

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





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)

AVAILABLE SPACE

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



STUNNING MASONRY

High-end exterior and well-kept landscaping



SYNERGISTIC TENANTS

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



CONVENIENT LOCATION

Direct access off Eugene's Randy Pape Beltline Hwy



BUILDING SIGNAGE

Exceptional visibility for tenants

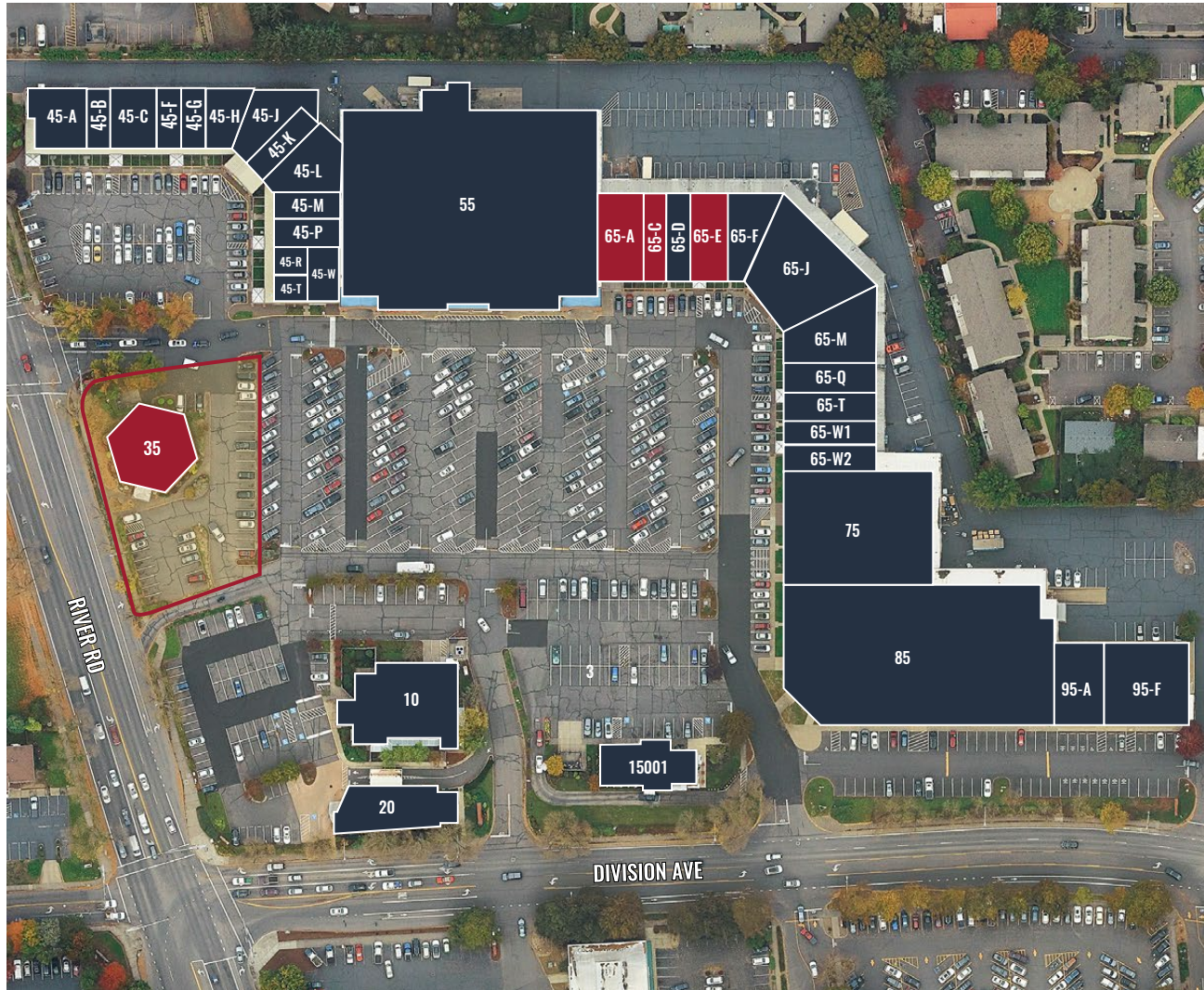


