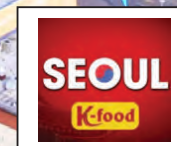
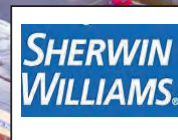


FOR LEASE



**WILLAMETTE STREET & WEST 29TH AVENUE - EUGENE, OREGON**

## WOODFIELD STATION RETAIL CENTER

- IN-LINE SPACE AVAILABLE - 1,196 SF
- NEIGHBORHOOD SHOPPING CENTER ANCHORED BY MARKET OF CHOICE, CVS, OFFICE MAX, AND PETSMART
- HIGH TRAFFIC COUNTS

*Lease Rate:* \$2.66/SF/MONTH, NNN

*For more information contact:*

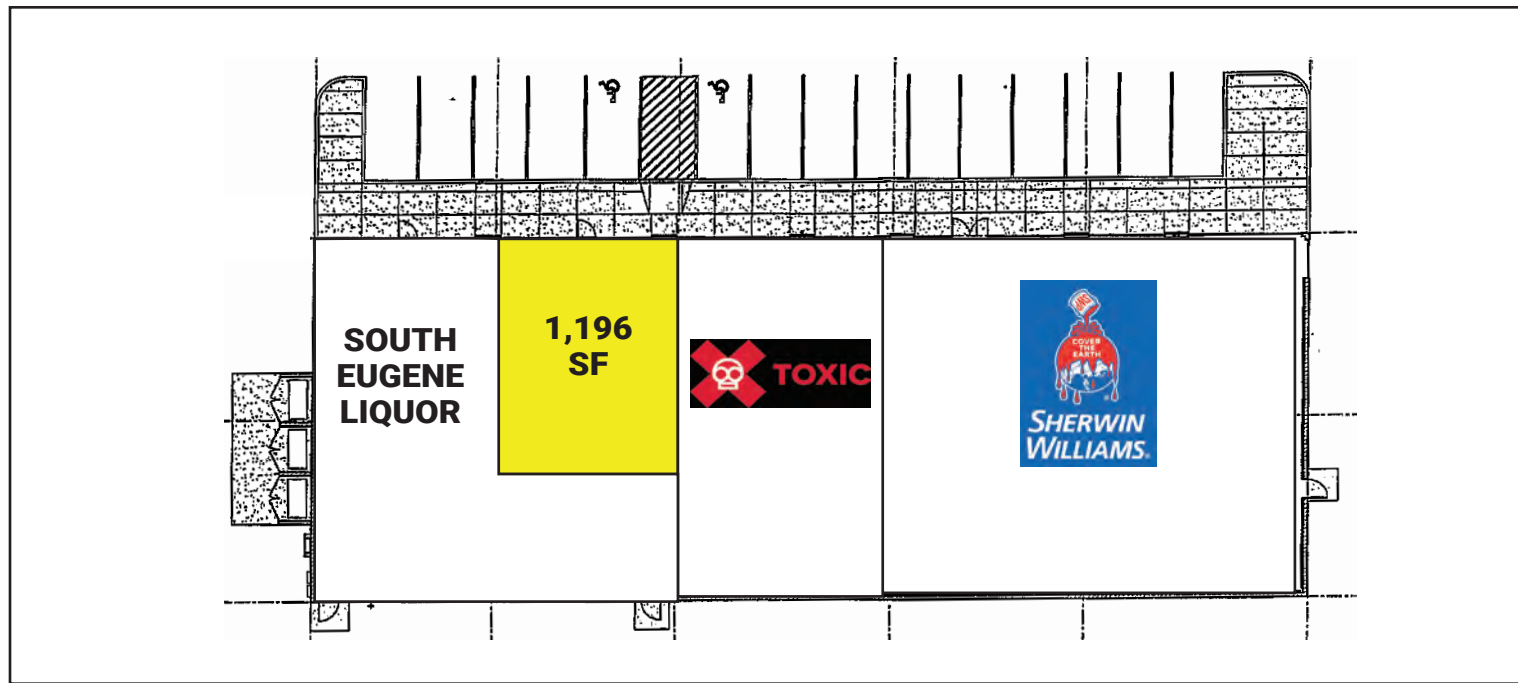
**TIM CAMPBELL**  
timc@campbellre.com | (541) 484-2214  
Licensed in the State of Oregon

