

FOR LEASE



FIRST ON BROADWAY BUILDING - 51 W BROADWAY - EUGENE, OR

## DOWNTOWN RESTAURANT / BAR SPACE

- 2,041 SQUARE FEET
- FULL-SERVICE BAR & KITCHEN
- INDOOR + OUTDOOR SEATING
- ADDITIONAL BASEMENT STORAGE (INCLUDED)
- SURROUNDED BY SLICE PIZZERIA, KILLER BURGER, WELLS FARGO & BROADWAY METRO

*Lease Rate:* \$1.90/SF, NNN

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## PRIME DOWNTOWN LOCATION

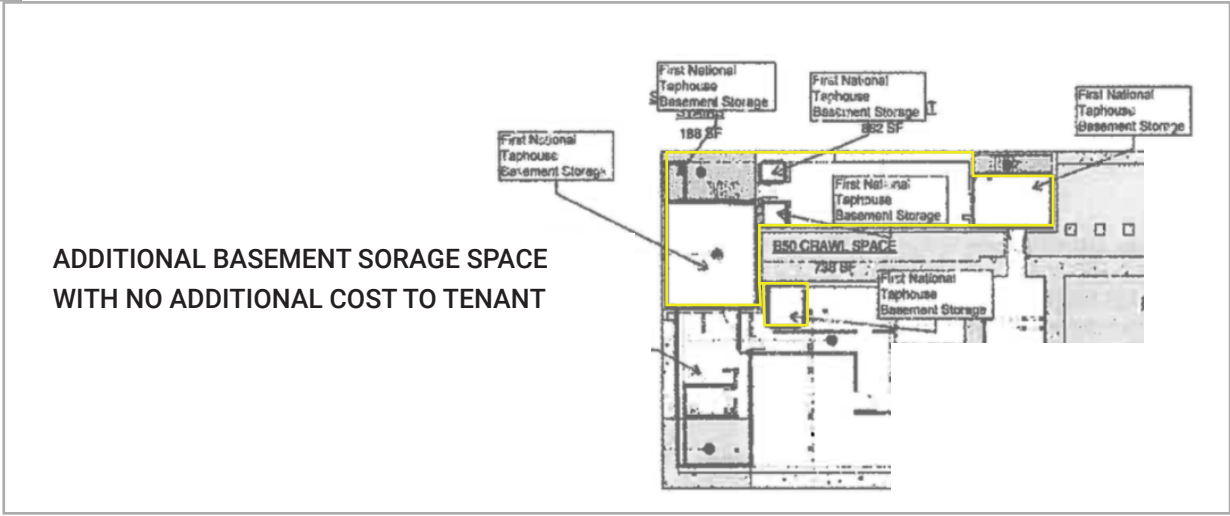
- Located in the First on Broadway Building, just steps from Willamette Street & Broadway
- Surrounded by major civic, retail, and entertainment anchors including the Hult Center, 5th Street Public Market, Lane County Courthouse, and nearby University of Oregon
- Strong day-to-night foot traffic from professionals, students, and visitors

## FOOT TRAFFIC & VISIBILITY

- 20,000+ vehicles daily at Willamette St & Broadway
- 1,500+ hotel rooms within a ½-mile radius
- 4,000+ student housing beds within five blocks



SPACE FLOOR PLAN



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.



# PROPERTY OVERVIEW

## TURNKEY RESTAURANT OPPORTUNITY

A fully equipped restaurant/bar space in the heart of downtown Eugene. This well-designed space features a complete bar setup, open dining area, and kitchen setup ready for immediate occupancy.

Positioned in the First on Broadway Building, steps from Eugene's prominent intersection at Willamette and Broadway, this turnkey restaurant space enjoys strong daily foot traffic and proximity to popular dining, nightlife, and downtown amenities

## SPACE HIGHLIGHTS

- Type I 48" Commercial Hood
- Walk-In Cooler + Freezers
- 2 Fryers + Prep Stations
- 3-Compartment Sink
- Full-Service Bar
- Barstools, Tables & Chairs
- Outdoor Dining Tables
- In-Suite Restrooms
- Additional Basement Storage



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## SPACE + BUILDING PHOTOS



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