

RETAIL/RESTAURANT SPACE: 1,280-3,906 SF

COMPASS  
COMMERCIAL

REAL  
ESTATE  
SERVICES



## FOR LEASE | SANTA CLARA SQUARE

15-85 DIVISION AVE, EUGENE, OR 97404



The UPS Store



UMPQUA  
BANK

SALLY  
BEAUTY



ANYTIME  
FITNESS



State Farm





## SANTA CLARA SQUARE

### ALBERTSONS-ANCHORED RETAIL SPACES AVAILABLE

Santa Clara Square is one of North Eugene's most dynamic retail destinations, anchored by Albertsons and surrounded by a strong mix of national and regional tenants. Three inline retail suites and a stand-alone restaurant building are available, offering flexible options for retailers, services, or dining concepts. The restaurant space may be leased in its current configuration or redeveloped as a high-profile pad site, creating a prime opportunity for quick-service or full-service operators seeking strong neighborhood and commuter demand.

The center delivers exceptional visibility and accessibility with direct ingress from Randy Pape Beltline Hwy and ample surface parking. A proven tenant mix—including Baskin Robbins, Anytime Fitness, Jake's Way Back Burgers, The UPS Store, Goodwill, Subway, Burger King, Umpqua Bank, and H&R Block—drives consistent traffic and supports cross-shopping. Positioned near North Eugene High School and established residential neighborhoods, Santa Clara Square is a destination that blends convenience, accessibility, and long-term growth potential, making it an ideal choice for businesses ready to expand in the Eugene market.

### PROPERTY SUMMARY

**Address** 15-85 Division Ave, Eugene, OR 97404

**Building Size** 126,735 SF

**Lot Size** 13.32 Acres

**Year Built** 1985

**Parking Spaces** 590 Surface Spaces | Ratio: 2.46/1,000 SF

**Zoning** Commercial (C2)

**Suite 65-A** 3,001 SF

**Suite 65-C** 2,460 SF

**Suite 65-E** 1,280 SF

**Suite 35** 3,906 SF building or 0.55 acre

**Lease Rate** Call Listing Agent

**Lease Type** Triple Net

# PROPERTY HIGHLIGHTS



## PRIME RETAIL SPACES

Large shopping center with a variety of tenants



## GROCERY-ANCHORED

Albertsons anchors this busy retail center



## HIGH VISIBILITY

High traffic location off the Randy Pape Beltline Hwy



## SYNERGISTIC TENANTS

Featuring Baskin Robbins, Anytime Fitness, Goodwill, Subway, Burger King, and more!



