

RETAIL LEASING OPPORTUNITY

BIG Y SHOPPING CENTER

2170 & 2130 W 6TH AVE | EUGENE, OR 97402

LOCATION – LOCATION – LOCATION! Big Y serves the highest daily traffic count of any shopping center in Eugene—**over 45,000 vehicles pass by every day.**

**Large Tenant Improvement
Packages for Qualified Tenants**



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**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company

Grow your business at Big Y Center!

Big Y Center offers an **unbeatable location** with the **highest daily traffic count of any shopping center in Eugene—over 45,000 vehicles pass by every day**. Located between Highway 99 and just minutes from I-105, I-5, and Highway 126, the center **ensures easy access for your customers and excellent regional connectivity**.

Join a vibrant retail community and take advantage of:

- **Exceptional visibility** to thousands of potential customers daily
- **Convenient access** from major highways
- A **proven, high-traffic location** ideal for driving foot traffic and boosting sales



AVAILABLE UNIT LOCATIONS



UNIT 2170 / \$4,809 MONTH
**2,342 SF + 864 SF BASEMENT
AVAILABLE**

UNIT 2132 LEFT / \$2,872 MONTH
2154 SF AVAILABLE

UNIT 2164 + BASEMENT / \$4,500
MONTH
25,296 SF AVAILABLE

UNIT 2165 / \$11,588 MONTH
**11,588 SF AVAILABLE + ACCESS
TO LOADING DOCK**

UNIT 2125 / \$1,589 MONTH
1,169 SF AVAILABLE

UNIT 2132

2154 SF AVAILABLE

2132 (Left) W 7th Ave., Eugene, OR 97402



VALUE: \$2,872/Month

NRSF: 2,154 SF

LEASE TYPE: NNN

Unit 2132 Left = 2,154 Sq ft (Measured From Exterior or Center of Common Walls)
Sketch Prepared for Named Client Only
Property Measured on 2/24/2025 (Square footage will differ from room dimensions due to wall thickness and shape.) (Only areas with color are included in square footage totals.)



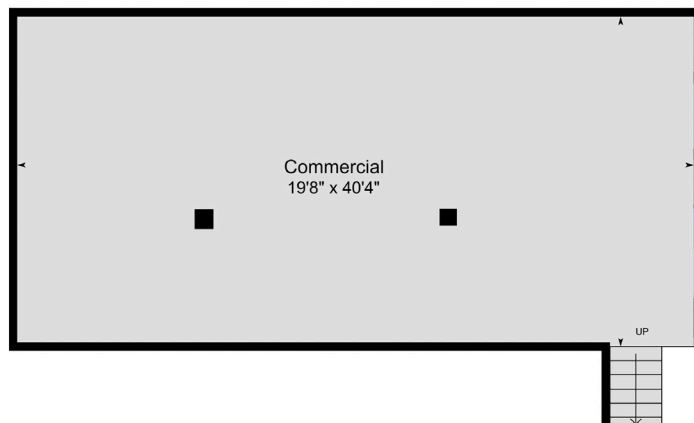
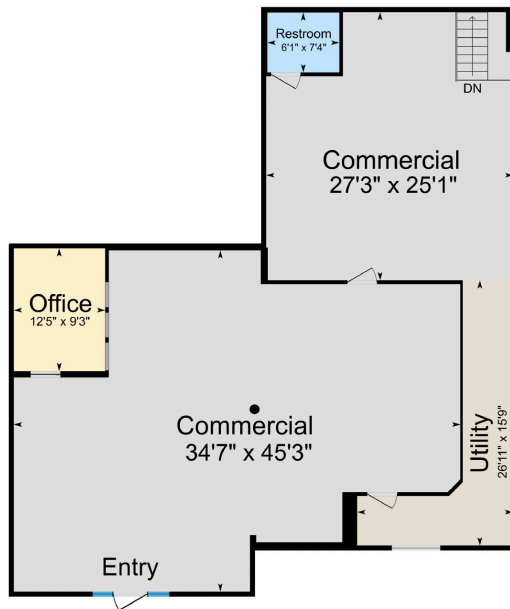
2,342 SF + 864 SF BASEMENT AVAILABLE

