

FOR LEASE



652 E BROADWAY - EUGENE, OREGON 97401

## STAND-ALONE RESTAURANT BUILDING NEAR THE UO CAMPUS

2,715 SQUARE FEET | ON-SITE PARKING (32 SPOTS)

\$7,000 PER MONTH, NNN



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# PRIME RESTAURANT BUILDING

## 652 E BROADWAY - EUGENE, OR

### PROPERTY HIGHLIGHTS

- 2,715 SF single-level layout
- 32 dedicated spaces
- Excellent signage & high-traffic exposure
- Prime spot near the University of Oregon

### BUILDING FEATURES

- Spacious seating area (60 plus)
- Exposed wood ceilings
- Large prep and cleaning areas
- Commercial-grade hood system
- Walk-in cooler
- Two restrooms
- Small office + storage space



UPGRADES



- New Plumbing (floor drains)
- New Grease Interceptor
- Updated Electrical Panels
- New Exterior and Interior Paint
- New Epoxy Flooring & Flooring Tiles
- Exterior Landscaping



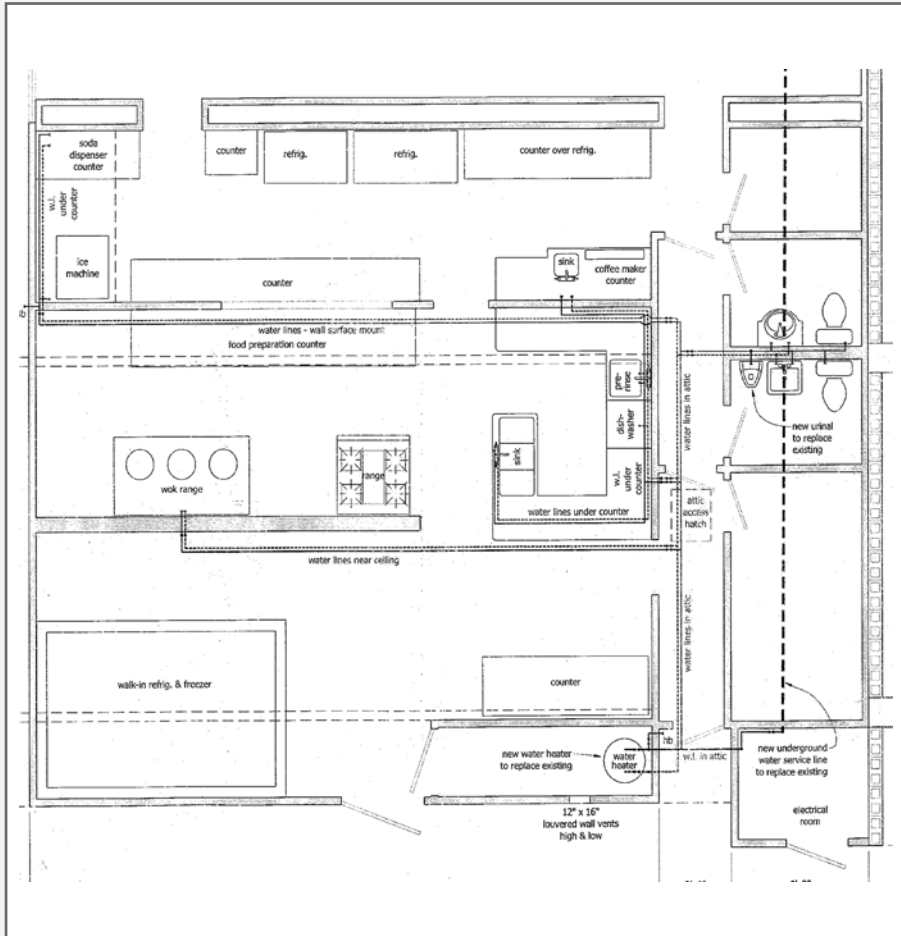
## BUILDING / PROPERTY PHOTOS



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# KITCHEN FLOOR PLAN/PHOTOS





# PRIME LOCATION - EAST VIEW



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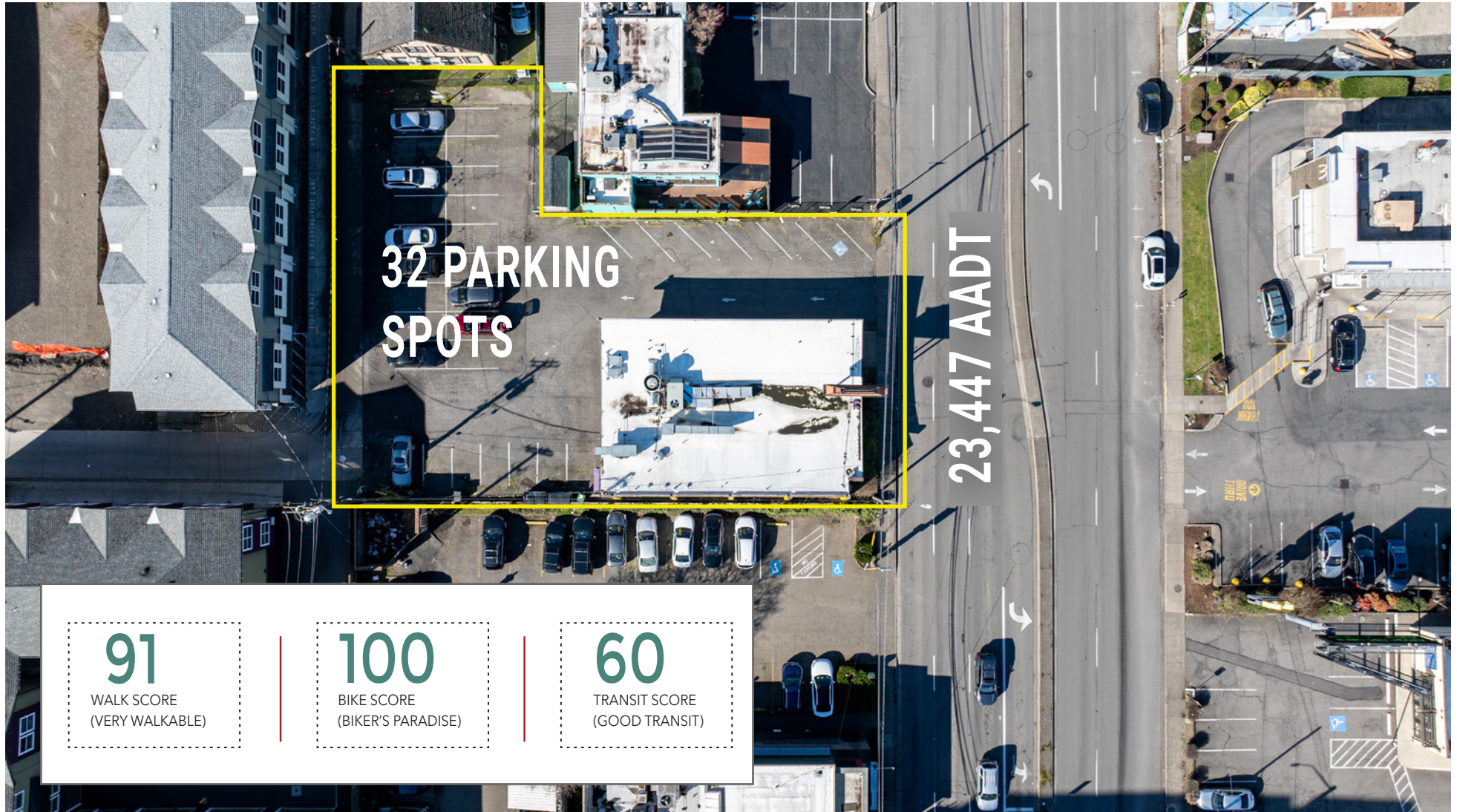
## PRIME LOCATION - WEST VIEW