## BUILDING SIGNAGE

Exceptional visibility for tenants



## STUNNING MASONRY

High-end exterior and well-kept landscaping



## AMPLE PARKING

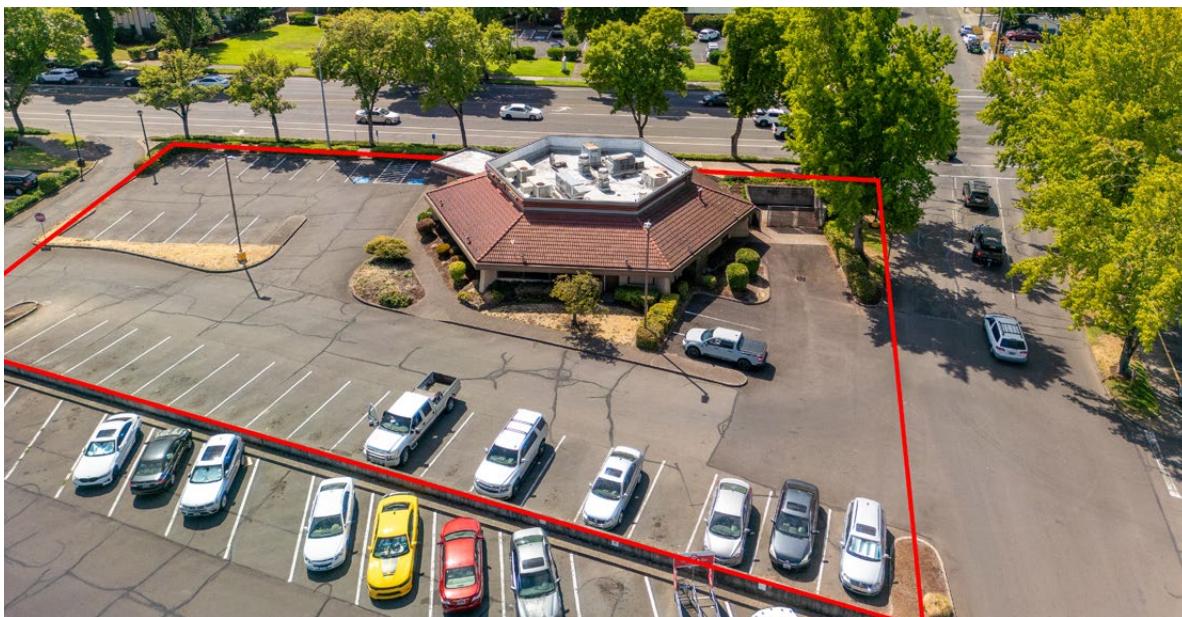
590+ onsite surface spaces

# SITE PLAN



SUITE	SIZE (SF)	TENANT
10	6,646	Santa Clara Medical Clinic
15001	3,104	Burger King
20	3,852	Umpqua Bank
<b>35</b>	<b>3,906</b>	<b>2nd Gen Restaurant or Pad Site</b>
45-A	1,842	Jake's Way Back Burgers
45-B	1,000	Santa Clara Foot Care Center
45-C	1,200	CJ's Eateries
45-E	1,800	Chaiyo Thai Bistro
45-F	1,200	H&R Block
45-G	1,000	Mariner Finance
45-H	1,732	Emerald City Chiropractic
45-J	1,865	Teriyaki Madness
45-K	1,400	Subway
45-L	2,707	Oregon Community Credit Union
45-M	1,402	Tan Republic
45-P	1,344	Cricket Wireless
45-R	896	Jewelry Designs by Victor
45-T	1,080	Tips & Toes
45-W	936	Baskin & Robbins
55	44,422	Albertsons
<b>65-A</b>	<b>3,001</b>	<b>Available (Raw Shell)</b>
<b>65-C</b>	<b>2,460</b>	<b>Available (Salon/Retail)</b>
65-D	1,060	State Farm Insurance
<b>65-E</b>	<b>1,280</b>	<b>Available (Optical/Retail)</b>
65-F	4,868	Anytime Fitness
65-J	7,164	Armed Forces Career Center
65-M	3,908	Kkoki Korean BBQ
65-Q	2,560	El Kiosco
65-T	2,240	Benchmark Physical Therapy
65-W1	1,425	The UPS Store
65-W2	1,630	Sally Beauty
75	14,256	Goodwill
85	29,542	Defy Eugene
95-A	4,808	Smile Now Dentures and Implants
95-F	2,234	Pacific Cascade Federal Credit Union

