

FOR LEASE



3009 W. 11TH AVENUE - MARKETPLACE WEST - EUGENE, OR

For Lease - Retail Space Available

- SPACE 3009: 2,592 SQUARE FEET
- MAJOR EXTERIOR RENOVATION COMPLETED
- HIGHLY VISIBLE LOCATION ON W. 11TH NEXT TO FRED MEYER SHOPPING CENTER
- EXCELLENT SIGNAGE
- AMPLE PARKING (5.11 PER 1,000 PARKING RATIO)

Lease Rate: \$1.40/SF, NNN

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GROWING POPULATION

The West 11th Avenue retail and business corridor is one of the most frequented shopping areas in Eugene. This immediate area also benefits from the 24,000 students attending the University of Oregon 2 miles to the east.

- SURROUNDING POPULATION

1 Mile	3 Miles	5 Miles	
11,366	98,856	206,578	2027 (Projection)
10,817	94,594	197,504	2022 (Estimate)
9,329	84,519	175,581	2010 (Census)



PRIME RETAIL LOCATION

Market Place West has a highly visible location on W. 11th Avenue. Neighboring tenants include Fred Meyer, Home Depot, Lowe's, Walmart, Target, Starbucks, Dollar Tree, McDonald's and Auto Zone. This location profits from its large population of employees from the surrounding businesses, and the heavily populated residential neighborhoods. It is also serviced by public transportation has access to EmX Eugene's rapid bus system connecting West Eugene, Downtown, University of Oregon and Springfield

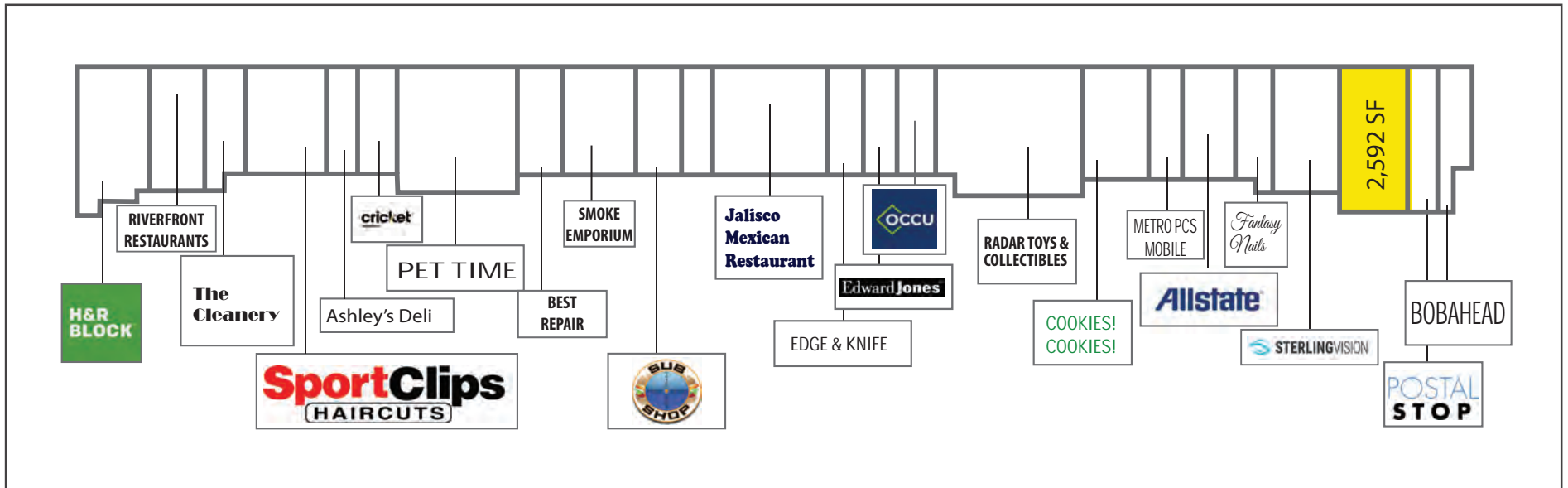


HIGH TRAFFIC VOLUME

Located in the heart of the West Eugene Retail and Business corridor on West 11th avenue, Market Place West Shopping Center benefits from high visibility and traffic counts of 33,000 AADT.



CENTER SITE PLAN



MARKET PLACE WEST

Market Place West Shopping Center has a strong tenant mix of retail, dining, healthcare and service providers. National tenants include SportClips and Payless ShoeSource. Neighboring tenants include Fred Meyer, Home Depot, Lowe's, Walmart, Target, Starbucks, Dollar Tree, McDonald's and Auto Zone.

FOOD / BEVERAGE

JALISCO MEXICAN RESTAURANT
 ASHLEY'S DELI
 BOBAHEAD
 SUB SHOP
 COOKIES! COOKIES!
 RIVERFRONT RESTAURANTS

RETAIL

PET TIME
 METRO PCS MOBILE
 RADAR TOYS
 BEST REPAIR
 EDGE & KNIFE
 RADAR TOYS
 CRICKET WIRELESS
 SMOKE EMPORIUM

PROFESSIONAL SERVICES

H & R BLOCK
 ALLSTATE
 EDWARD JONES
 OCCU CREDIT UNION
 POSTAL STOP
 THE CLEANERY

HEALTH & SPA SERVICES

SPORTCLIPS
 FANTASY NAILS
 STERLING VISION



AVAILABLE SPACE



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 LOCATION



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