downtown • 24 On-Site Parking Spots

**\$34/SF** ABSOLUTE NET



**BEN WANICHEK**  
benw@campbellre.com  
(541) 520-0067

Licensed in the State of Oregon

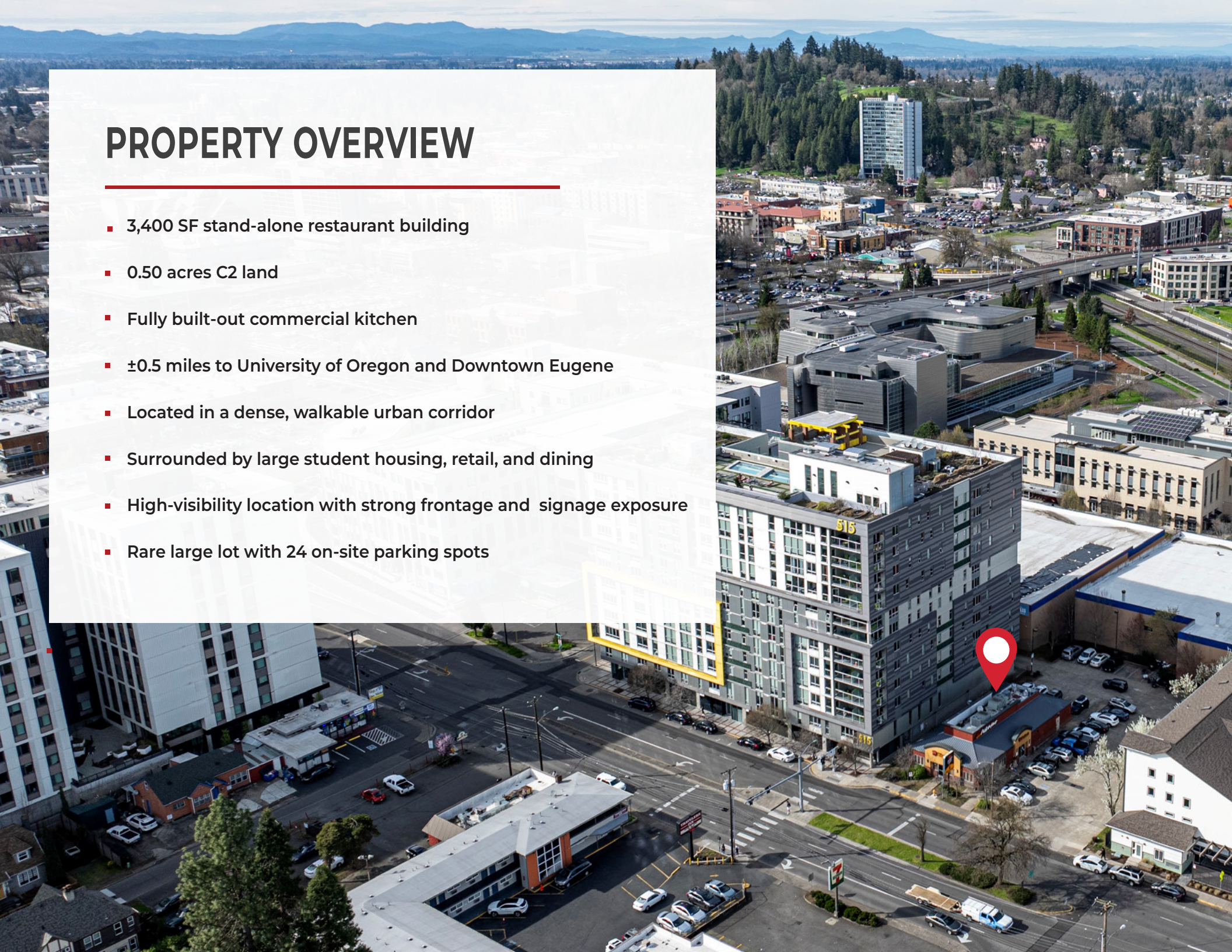
**BILLY POLLOCK**  
billyp@campbellre.com  
(541) 285-8865

Licensed in the State of Oregon

# PROPERTY OVERVIEW

---

- 3,400 SF stand-alone restaurant building
- 0.50 acres C2 land
- Fully built-out commercial kitchen
- ±0.5 miles to University of Oregon and Downtown Eugene
- Located in a dense, walkable urban corridor
- Surrounded by large student housing, retail, and dining
- High-visibility location with strong frontage and signage exposure
- Rare large lot with 24 on-site parking spots



# AREA AMENITIES - EAST VIEW



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.

# AREA AMENITIES - WEST VIEW



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.

# PARKING AND TRAFFIC COUNTS



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.

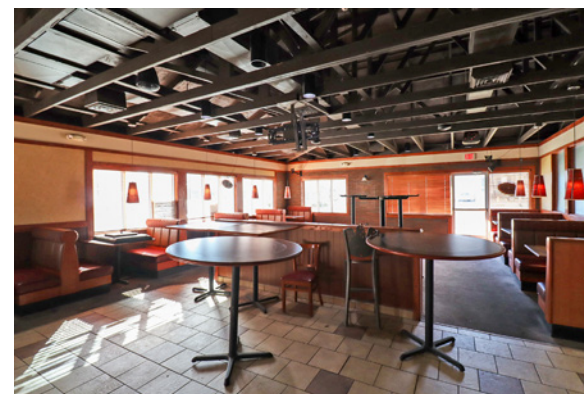
# OVER 4,500 BEDS IN A THREE-BLOCK RADIUS



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.