## RESTAURANT / PAD SITE



## SUITE 35

**BUILDING SIZE: 3,906 SF**

**PAD SITE: 0.55 AC**

**LEASE RATE: Call for Details**

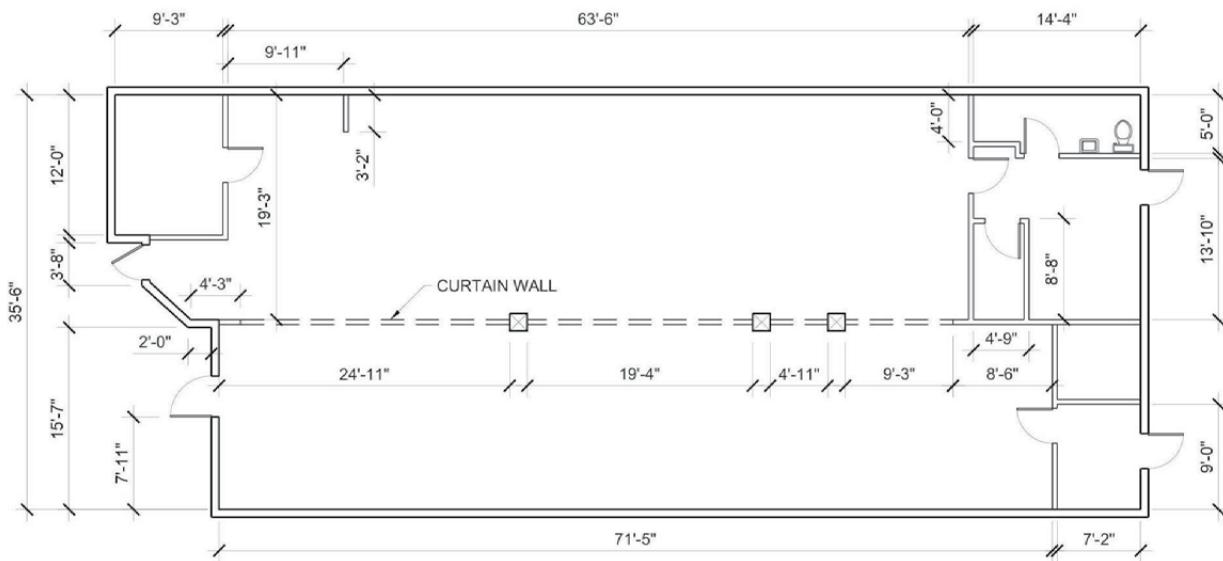
### FEATURES & AMENITIES

- Freestanding former restaurant building
- Flexible opportunity to lease existing building or redevelop into a premier pad site
- Potential for drive-thru, making the site attractive for quick-service or fast-casual restaurant concepts
- Strong traffic drivers from Albertsons anchor and surrounding national/ regional tenants
- Ample on-site parking to support high-volume retail or dining uses
- Ideal for restaurant, coffee, retail, or service users

### LOCATION

- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Located near North Eugene High School
- Direct access off the Randy Pape Beltline Hwy

