

FOR SALE

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STRATACACHE  
Campus

±150.16 Acres

# Eugene Technology Center Land

29519 Willow Creek Road, Eugene, OR 97402

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**High-Capacity Power Campus**  
in Oregon's Emerging Tech Core



# Two Parcels Over 150 Acres

WEST 18TH AVENUE & WILLOW CREEK ROAD  
EUGENE, OR 97402

Power-Enabled Land Opportunity | ±150.16 AC

**FOR SALE**

Contact broker for pricing

## Willamette Valley Location Details:

Willow Creek presents a generational, turnkey opportunity to secure a large-scale, power-ready site within the Eugene Technology Center, one of Oregon's emerging technology hubs. The ±150.16-acre property is uniquely positioned for mission-critical and power-intensive users, anchored by an on-site 84-megawatt substation and immediate adjacency to Stratacache's Eugene campus—one of the most significant billion dollar technology investments in the Pacific Northwest.

The region is home to hundreds of technology companies spanning software, biotech, hardware, and digital services, with sustained technology employment and entrepreneurial activity that continue to expand year over year. Talent pipelines are reinforced by the University of Oregon and other local institutions that consistently graduate skilled professionals in STEM and creative technology disciplines, fueling workforce growth and innovation partnerships.

This is not just industrial land — it is a foundational technology campus opportunity in a rapidly growing West Coast tech hub.

## Property Details

Total Area Acres	±150.16 (possible additional land assemblage)
Parcel 1	Tax Lot #1804042001300 - 85.16 AC
Parcel 2	Tax Lot #1804042001400 - 65.00 AC
Zoning	(E-1) Employment Campus
Substation	84 MW with potential to increase to 164 MW
Utilities/Infrastructure	Water, sewer, natural gas, fiber to site
Submarket	Lane County
Address	29519 Willow Creek Road, Eugene, OR 97402
Location	Eugene's Westside Industrial District
Technology District	Centered in Eugene Technology Center, anchored by a 1.1 million square foot facility currently occupied by Stratacache
Condition	Flat, level, with low to moderate foliage
Economic Incentives	Located within the West Eugene Enterprise Zone
Development	Ready for site work/permitting
Other	Nearby access to employee support services, housing, and retail outlets

# Property Aerial



### Existing Infrastructure/Utilities:

- Electrical: Existing, on-site Substation with 84 MW of existing power from EWEB, with pads in place to accept two (2) additional 42 MW Transformers to total 164 MW
- Water supply: (1) 16" main, capacity of 2,700 GPM from EWEB
- Sewer Capacity: Estimated at 1,200 GPM with 15" discharge pipe, sized for a four building campus
- Gas: Northwest Natural downsized to a floating 11M capacity, capable of delivering 400/TH/HR. Previously was floating 38M with 20lb delivery, capable for 1720 TH/HR

### Property Features

- Development ready
- Only available site of this magnitude available within the region
- Enterprise Zone designation
- Flexible E-1 zoning allows for a wide variety of general industrial and manufacturing uses
- Approximately 200,000 SF of Class 1-1,000 clean room in Fab available. Contact broker for details.