**SUZANNE KINTZLEY**  
suzannek@campbellre.com | (541) 484-2214  
Licensed in the State of Oregon



## SPACE 2866 - IN-LINE

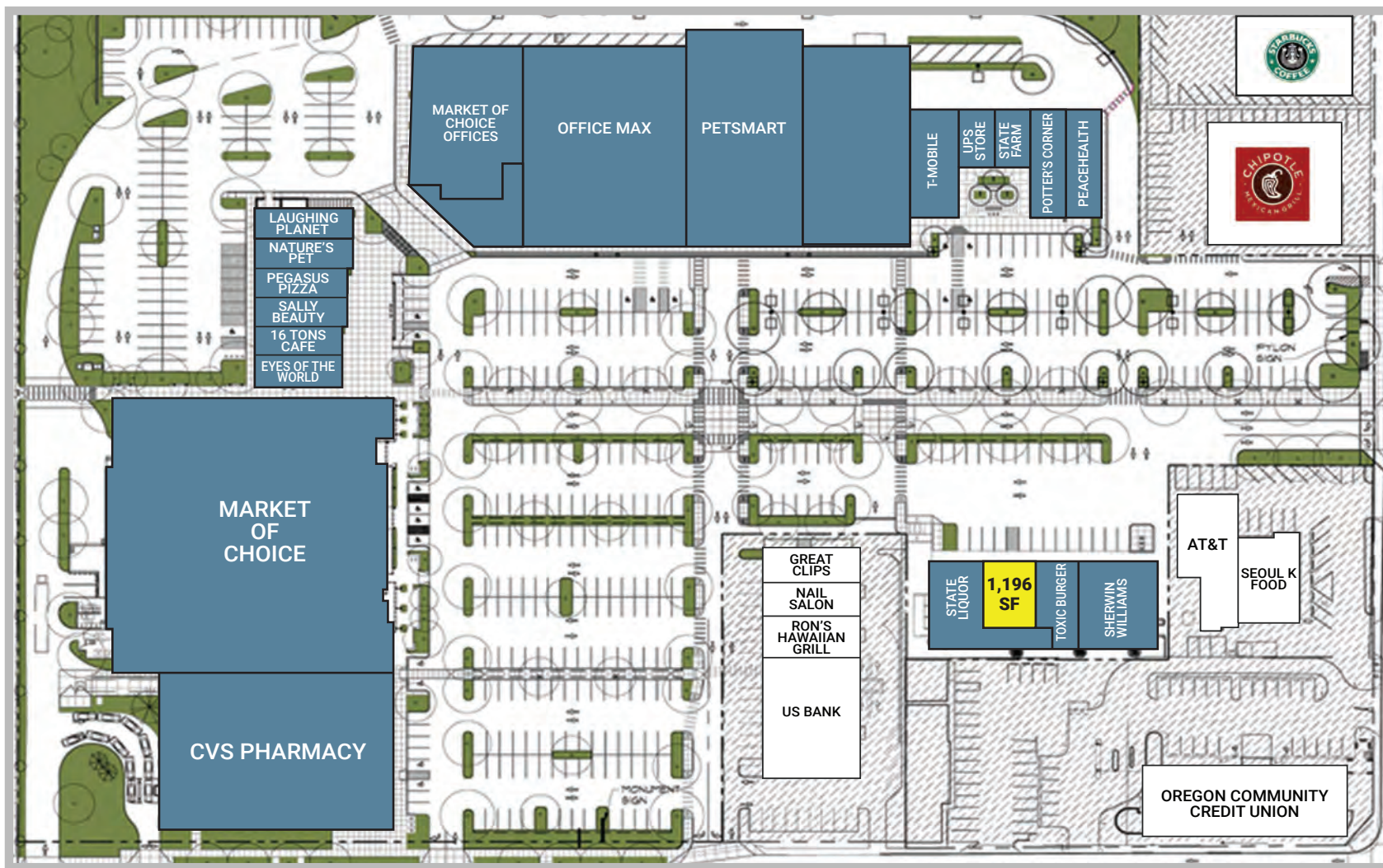
- SUITE 2866 B: 1,196 SQUARE FEET
- FORMER PERFECT LOOK
- OPEN FLOOR PLAN
- ADA RESTROOM
- GREAT FRONTAGE WITH PARKING
- LEASE RATE: \$2.66/SF/MONTH, NNN







