

GROCERY ANCHORED RETAIL PROPERTY FOR LEASE

Santa Clara Square

15-85 DIVISION AVENUE / EUGENE, OR 97404



Prime retail location directly off Eugene's
Randy Pape Beltline Hwy

CONTACT

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Grocery-anchored space in busy Eugene retail neighborhood center

AVAILABLE SPACE

- 3,909 SF - 2nd gen restaurant
- 2,904 SF
- 2,460 SF
- 1,280 SF

LEASE DETAILS

- Please call about lease rates
- 2,904 SF space can be demised to accommodate space sizes of 1,628 SF and 1,276 SF (see demising plans)

TRAFFIC COUNTS

- Ruby Ave / River Rd - 26,234 ADT ('20)
- Randy Pape Beltline / Division Ave - 64,323 ADT ('20)

HIGHLIGHTS

- Grocery-anchored space in busy retail center
- Excellent parking
- Located near North Eugene High School
- Co-tenants include Albertsons, Baskin Robbins, Anytime Fitness, Jake's Way Back Burger, Shari's Restaurant, Wells Fargo, Goodwill, The UPS Store, Defy, Subway, Burger King, H&R Block and AT&T



Site plan



SUITE	TENANT
35	AVAILABLE - 3,909 SF
45-A	Jake's Way Back Burgers
45-B	Santa Clara Foot Care Center
45-C	CJ's Eateries
45-E	China Seas Restaurant
45-F	H&R Block
45-G	Mariner Finance
45-H	Emerald City Chiropractic
45-I	Teriyaki Madness
45-J	Cricket Wireless
45-K	Subway
45-L	Oregon Community CU

SUITE	TENANT
45-M	Tan Republic
45-R	CVR Jewelry
45-S/T	Tips & Toes
45-W	Baskin Robbins
55	Albertson's
65-A	AVAILABLE - 2,904 SF
65-C	AVAILABLE - 2,460 SF
65-D	State Farm Insurance
65-E	AVAILABLE - 1,280 SF
65-F/H	Anytime Fitness
65-J	Armed Forces Center
65-M	Khoki BBQ

SUITE	TENANT
65-Q	El Kiosco
65-T	Benchmark PT
65-W1	The UPS Store
65-W2	Sally Beauty
75	Goodwill
15500	Defy
95-A	Korean BBQ
95-F	Pacific Cascade Federal CU

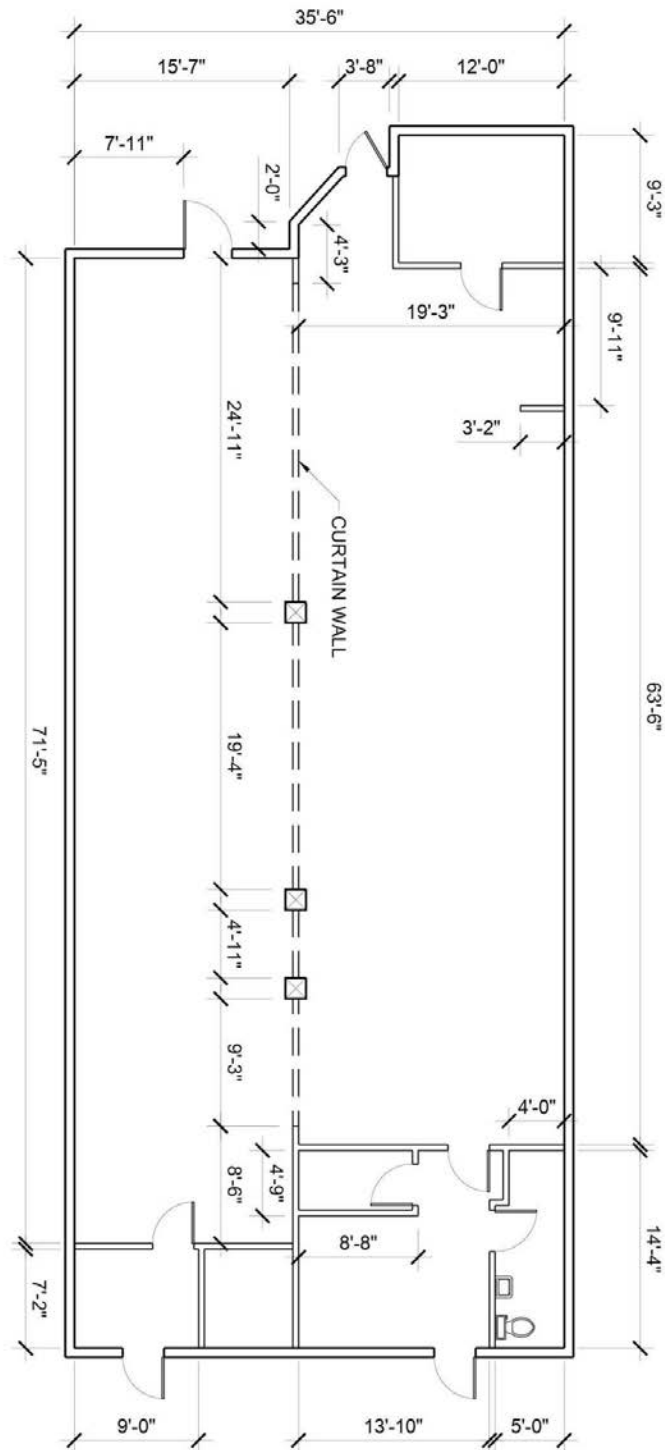
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Floor plan | Suite 65-A