AMPLE PARKING

590+ onsite surface spaces

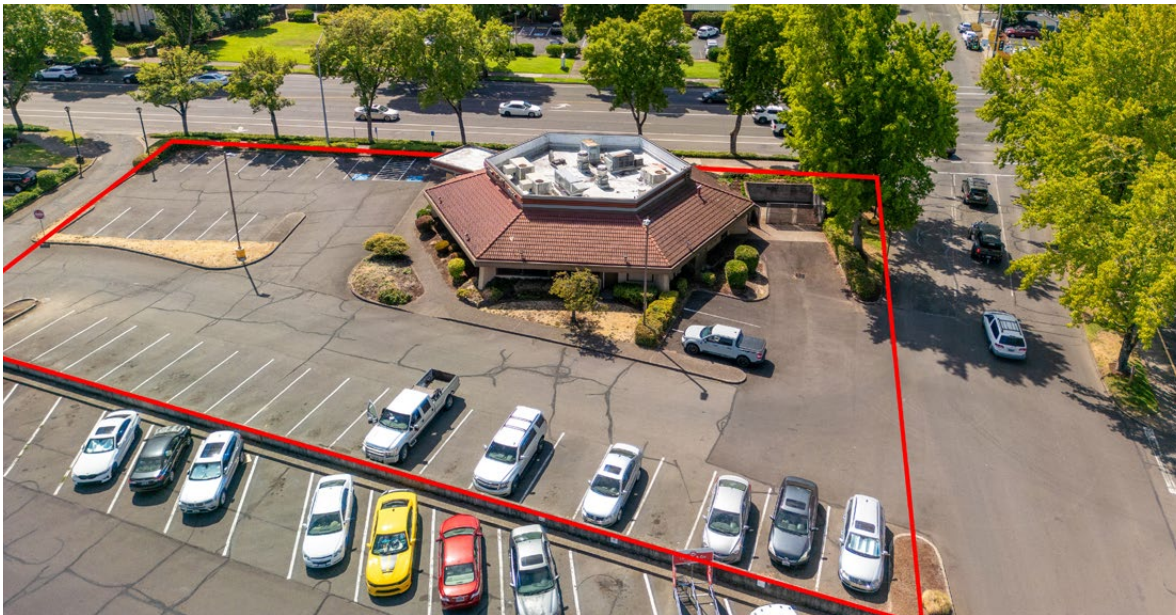


SITE PLAN



SUITE	SIZE (SF)	TENANT
10	6,646	Santa Clara Medical Clinic
15001	3,104	Burger King
20	3,852	Umpqua Bank
35	3,906	2nd Gen Restaurant or Pad Site
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
65-A	3,001	Available (Raw Shell)
65-C	2,460	Available (Salon/Retail)
65-D	1,060	State Farm Insurance
65-E	1,280	Available (Optical/Retail)
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