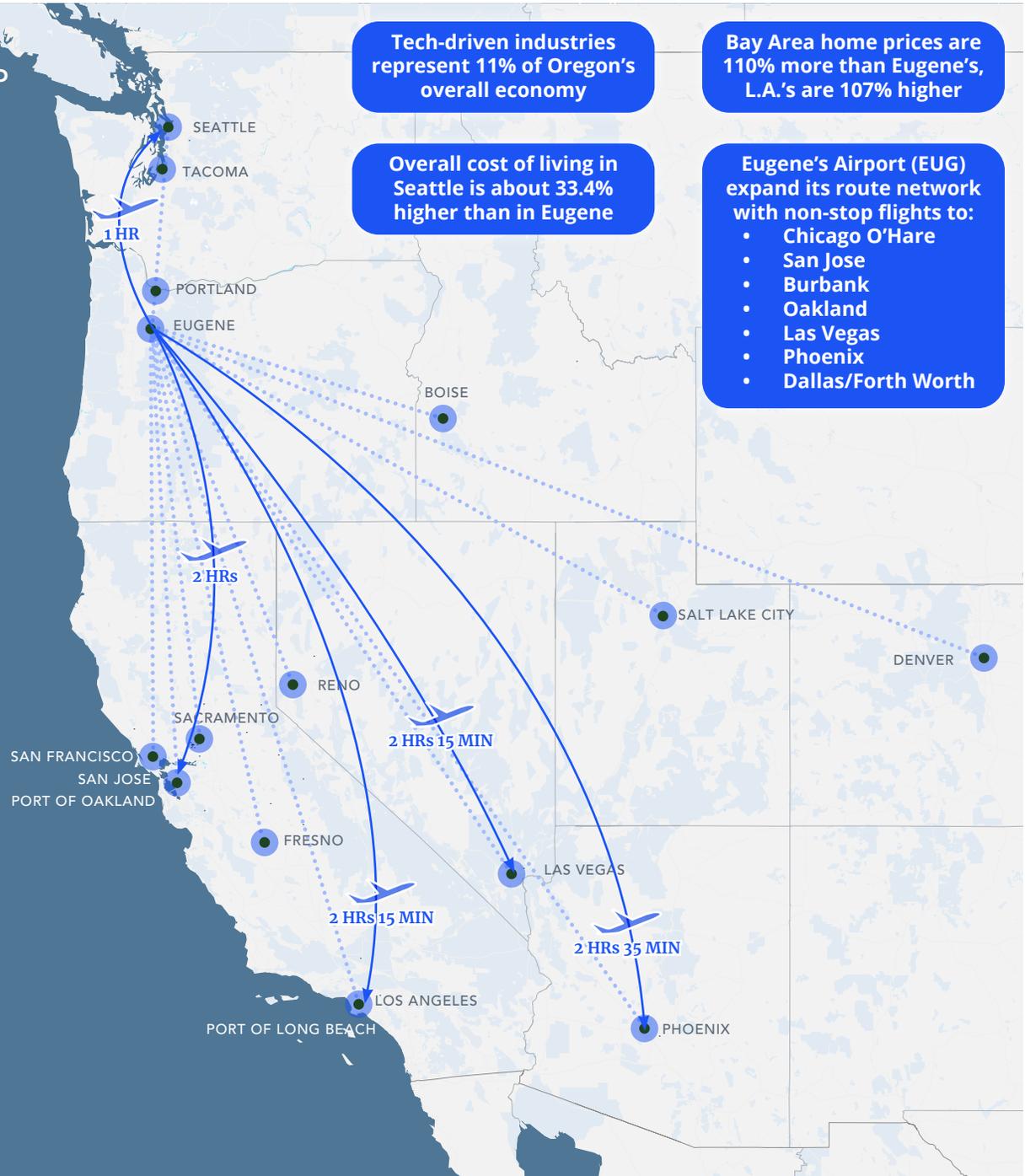
±150.16  
acres  
available

# DRIVE & FLIGHT TIME MAP

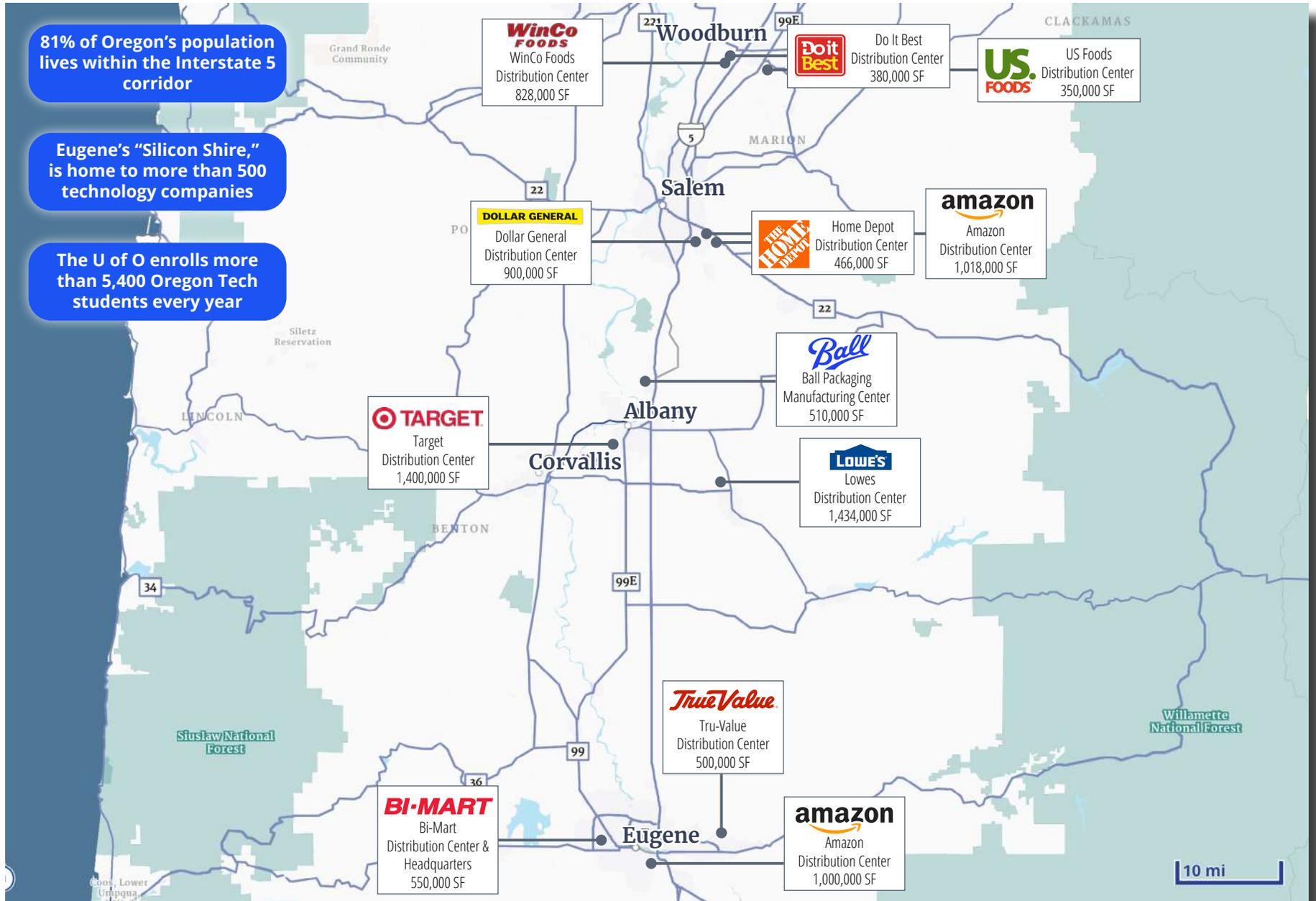
To Cities	Distance (Miles)
Portland	110
Tacoma	252
Seattle	283
Boise	452
Reno	426
Sacramento	475
San Francisco	530
San Jose	562
Fresno	644
Salt Lake City	788
Los Angeles	858
Las Vegas	865
San Diego	977
Phoenix	1228
Denver	1323

To Ports	Distance (Miles)
Intn'l Port of Coos Bay	117
Port of Portland, Terminal 2	112
Port of Portland, Terminal 5	117
Port of Portland, Terminal 6	120
Port of Portland, Terminal 4	121
Port of Tacoma	258
Port of Seattle	284

To International Airports	Distance (Miles)
Portland International Airport (PDX)	111
Seattle-Tacoma (SEA)	285