UNIT 2170

VALUE: \$4,809/Month

NRSF: 3,206 SF

LEASE TYPE: NNN

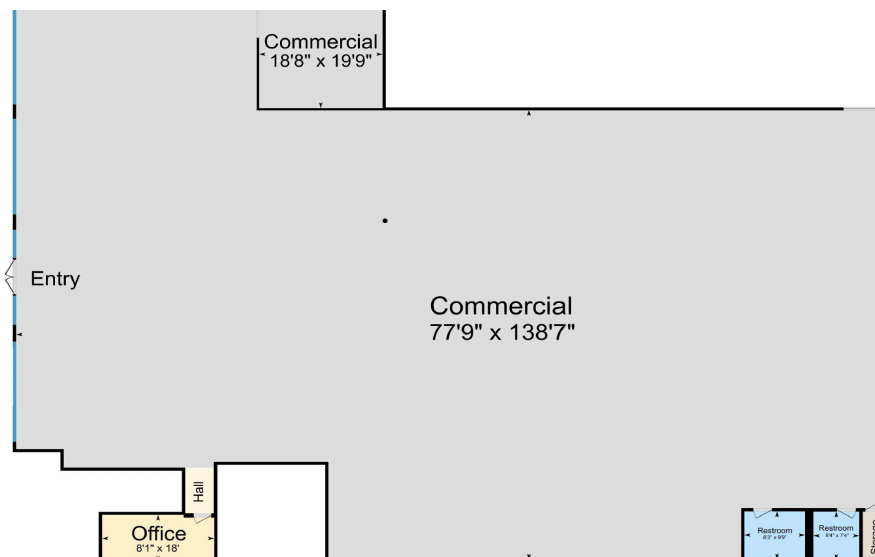


UNIT 2165

11,588 SF AVAILABLE + ACCESS TO LOADING DOCK



* ACCESS TO LOADING DOCK



VALUE: \$11,588/Month

\$12 PSF

NRSF: 11,588 SF

LEASE TYPE: NNN

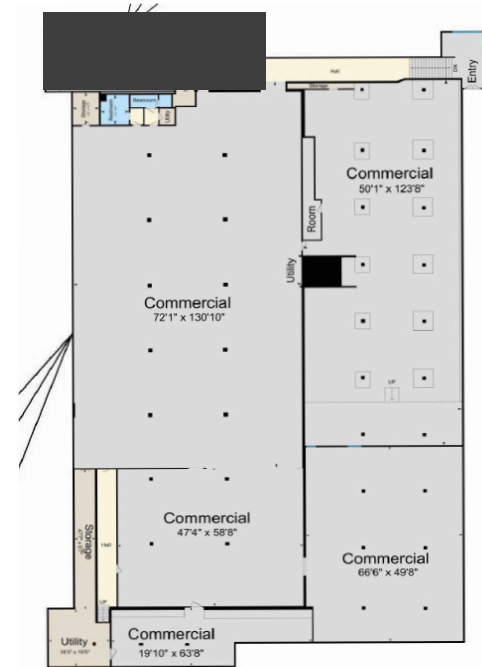
25,296 SF AVAILABLE

UNIT 2164 + BASEMENT

VALUE: \$4,500/Month

NRSF: 25,296 SF

LEASE TYPE: GROSS



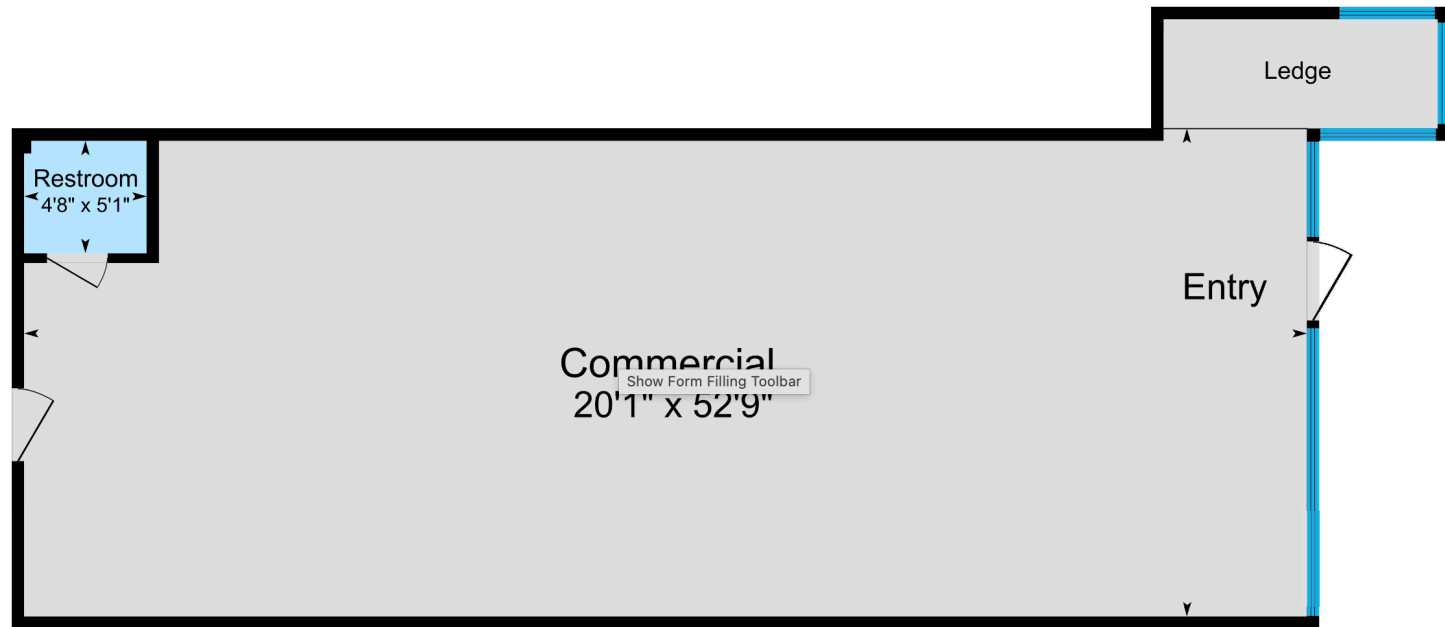
Fantastic **basement space** with **ground floor double door entry** and **signage**.