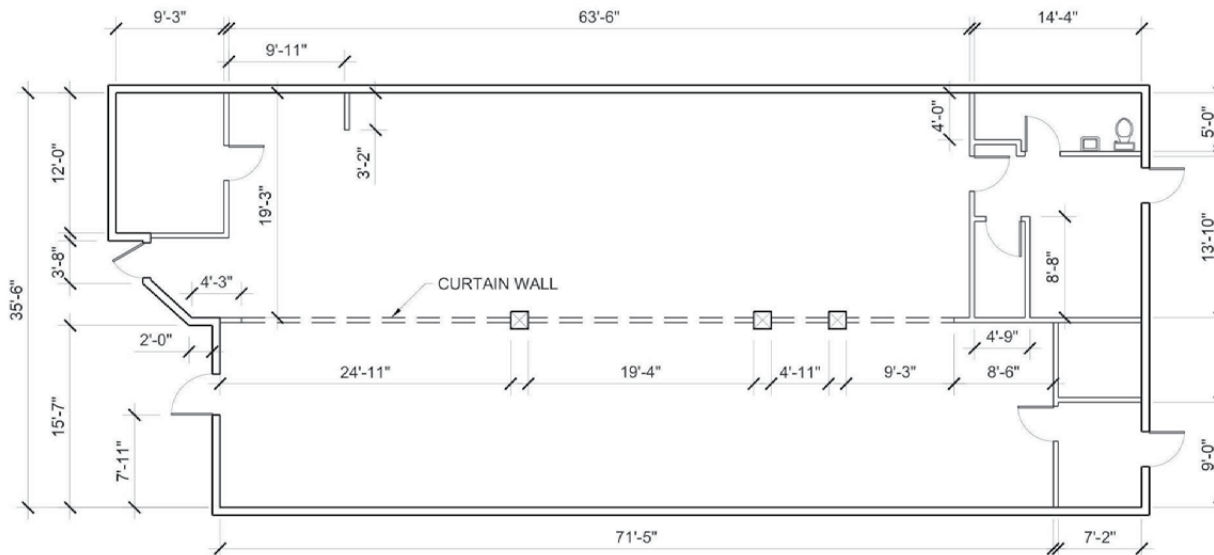
FEATURES & AMENITIES

- 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

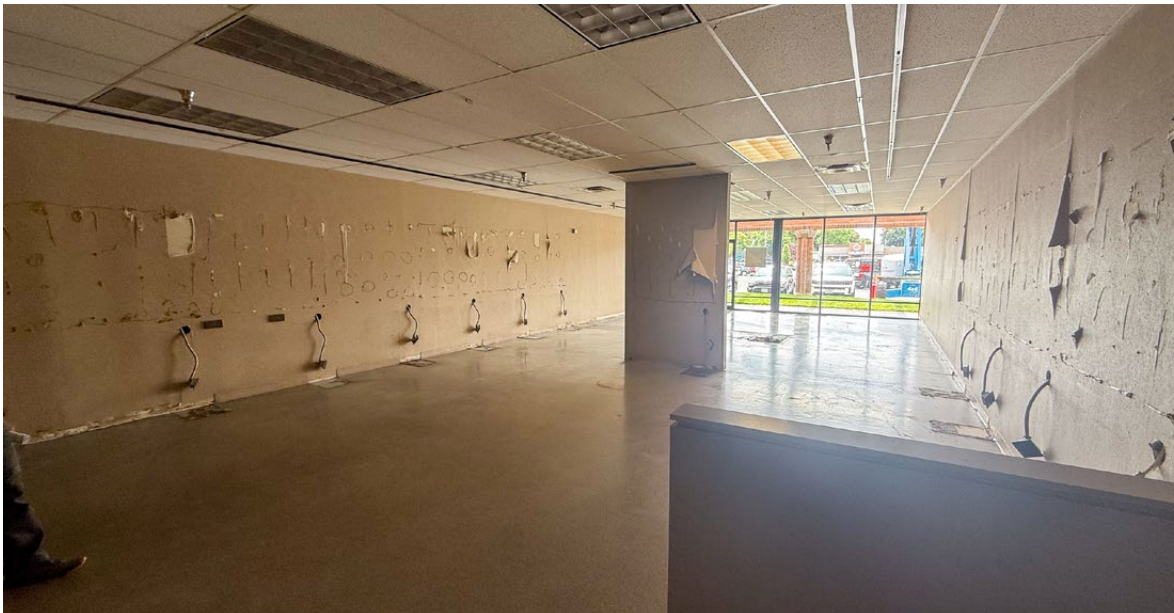
FEATURES & AMENITIES

- 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

