

FOR LEASE



3001 - 3069 W. 11TH AVENUE - EUGENE, OR 97402

## MARKETPLACE WEST RETAIL

HIGH TRAFFIC | EXCELLENT VISIBILITY | PROMINENT SIGNAGE

- Facade undergoing remodel

- Available Spaces:

2,592 SF – Great restaurant space with Landlord provided hood

2,175 SF – In-line space

880 SF – In-line space

Can be combined for 3,055 SF

- Adjacent to Fred Meyer Shopping Center and national retailers

- 33,000 AADT (average daily traffic)

- Ample parking

- \$1.65 / SF, NNN (NNN's approx.. \$0.70 / SF)



**TIM CAMPBELL**

timc@campbellre.com

(541) 484-2214

Licensed in the State of Oregon

**BILL NEWLAND**

bill@campbellre.com

(541) 484-2214

Licensed in the State of Oregon

Listing broker has an ownership interest in the property.

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.

# SPACE 3009 AVAILABLE

- 2,592 Square Feet
- In-Line Space
- Great Restaurant Space with Landlord Provided Class A Hood
- Lease Rate: \$1.65/SF, NNN



Listing broker has an ownership interest in the property

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.

## SPACE 3065 AVAILABLE

- 2,175 Square Feet
- In-Line
- Lease Rate: \$1.65/SF, NNN



## SPACE 3067 AVAILABLE

- 880 Square Feet
- In-Line
- Lease Rate: \$1.65/SF, NNN

Suites can be combined for 3,055 SF

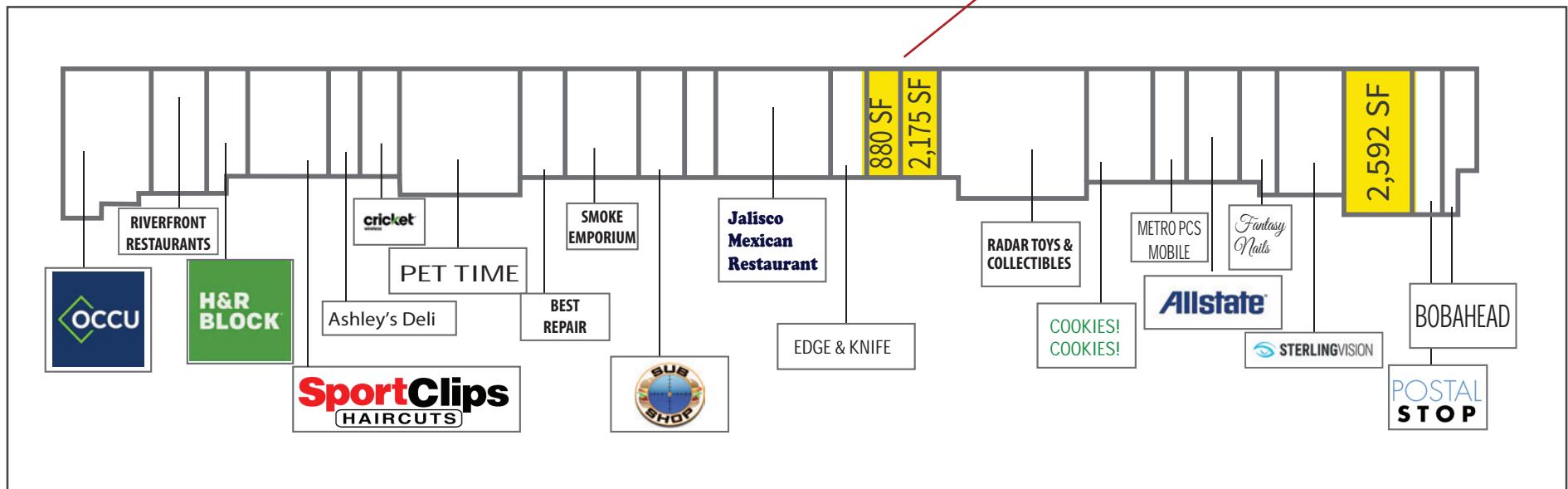


Listing broker has an ownership interest in the property

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.

# MARKETPLACE WEST

MarketPlace West Shopping Center has a strong tenant mix of retail, dining, healthcare and service providers. National tenants include SportClips and H&R Block. 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  
OCCU CREDIT UNION  
POSTAL STOP  
THE CLEANERY

## HEALTH & SPA SERVICES

SPORTCLIPS  
FANTASY NAILS  
STERLING VISION

Listing broker has an ownership interest in the property

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.

Join one of Eugene's most active shopping destinations. Ideal for retail, service, or food users looking to capture strong local demand and steady traffic.



## GROWING POPULATION

Eugene's west side continues to grow, with significant residential and commercial development. MarketPlace West is well-positioned to serve this expanding population base



## HIGH TRAFFIC VOLUME

Strategically located on West 11th Avenue, one of Eugene's busiest commercial corridors, MarketPlace West experiences exceptional visibility and average daily traffic counts of 33,000+ (AADT). The center is surrounded by national retailers and draws consistent consumer flow from both local residents and employees of nearby businesses.

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



## PRIME RETAIL DESTINATION

This established shopping center benefits from a premier location with anchor tenants including Fred Meyer, Home Depot, Walmart, Target, Starbucks, Lowe's, AutoZone, Dollar Tree, and McDonald's.



# NEIGHBORING TENANTS



Listing broker has an ownership interest in the property

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.