# RETAIL SUITE



# SUITE 65-A

**SUITE SIZE: 3,001 SF**

**LEASE RATE: Call for Details**

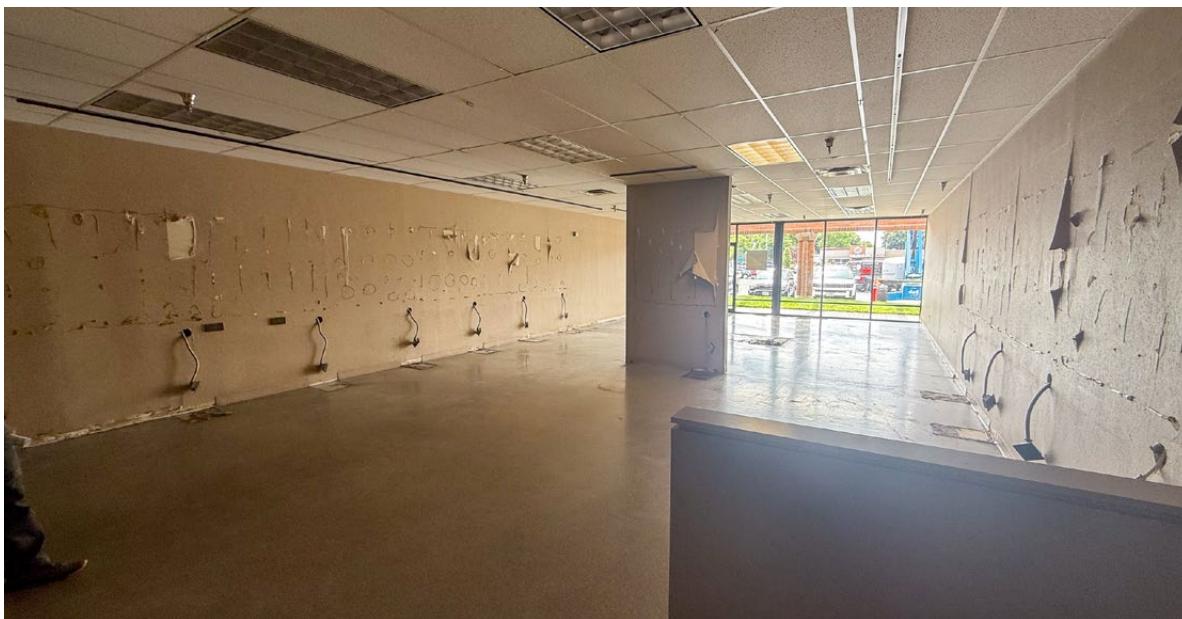
## FEATURES & AMENITIES

- Raw shell condition
- Open retail space
- Large storefront windows provide natural light and strong visibility
- Private restrooms
- Storage/office in back

## LOCATION

- Suite is adjacent to Albertsons
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Located near North Eugene High School
- Direct access off the Randy Pape Beltline Hwy

## RETAIL SUITE



## SUITE 65-C

**SUITE SIZE: 2,460 SF**  
**LEASE RATE: Call for Details**

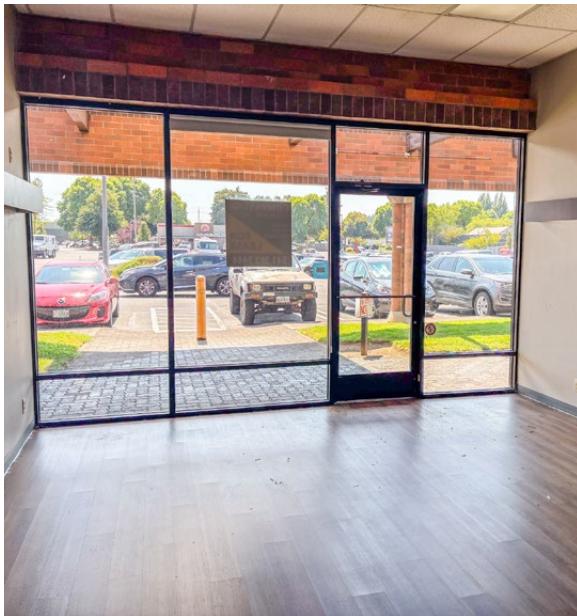
### FEATURES & AMENITIES

- Former salon space with plumbing and electrical hookups in place
- Open floor plan ready for tenant improvements or buildout
- Large storefront windows provide natural light and strong visibility
- Private restrooms

### LOCATION

- Suite is adjacent to State Farm Insurance
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Located near North Eugene High School
- Direct access off the Randy Pape Beltline Hwy

