



FOR LEASE | RATE REDUCED

# 1,500<sup>SF</sup> Gateway Retail

Pacific Village Center  
3153 Gateway Street  
Springfield OR 97477

## AVAILABLE NOW

- Shadow anchored by Dari-Mart, close to the PeaceHealth RiverBend hospital, Shoppes at Gateway, I-5 interchange & brand new Chick-fil-A
- All glass front with natural light
- High traffic location with visibility on Gateway St. (19,740 VPD)
- Gray shell space
- \$2.00/sf NNN (NNN est. \$0.61/sf)

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

Jack Pennington  
jack@eebcre.com

541.345.4860  
office

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cell

Licensed in the State of Oregon.

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101 East Broadway  
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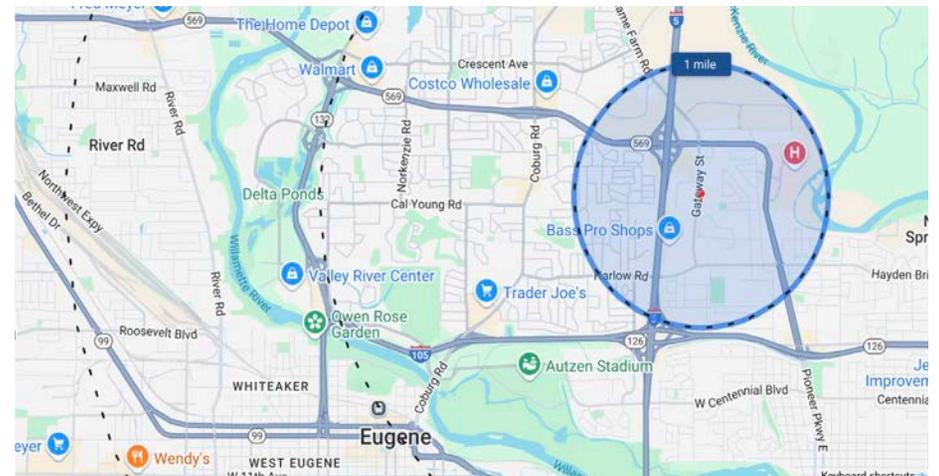


**POPULATION**

- 1 mile radius - 31k
- 3 mile radius - 120.2k

**AVERAGE INCOME**

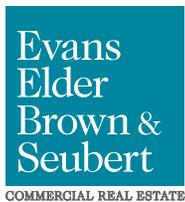
- 1 mile radius - \$66.9k
- 3 mile radius - \$61.7k



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