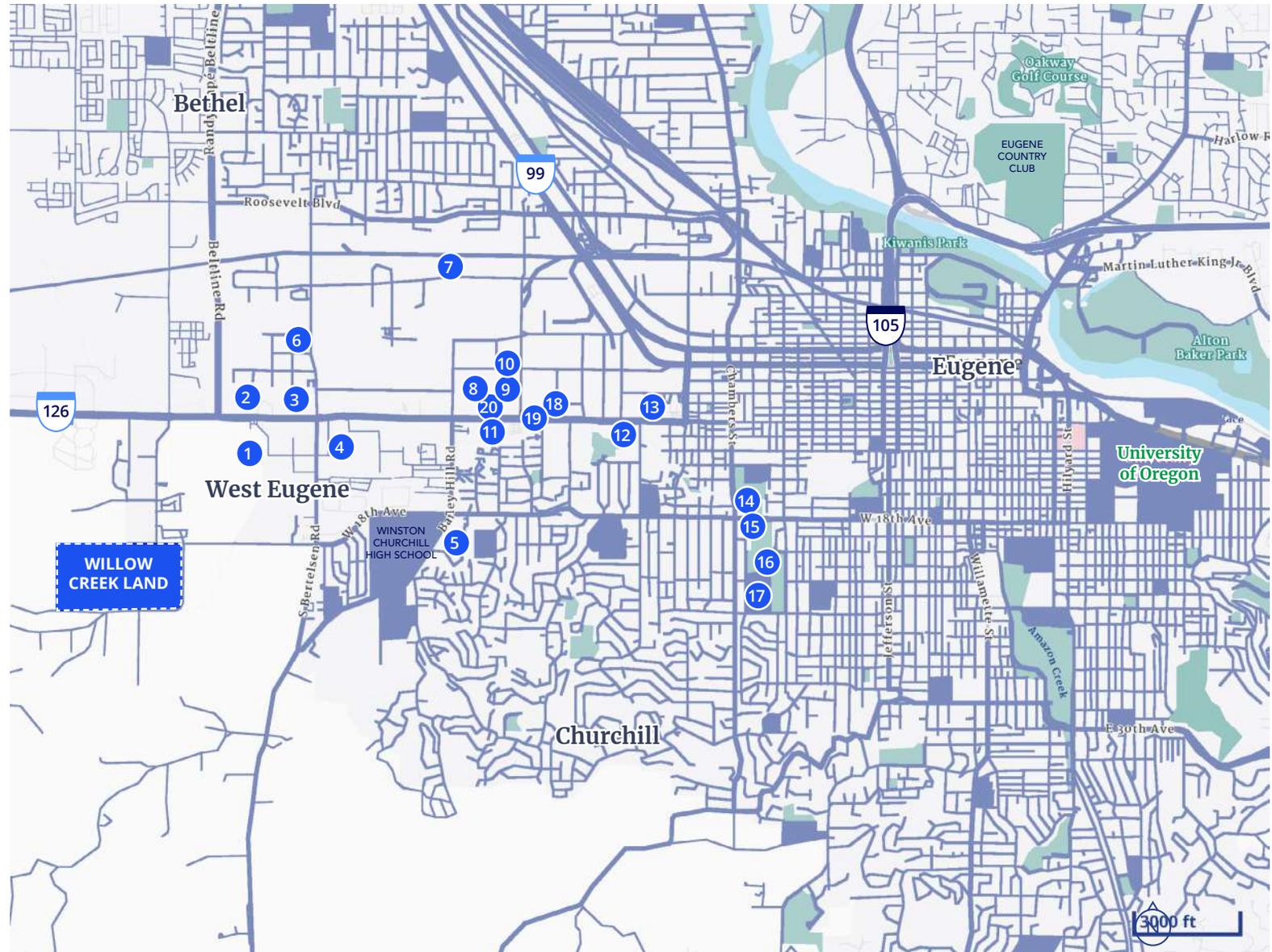


# Willamette Valley Regional Distribution Centers

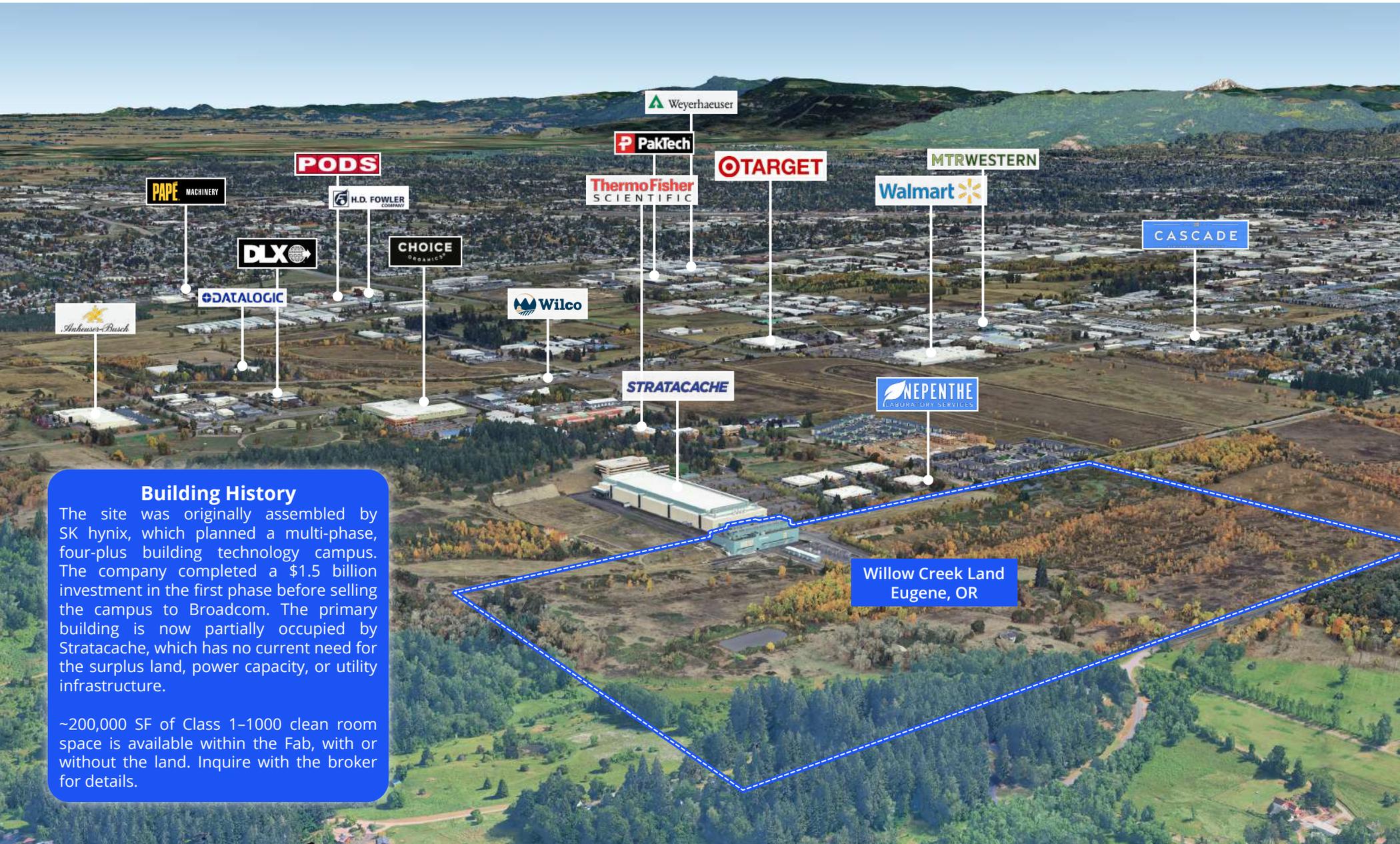


# Amenities Map

- 1 Walmart Supercenter
- 2 Target
- 3 The UPS Store
- 4 Discount Tire
- 5 Churchill Estates
- 6 US Chef's Store
- 7 Bi-Mart DC
- 8 Lowe's Home Improvement
- 9 Fred Meyer
- 10 Home Depot
- 11 Dollar Tree
- 12 Plant Fitness
- 13 Les Schwab
- 14 Albertsons
- 15 Bi-Mart
- 16 Westmoreland City Park
- 17 Arts & Technology Academy
- 18 Verizon
- 19 Napa Auto Parts
- 20 Chase Bank



# Corporate Neighbors



**Building History**  
 The site was originally assembled by SK hynix, which planned a multi-phase, four-plus building technology campus. The company completed a \$1.5 billion investment in the first phase before selling the campus to Broadcom. The primary building is now partially occupied by Stratacache, which has no current need for the surplus land, power capacity, or utility infrastructure.

~200,000 SF of Class 1-1000 clean room space is available within the Fab, with or without the land. Inquire with the broker for details.

Willow Creek Land  
 Eugene, OR

For more information, contact:

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