**WOODFIELD STATION** IS THE ONE-STOP SHOPPING DESTINATION IN THE VIBRANT SOUTH EUGENE COMMUNITY. THE 145,000 SF CLASS A RETAIL CENTER PROVIDES A VARIETY OF LOCAL, REGIONAL & NATIONAL TENANTS AND IS ANCHORED BY MARKET OF CHOICE, CVS, OFFICE MAX, AND PETSMART. WOODFIELD STATIONS FEATURES A STRONG TENANT MIX OF BUSINESSES IN THE RETAIL, DINING, SERVICE & HEALTHCARE SECTORS.





## CENTER PHOTOS - WOODFIELD STATION



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.



## DEMOGRAPHICS - WOODFIELD STATION

### POPULATION

RADIUS	1-MILE	3-MILES	5-MILES
2025	16,692	97,397	191,554
2020	15,770	82,759	179,653
2010	14,941	82,759	162,017

### 2020 HH INCOME

Average	\$74,349	\$69,813	\$69,751
Median	\$56,584	\$45,606	\$49,667

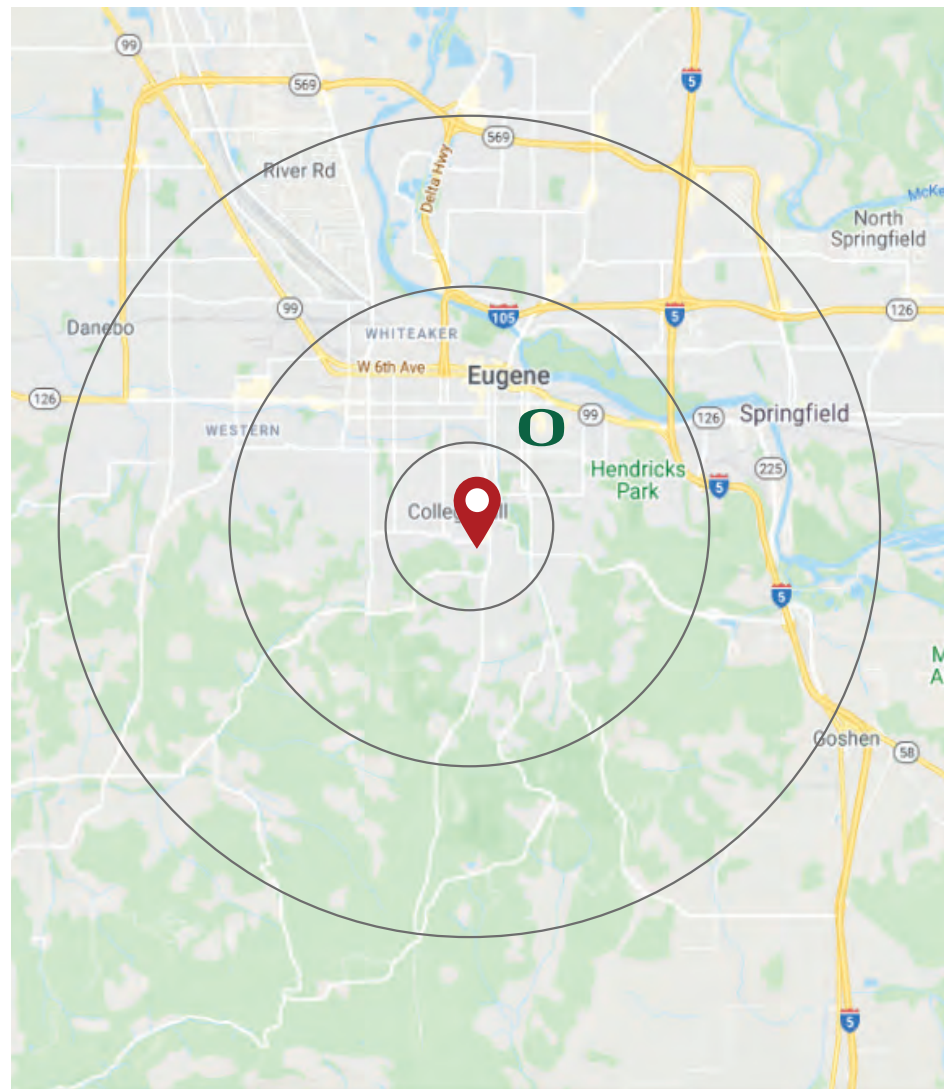
### 2020 MEDIAN HOME VALUE

	\$326,926	\$331,133	\$289,866
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### 2020 MEDIAN AGE

