

OAKWAY SHOPPING CENTER - 48 OAKWAY CENTER - EUGENE, OR

HERITAGE COURTYARD - RETAIL SPACE

- Approximately 669 square feet
- Join Sabai, Chapala's, and others in Oakway's Heritage Courtyard
- Includes outdoor patio adjacent to space

Contact brokers for lease rate





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PRIME RETAIL SPACE AT OAKWAY CENTER

Flexible, high-visibility storefront in Eugene's premier lifestyle destination

- Floor Plan: Open layout with built-in storage
- Patio: Private outdoor seating area
- Visibility: Corner Location with large storefront windows & natural light
- Courtyard: Vibrant daily foot traffic
- Neighbors: Sabai, Chico's, Talbots, Elizabeth'sWine Lounge & more









EXTERIOR SPACE PHOTOS









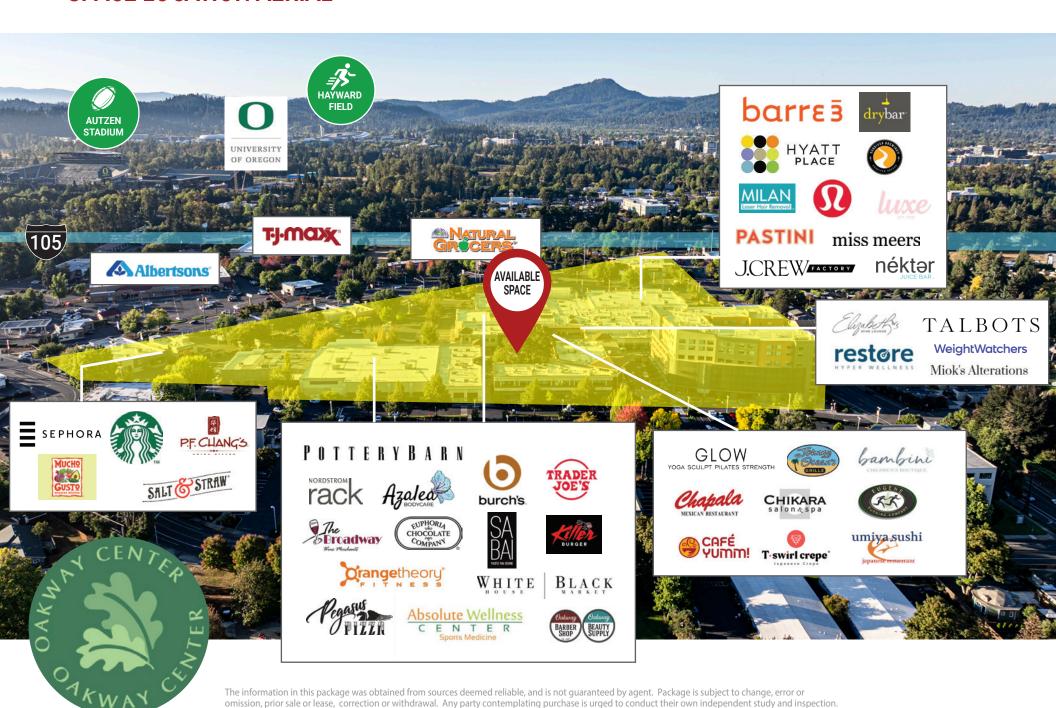


AVAILABLE CORNER SPACE + COURTYARD





SPACE LOCATION AERIAL





OAKWAY CENTER HIGHLIGHTS

High-Visibility Retail in the Heart of Eugene's Growth Corridor



Eugene's premier lifestyle shopping destination with fashion, dining, fitness, medical and personal services.



Heritage Courtyard: Vibrant patio-oriented retail setting with Sabai, Chapala's, Elizabeth's Wine Lounge, and other upscale local & national brands.



Oakway Center has **approximately 4 million visits** annually and about **700,000 unique visitors** - leading to low tenant turnover, high foot traffic, and a thriving retail environment.



Surrounded by top demographics & daytime traffic: PeaceHealth, University of Oregon, and major employers within 3 miles.



Anchored by Hyatt Place Eugene at Oakway Center (130 rooms), REI (coming soon), and long-time tenants like Nordstrom Rack & Trader Joe's.



Year-round destination: Events, outdoor dining, and proximity to Autzen Stadium, Hayward Field, and UO athletics keep consistent foot traffic



Easy access & high visibility: Coburg Rd **(45,000 AADT)** & Oakway Rd **(18,000 AADT)** with proximity to Beltline, I-105, & I-5.

EUGENE / LANE COUNTY HIGHLIGHTS

A dynamic university city driving retail, dining & entertainment demand

- Oregon's 2nd largest metro area Eugene/Springfield MSA ~260,000+ residents; Lane County ~382,000.
- University of Oregon anchor: 23,800+ students, NCAA athletics, global track & field events at Hayward Field, and Autzen Stadium (54,000 seats).
- Tourism & visitor spending: 3M+ annual trips to Lane County; \$780M+ spent on accommodations, dining, and retail.
- Educated workforce: ~41% with bachelor's degree or higher; UO ranked nationally among top public research institutions.
- Diversified economy: Tech (470+ companies, 4,000+ employees), healthcare (PeaceHealth), education, government, and outdoor gear brands rooted in Eugene.
- Quality of life magnet: Wine country, Willamette Valley outdoor recreation, easy drive to Oregon Coast & Cascades

382,000

EUGENE MSA POPULATION (ESTIMATED) \$70,374

2022 MEDIAN HOUSEHOLD \$162K

2022 HOUSEHOLDS STEADY GROWTH -3.7% BY 2027







LOCATION MAP

