

# THE 515 – GROUND FLOOR RETAIL

515 E Broadway | Eugene, OR 97401

FOR LEASE



## GROUND FLOOR RETAIL SPACE FOR LEASE

### DETAILS

- Available space:  $\pm$  1,536 SF
- Lease rate/NNN: Call for details

### FEATURES

- Food use space (former boba tea) with open layout, 3 basin sink, floor drains, and 1 office (no grease trap or hood system)
- Corner suite with partition glass doors and 2 ADA restrooms
- Ground floor retail situated in premier 12 story student housing building with 530 livable units
- Few blocks walk to University of Oregon campus with 22,257 student enrollment
- In the heart of Eugene, with 33,998 employees within 1 mile
- Surrounding tenants include: Pizza Hut, McDonald's, Whole Foods Market, 7 Eleven, Travelers Inn, and Sleep Inn Suites



\*Outline of University of Oregon is an estimate

For more information or a property tour, please contact:

**LUIS MARTIN DEL CAMPO**

503.416.8422

LuisM@norris-stevens.com

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com

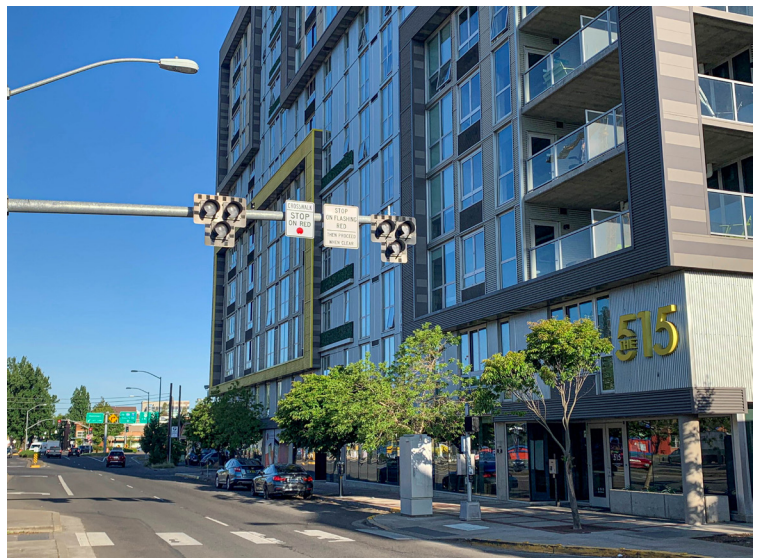
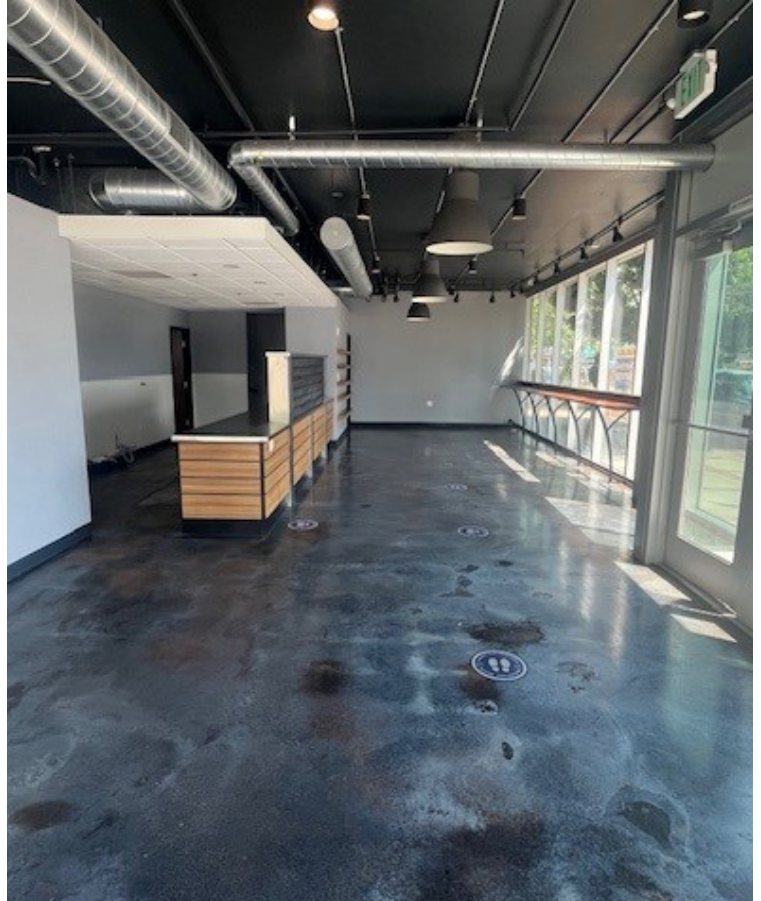


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## PROPERTY PHOTOS



WALK SCORE

90



BIKE SCORE

99



TRANSIT SCORE

57

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