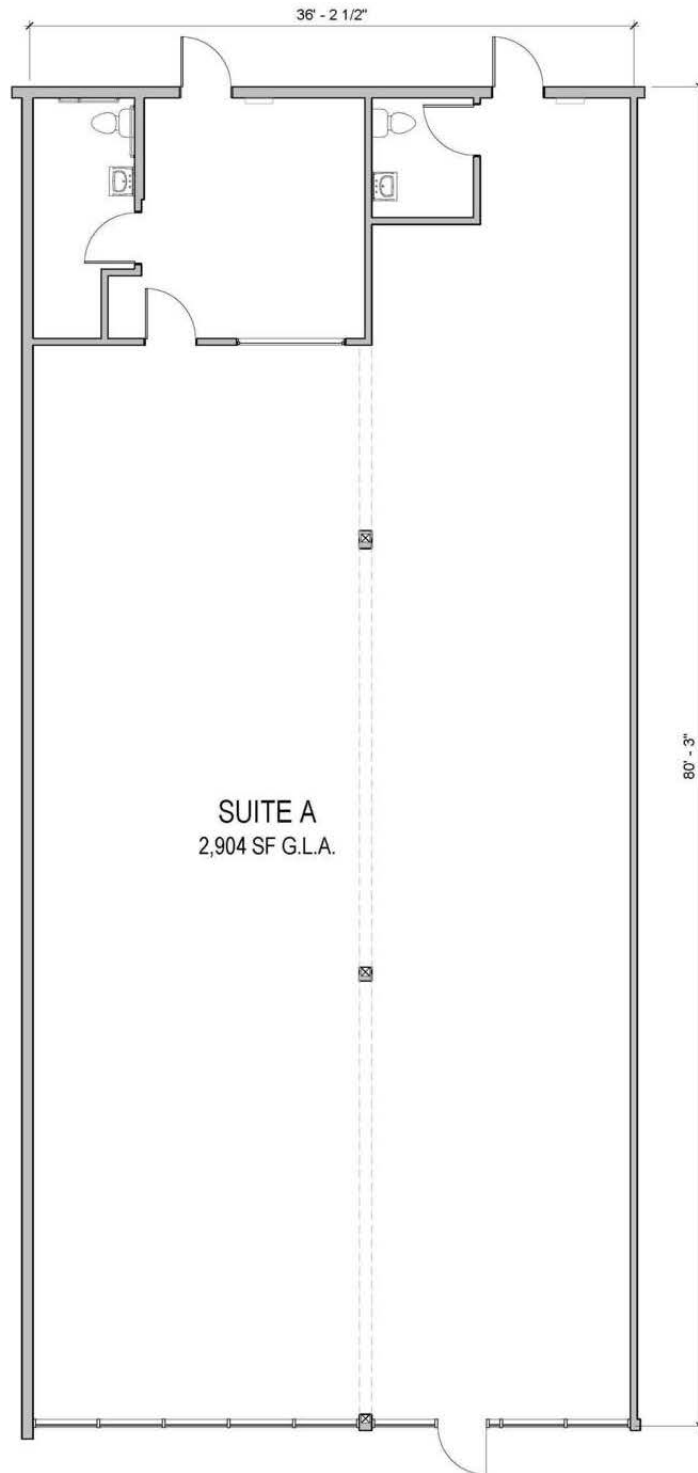
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Demising plan | Suite 65-A