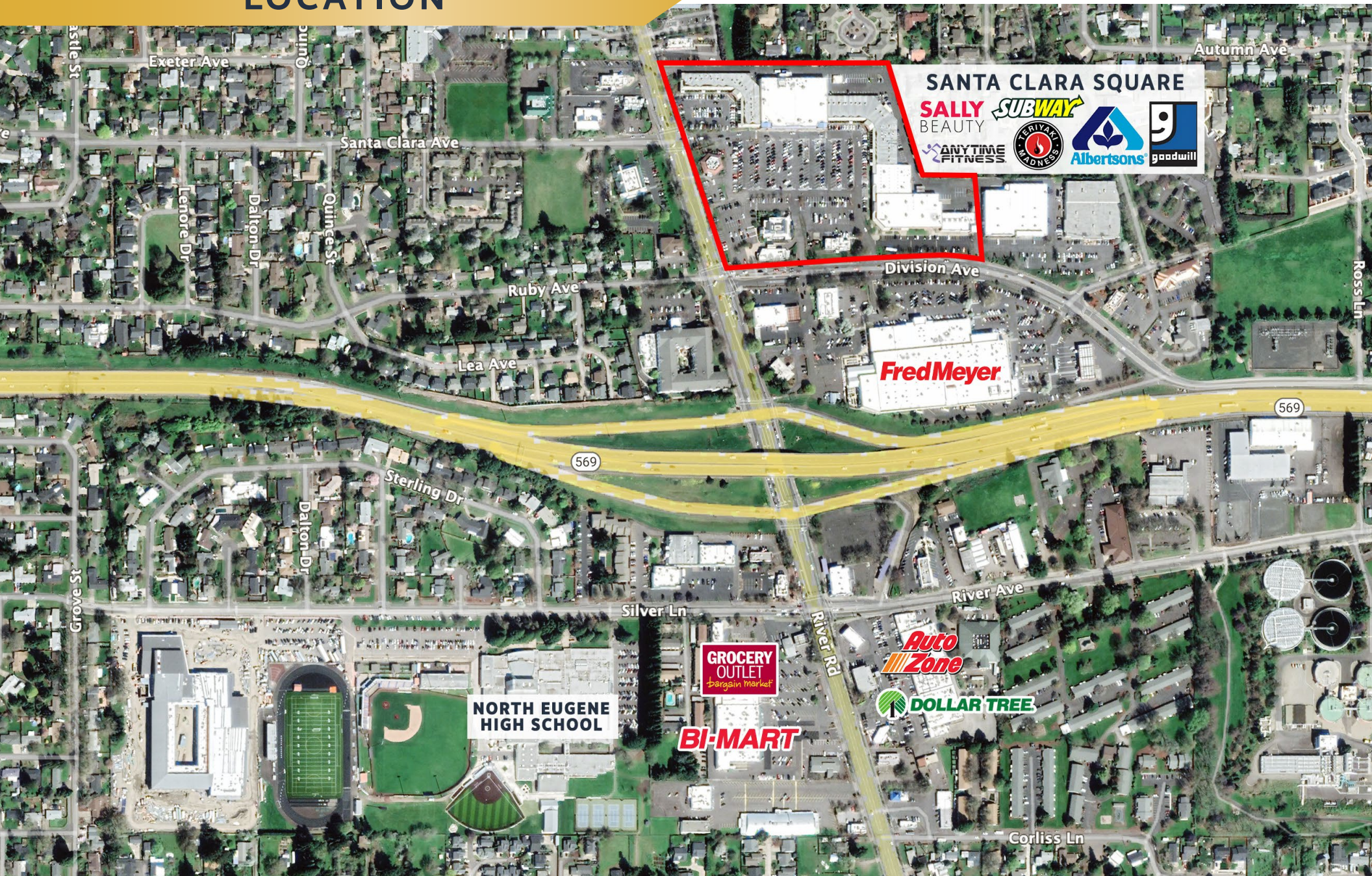
FEATURES & AMENITIES

- 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

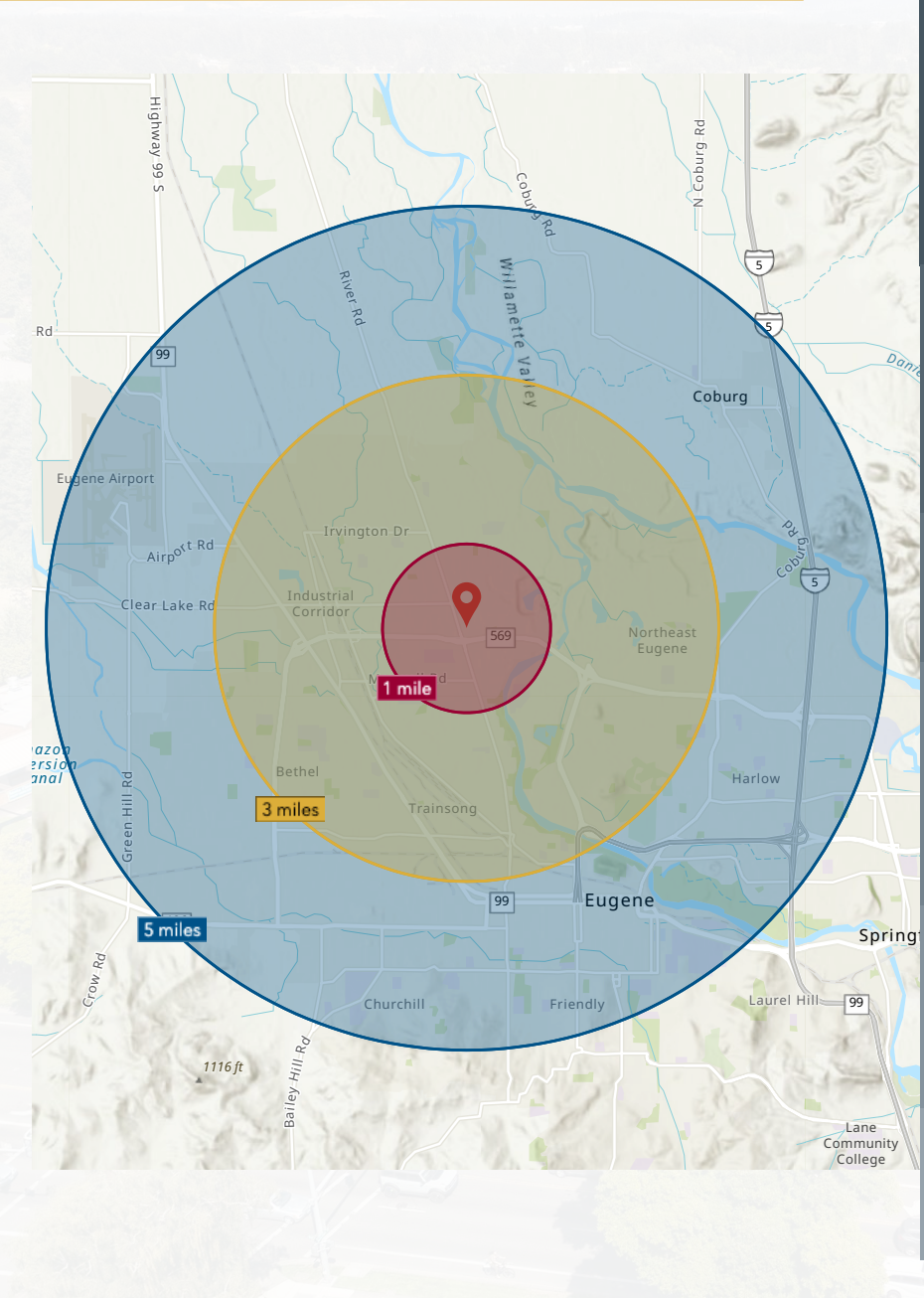
LOCATION

- 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
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LOCATION



DEMOGRAPHICS



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



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EXCLUSIVELY LISTED BY:



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