	\$36.70	33.40	36.10
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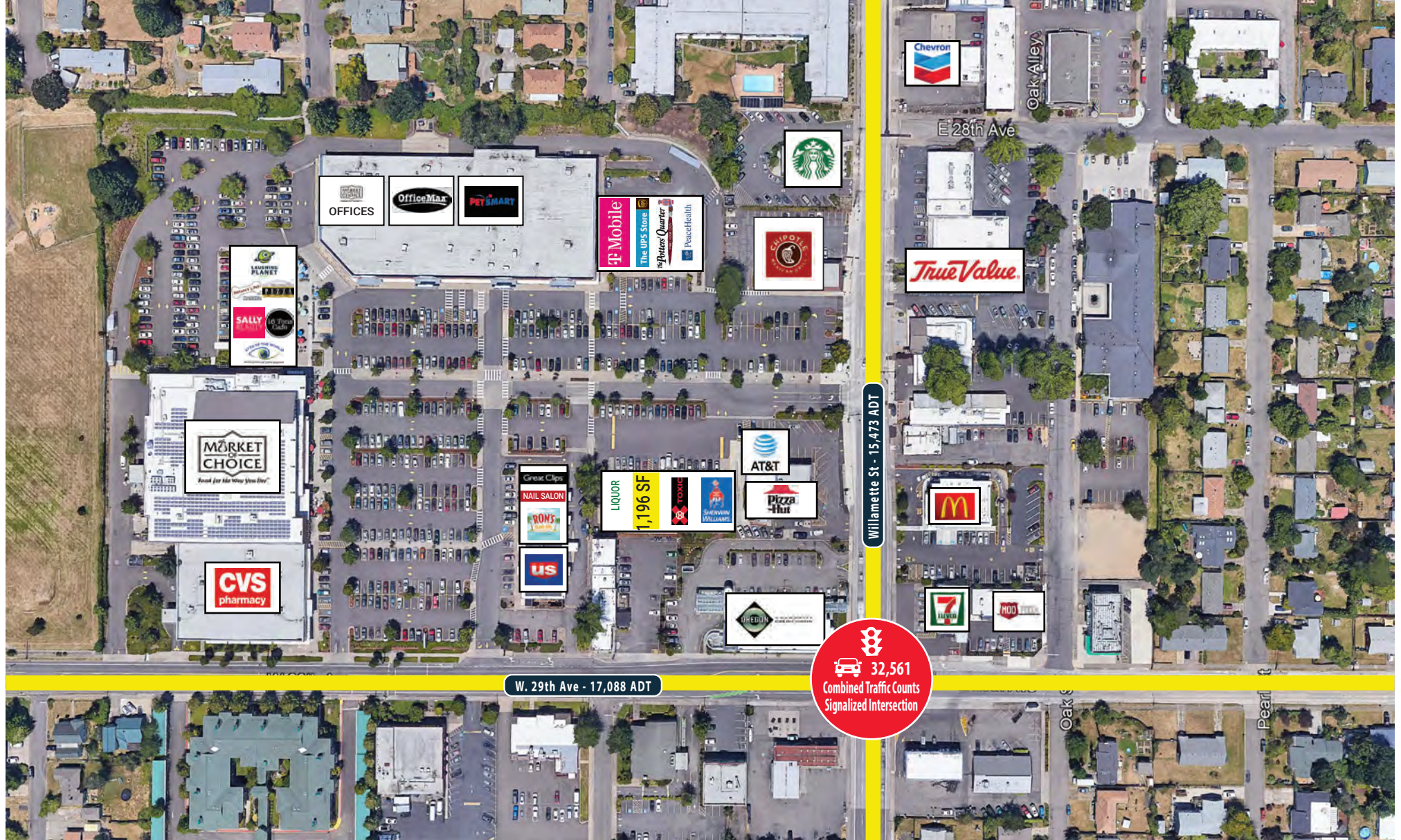
SOURCE: COSTAR GROUP