400 SF of ground-floor retail space with access to **two staircases** leading down to a **spacious basement**. The basement has access to a **freight elevator**, providing convenient loading and unloading.



UNIT 2125

1,169 SF AVAILABLE



VALUE: \$1,559/Month

NRSF: 1,169 SF

LEASE TYPE: NNN

TENANT HIGHLIGHTS

Harbor Freight Tools was founded in 1977 by Eric Smidt and his father, Allan Smidt, in North Hollywood, California, originally as a mail-order business focused on liquidated and returned merchandise. The company opened its first retail store in Lexington, Kentucky, in 1982 and rapidly expanded across the United States. Today, Harbor Freight **operates more than 1,500 stores in 48 states**, providing a broad selection of tools and equipment at budget-friendly prices. Last year, the company saw an **average of 20,511 monthly visits**.



TENANT HIGHLIGHTS

Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros Coffee began as a single pushcart in Grants Pass, Oregon, and has since grown into one of the leading specialty coffee chains in the U.S. Renowned for its drive-thru convenience, Dutch Bros now boasts **over 600 locations across 14 states**. The company's success is **fueled by a loyal customer base**, innovative beverage offerings, and a company culture that prioritizes employee satisfaction and outstanding service. Dutch Bros continues to thrive, thanks to its scalable business model, strong financial performance, and ongoing commitment to sustainability and community engagement. Last year, the company averaged **16,084 visits per month**.

