

FOR LEASE

VILLAGE CENTER - 1137-1405 N. PACIFIC HWY - COTTAGE GROVE, OR

HIGH VISIBILITY RETAIL, OFFICE, or LIGHT MANUFACTURING SPACE

- *New Local Ownership!*
- **2,909 - 6,979 SF**
- **37,254 SF BIG BOX, LIGHT MANUFACTURING, OR SHOWROOM SPACE**
- **CO-TENANTS INCLUDE: FAMILY DOLLAR, GOODWILL, AMIGO'S RESTAURANT & VALLEY FITNESS**
- **HIGH TRAFFIC AREA OFF I-5 IN COTTAGE GROVE**

See Page 2 For Lease Rates



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AVAILABLE SPACES

SPACE 103

37,254 SQUARE FEET
RETAIL OR LIGHT MANUFACTURING
\$0.60/SF/MONTH, NNN

SPACE 105

2,909 SQUARE FEET
RETAIL OR OFFICE
\$0.75/SF/MONTH, NNN

SPACE 109

6,979 SQUARE FEET
NEW STOREFRONT
RETAIL OR OFFICE
\$0.65/SF/MONTH, NNN



AVAILABLE SPACES

SPACE 103

- 37,254 SQUARE FEET
- END-CAP
- FORMER GROCERY
- DOCK DOORS AND GRADE-LEVEL DOORS
- PERFECT FOR RETAIL, LIGHT MANUFACTURING OR SHOWROOM
- \$0.60/SF, NNN



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.

AVAILABLE SPACES

SPACE 105

- 2,909 SQUARE FEET
- OPEN SPACE
- ROLL-UP DOOR WITH ALLY ACCESS
- \$0.75/SF, NNN



SPACE 109

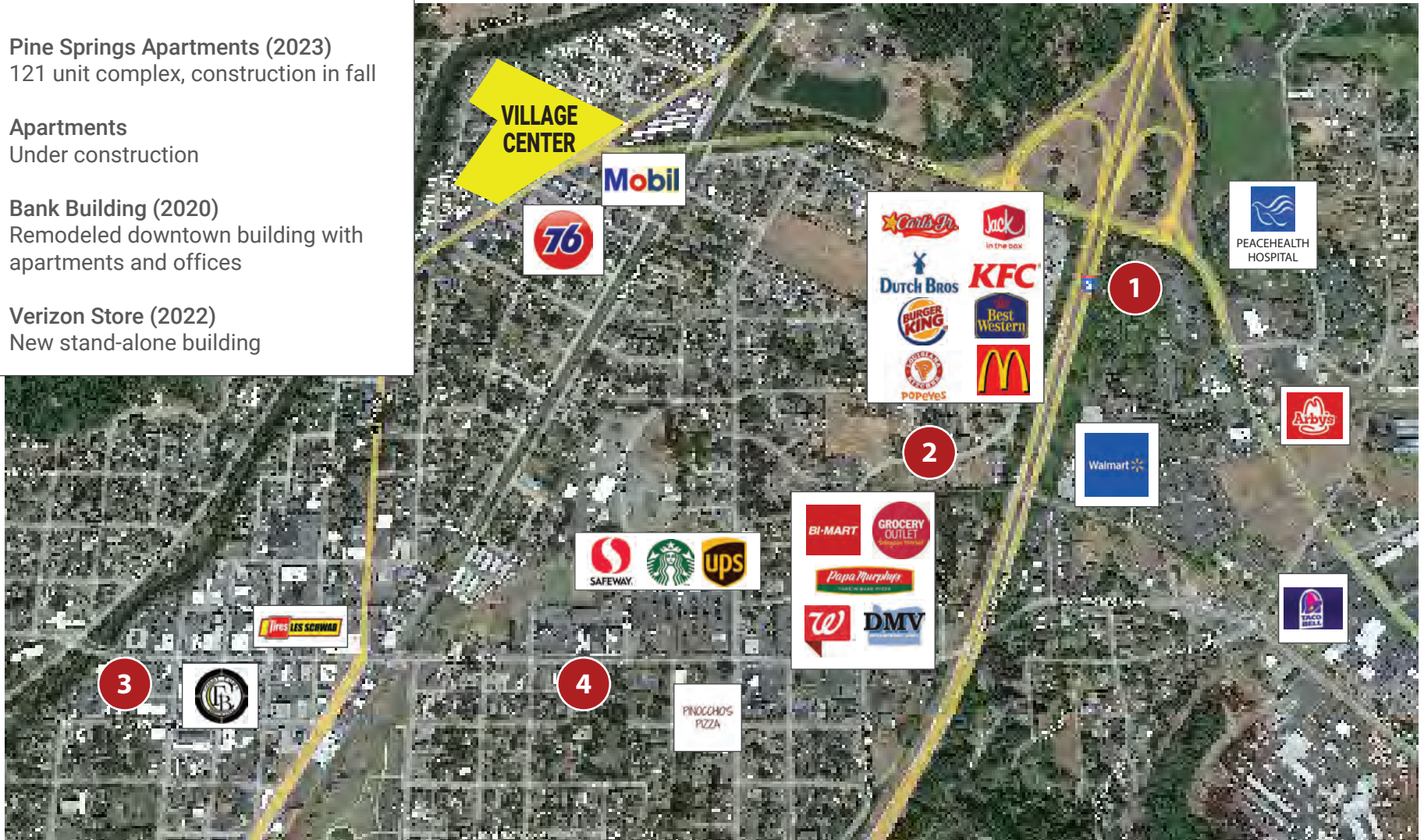
- 6,979 SQUARE FEET
- IN-LINE SPACE
- NEW STOREFRONT
- \$0.65/SF, NNN



PROPERTY LOCATION MAP

NEW DEVELOPMENTS & PROJECTS

- 1 Pine Springs Apartments (2023)
121 unit complex, construction in fall
- 2 Apartments
Under construction
- 3 Bank Building (2020)
Remodeled downtown building with
apartments and offices
- 4 Verizon Store (2022)
New stand-alone building



COTTAGE GROVE DEMOGRAPHICS

POPULATION

RADIUS	1-MILE	3-MILES
2027	6,198	15,632
2022	5,948	15,042

2022 HH INCOME

Average	\$59,416	\$64,146
Median	\$49,411	\$51,006

2022 MEDIAN HOME VALUE

	\$239,233	\$258,695
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2022 MEDIAN AGE

	39.90	42.00
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