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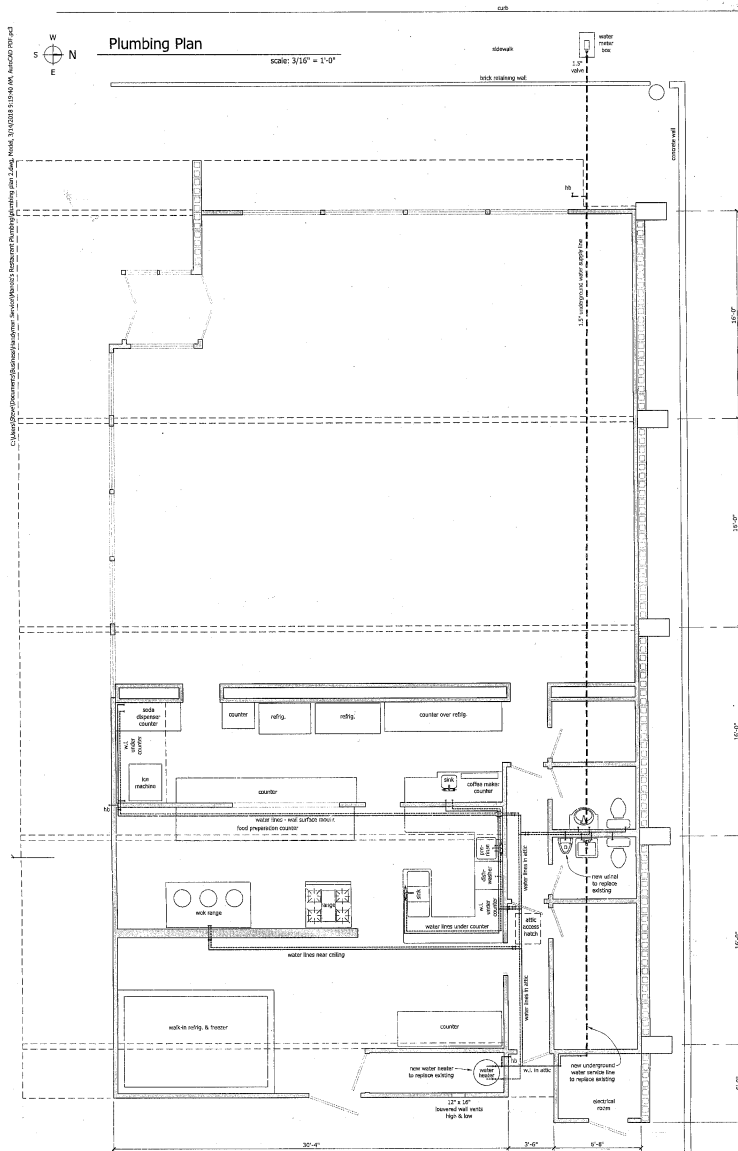