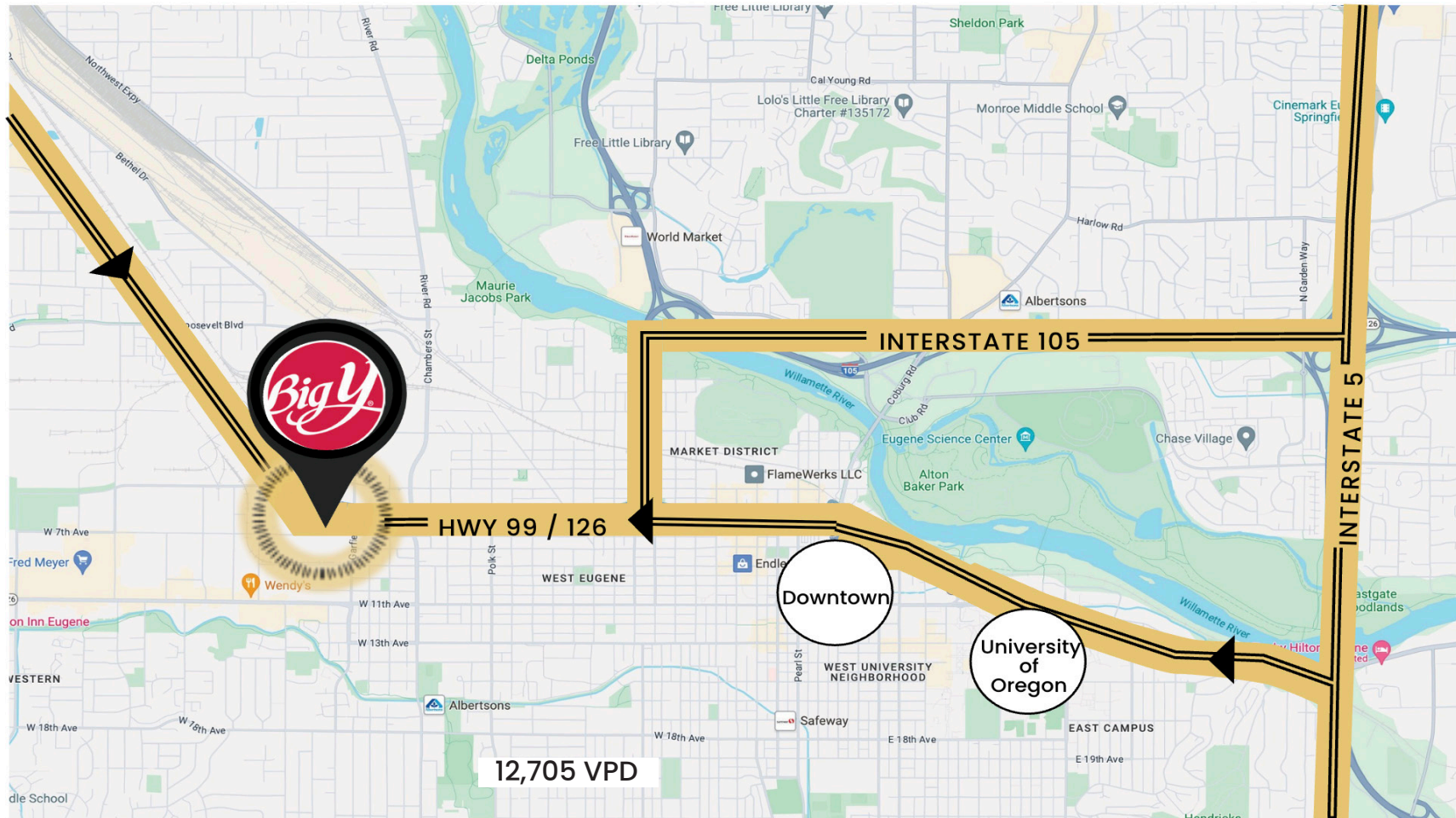


BIG Y SITE RENDERINGS



IDEAL SITE LOCATION

PRIME COMMERCIAL PROPERTY WITH UNMATCHED VISIBILITY & ACCESS IN THE HEART OF EUGENE



This property is in a fantastic location with unbeatable visibility and easy access, right off the main highways— I-5, I-105, and Hwy 126. It's **just minutes from Downtown Eugene and the University of Oregon**, putting you right in the heart of the action. With **high vehicle traffic** passing by daily and the close proximity to major community landmarks, it's the **perfect spot for businesses looking to attract attention and thrive** in a bustling, well-connected area.

AREA HIGHLIGHTS











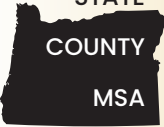
LOCATION LOCATION LOCATION:

Big Y is an exceptional shopping center strategically **located near major freeways**, offering a variety of space sizes and uses with low vacancy rates. Situated between two primary roads that form the 99 Freeway, it **provides easy and direct access to I-5, I-105, and Hwy 126, making it highly visible and easily accessible.**



Eugene, Oregon, known for its lush green spaces and vibrant culture, is **just minutes away by car—only a 10-minute drive from the University of Oregon and downtown.** This prime location places businesses in the heart of a dynamic, thriving city with a strong sense of community, close to key landmarks like Alton Baker Park, Skinner Butte, and the bustling Saturday Market. The University of Oregon, a key driver of the local economy, is also just a short drive away, **offering a steady flow of visitors and students throughout the year.**

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES | |
|---|---------------------------------------|---------|---------|----------------|
| <div></div> <div>WORK DAY POPULATION</div> | 15,009 | 136,940 | 217,167 | DEMOGRAPHICS |
| <div></div> <div>HOUSEHOLDS</div> | 5,258 | 46,512 | 88,024 | |
| <div></div> <div>HH INCOME</div> | \$64.5K | \$83K | \$91K | |
| <div></div> <div>CONSUMER SPENDING</div> | \$270.7M | \$2.5B | \$4.6B | |
| <div></div> | CAR-DEPENDENT- 49 | | | TRANSPORTATION |
| | TRANSIT SCORE: 43 (SOME TRANSIT) | | | |
| <div></div> | 10 MIN DRIVE TO DOWNTOWN EUGENE | | | TRAFFIC |
| | 12 MIN. DRIVE TO UNIVERSITY OF OREGON | | | |
| <div></div> | W 6th Ave - 23,950 VPD | | | POPULATION |
| <div></div> | W 7th Ave - 22,300 VPD | | | |
| | Garfield St. (OR 126) - 12,705 VPD | | | |
| | I 5 - 68,240 VPD | | | |
| | I 105 - 58,282 VPD | | | |
| <div></div> <div>STATE</div> | OREGON | | 4.18m | |
| COUNTY | LANE COUNTY | | 383k | |
| MSA | EUGENE-SPRINGFIELD | | 383k | |
| CITY | EUGENE | | 178k | |