## RETAIL SUITE



## SUITE 65-E

**SUITE SIZE: 1,280 SF**  
**LEASE RATE: Call for Details**

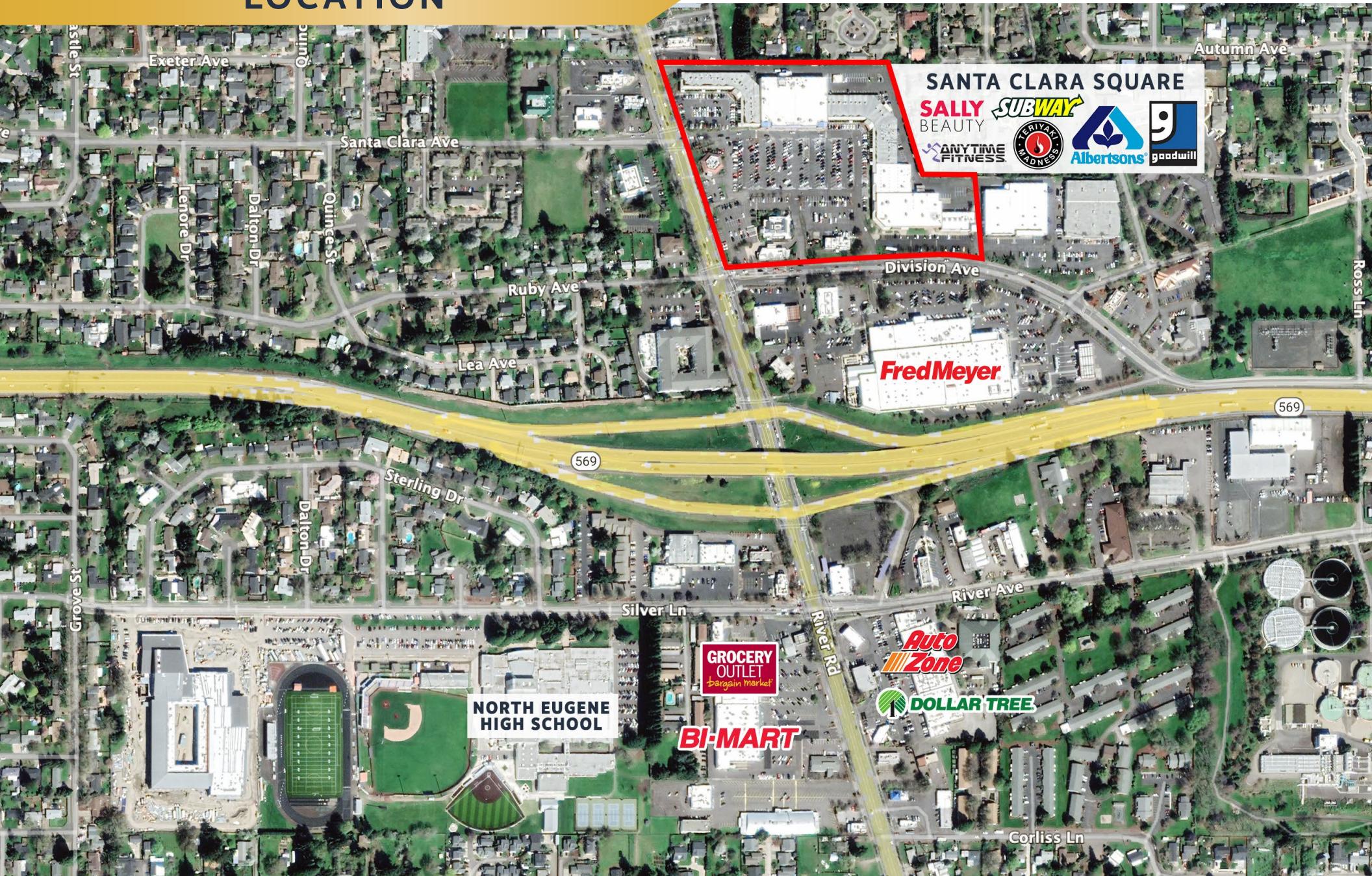
### FEATURES & AMENITIES

- Previously built out for optical use with exam rooms and consultation areas in place
- Efficient layout ideal for medical, dental, or other professional services
- Large storefront windows provide natural light and strong visibility
- Private restrooms