## PARKING / TRAFFIC COUNTS / WBT SCORES



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# BUILDING FLOOR PLAN



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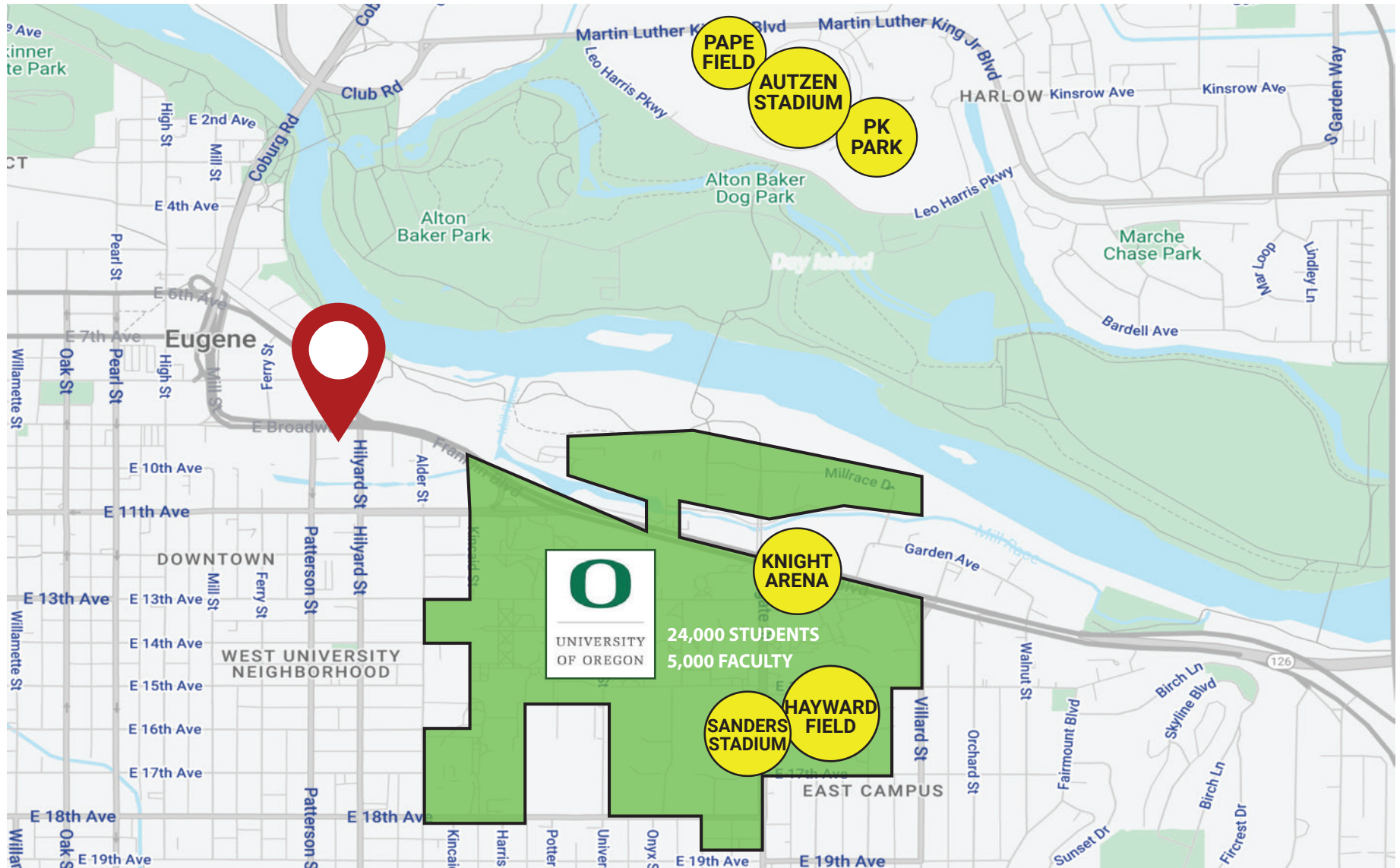
# OVER 4,500 STUDENTS IN A THREE-BLOCK RADIUS



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# UNIVERSITY OF OREGON MAP





# Eugene, Oregon

## A Thriving University City Fueling Restaurant Success

Eugene is Oregon's second-largest city, home to more than 178,000 residents and the University of Oregon's 23,800+ students. Positioned in the heart of the Willamette Valley with easy access to I-5, rail, and air, Eugene serves as a major hub for education, innovation, and culture in the Pacific Northwest.

Anchored by the University of Oregon, the area surrounding campus supports a vibrant mix of student housing, restaurants, and entertainment venues. The city's youthful, highly educated population drives consistent demand for dining, nightlife, and local experiences year-round.

The restaurant market in Eugene is bolstered by strong foot traffic from students, faculty, and visitors, as well as professionals working in nearby education, healthcare, and tech sectors. Eugene's commitment to sustainability, local sourcing, and active lifestyles fosters a thriving food culture that blends national brands with independent operators.

For restaurateurs, 652 E. Broadway offers a prime opportunity within Eugene's most active dining and student district—surrounded by major apartment developments, university landmarks, and over 4,500 student beds within three blocks.

**374,748**

EUGENE MSA  
POPULATION  
(ESTIMATED)

**\$61,288**

2022 MEDIAN  
HOUSEHOLD  
INCOME

**\$178K**

2022 RESIDENTS  
2022-2027:  
GROWTH 3.7%



UNIVERSITY OF OREGON'S AUTZEN STADIUM