**WOODFIELD STATION** is located south of downtown Eugene and 1.5 miles from the University of Oregon with over 28,500 students, faculty & employees



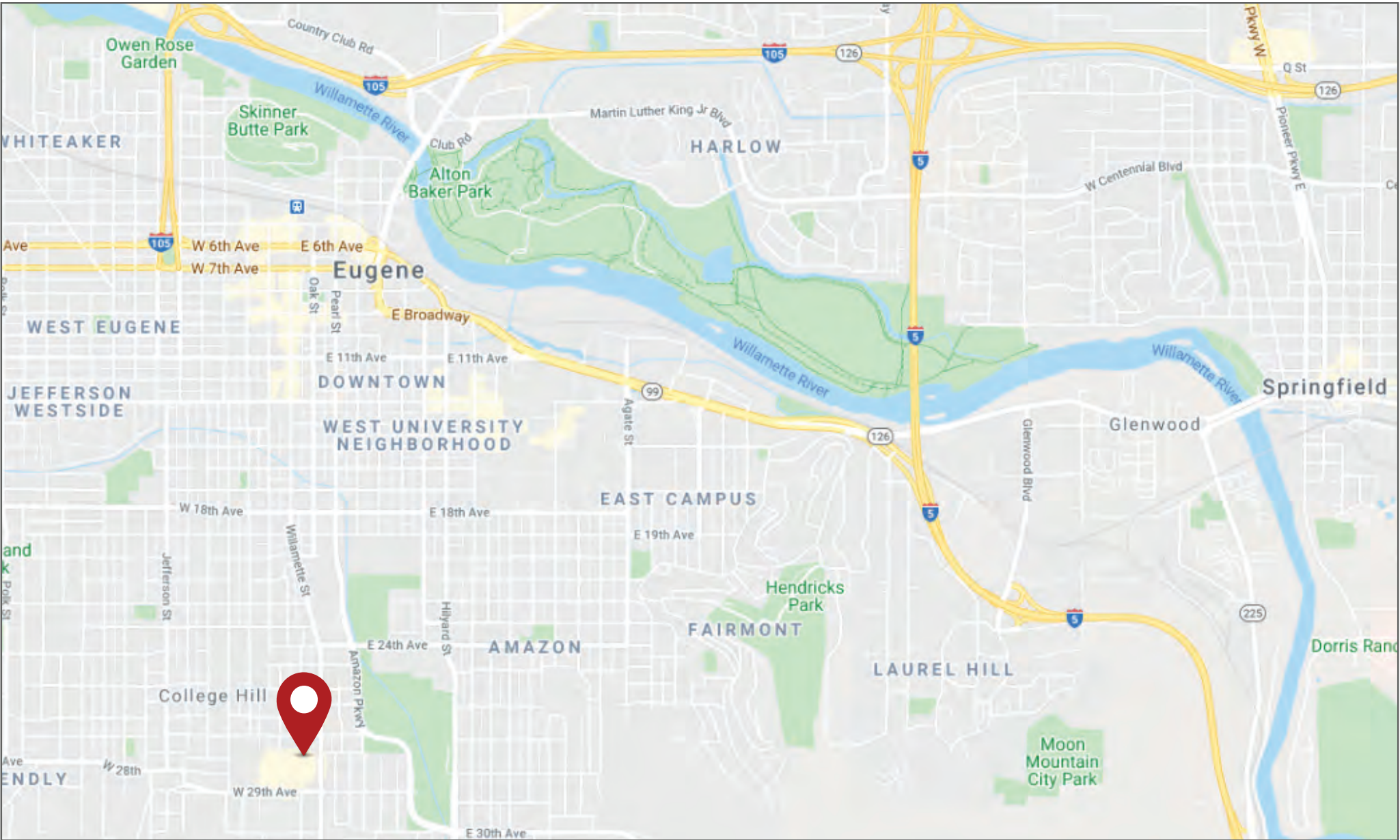
# TRAFFIC COUNTS - WOODFIELD STATION



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LOCATION MAP - WOODFIELD STATION



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