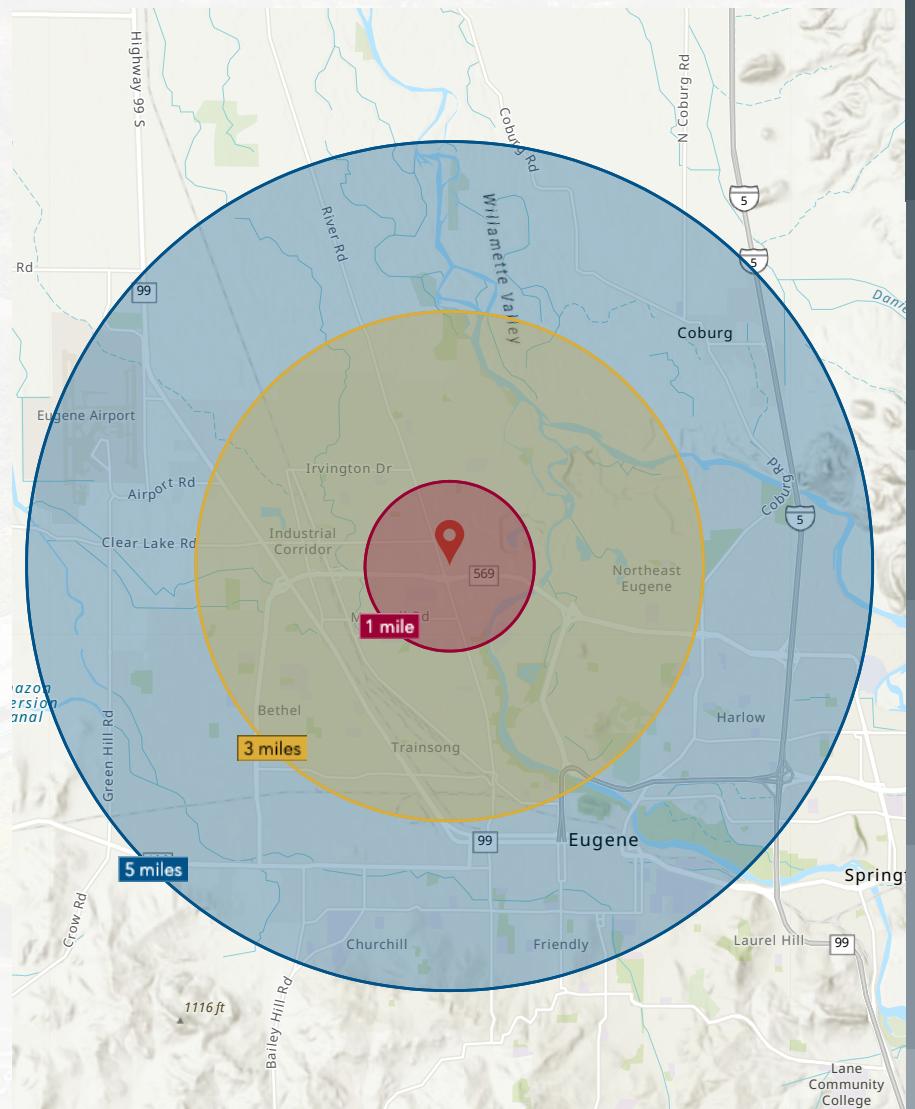
### LOCATION

- Suite is between State Farm Insurance and Anytime Fitness
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Located near North Eugene High School
- Direct access off the Randy Pape Beltline Hwy

# LOCATION



# DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>2025 Population</b>	14,048	81,694	179,435
<b>2025 Daytime Population</b>	11,324	77,020	207,654
<b>2028 Population</b>	14,285	83,132	182,878
<b>2010-2020 Growth Rate</b>	0.81%	1.12%	1.13%
<b>2024-2029 Growth Rate</b>	0.34%	0.35%	0.38%
<b>2025 Median Age</b>	41.6	42.8	37.9
<b>2025 Households</b>	5,629	32,620	73,886
<b>2028 Households</b>	5,698	33,107	75,162
<b>2010-2020 Growth Rate</b>	0.56%	0.73%	0.97%
<b>2024-2029 Growth Rate</b>	0.24%	0.30%	0.34%
<b>2025 Avg. Household Size</b>	2.43	2.39	2.29
<b>2025 Avg. Household Income</b>	\$98,983	\$100,983	\$92,261
<b>2025 Med. Household Income</b>	\$77,911	\$79,917	\$68,453
<b>2025 Per Capita Income</b>	\$40,234	\$40,800	\$38,330
<b>2025 Avg. Home Value</b>	\$459,691	\$466,232	\$469,835
<b>2025 Housing Units</b>	5,788	33,940	78,055
<b>2025 Vacant Housing Units</b>	3,174	19,615	36,457
<b>2025 Owner Occupied Units</b>	2,455	13,005	37,429
<b>2025 Renter Occupied Units</b>	159	1,320	4,169
<b>2025 Population Age 18+</b>	11,346	67,073	150,435
<b>High School Diploma</b>	2,010	11,027	20,380
<b>Bachelor's Degree</b>	2,273	13,791	29,452
<b>Graduate/Professional Degree</b>	1,280	8,868	19,520
<b>2025 Businesses</b>	398	2,380	8,258
<b>2025 Employees</b>	3,133	26,190	97,443
<b>2025 Unemployment Rate</b>	3.6%	4.5%	5.6%



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### EXCLUSIVELY LISTED BY:



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