## BUILDING INTERIOR + KITCHEN FEATURES

Built-out restaurant interior with dining area, prep space, and commercial kitchen.

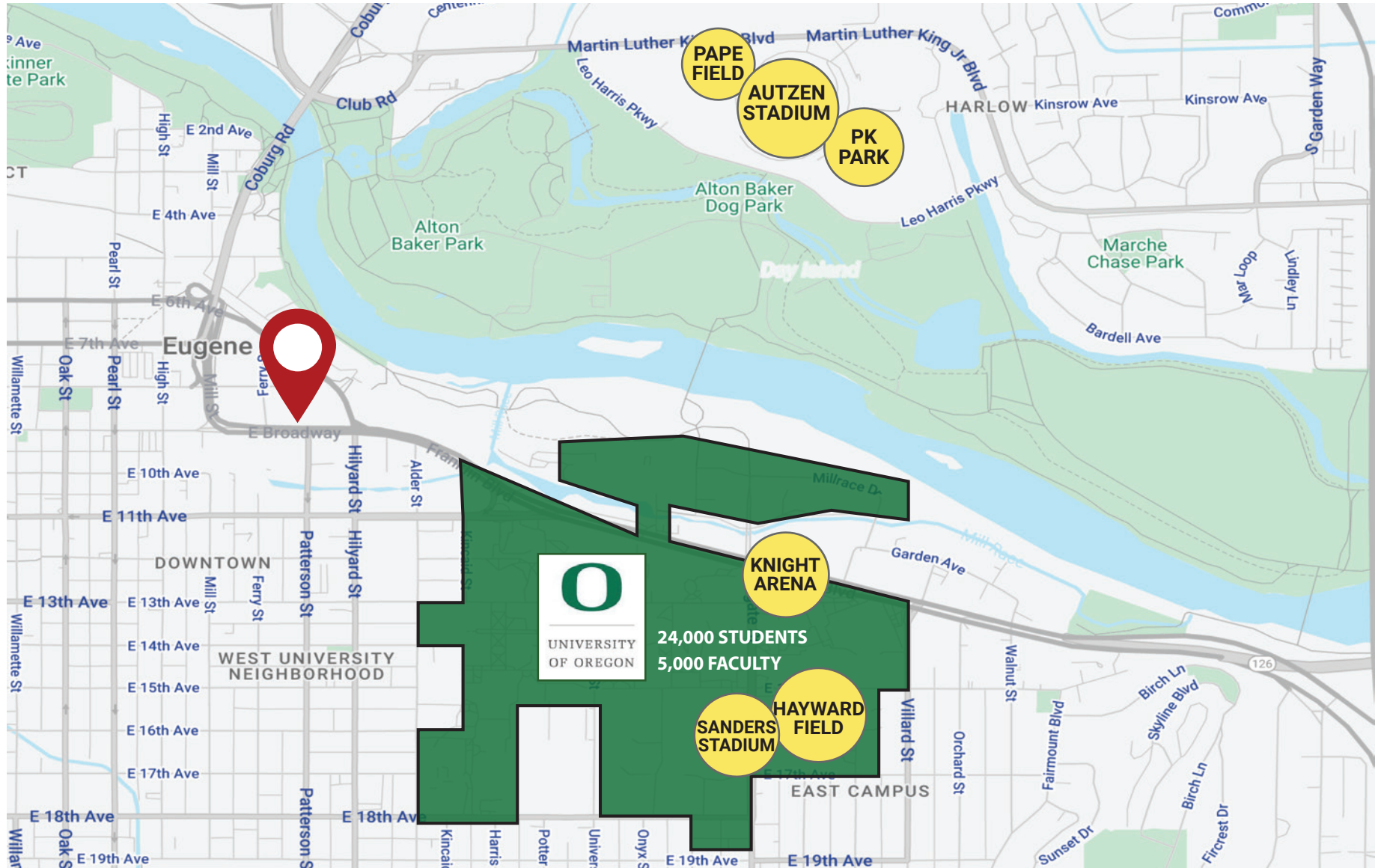


# VISIBLE BROADWAY FRONTAGE



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.

# PROXIMITY TO UO CAMPUS & ATTRACTIONS



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.

# Eugene, Oregon

## A Thriving University City Fueling Restaurant Success

Eugene is Oregon's second-largest city, home to more than 178,000 residents and the University of Oregon's 23,800+ students. Positioned in the heart of the Willamette Valley with easy access to I-5, rail, and air, Eugene serves as a major hub for education, innovation, and culture in the Pacific Northwest.

Anchored by the University of Oregon, the area surrounding campus supports a vibrant mix of student housing, restaurants, and entertainment venues. The city's youthful, highly educated population drives consistent demand for dining, nightlife, and local experiences year-round.

The restaurant market in Eugene is bolstered by strong foot traffic from students, faculty, and visitors, as well as professionals working in nearby education, healthcare, and tech sectors. Eugene's commitment to sustainability, local sourcing, and active lifestyles fosters a thriving food culture that blends national brands with independent operators.

For restaurateurs, 579 E. Broadway offers a prime opportunity within Eugene's most active dining and student district—surrounded by major apartment developments, university landmarks, and over 4,500 student beds within three blocks.

**382,600**

EUGENE MSA  
POPULATION

**\$72,000**

MEDIAN  
HOUSEHOLD  
INCOME

**\$448,000**

MEDIAN  
HOME VALUE



UNIVERSITY OF OREGON'S AUTZEN STADIUM