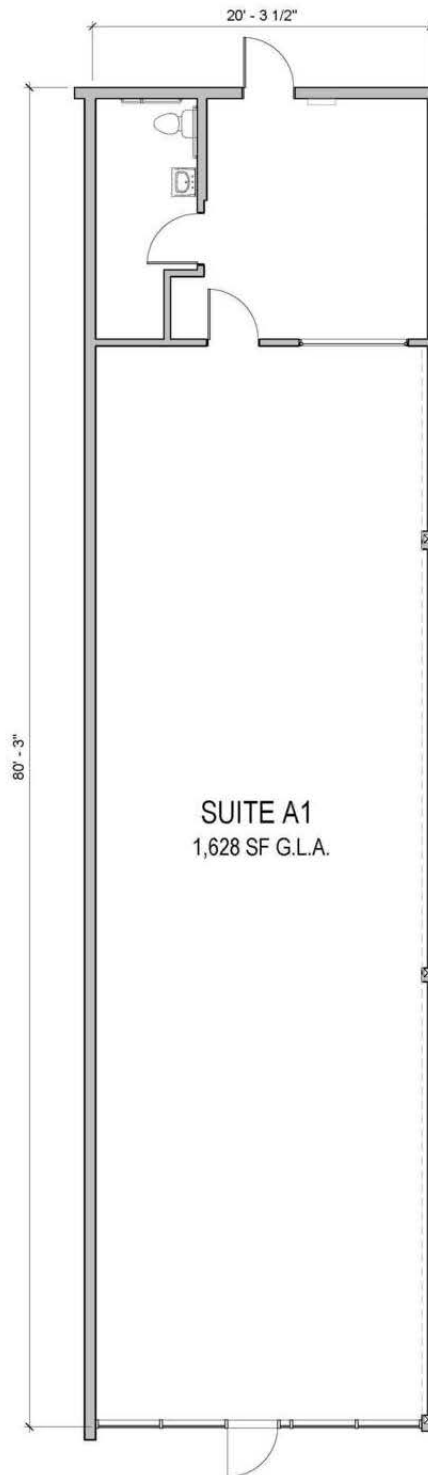
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Demising plan | Suite 65-A



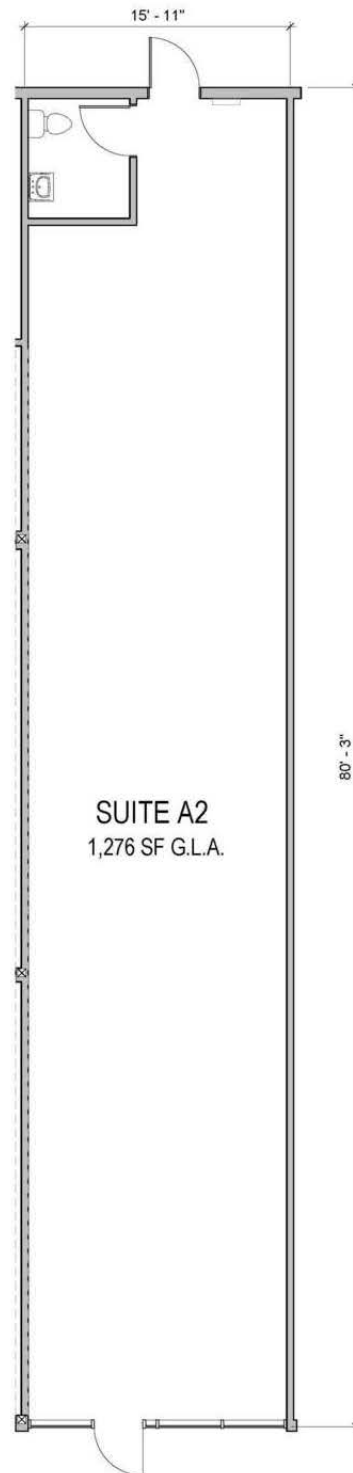
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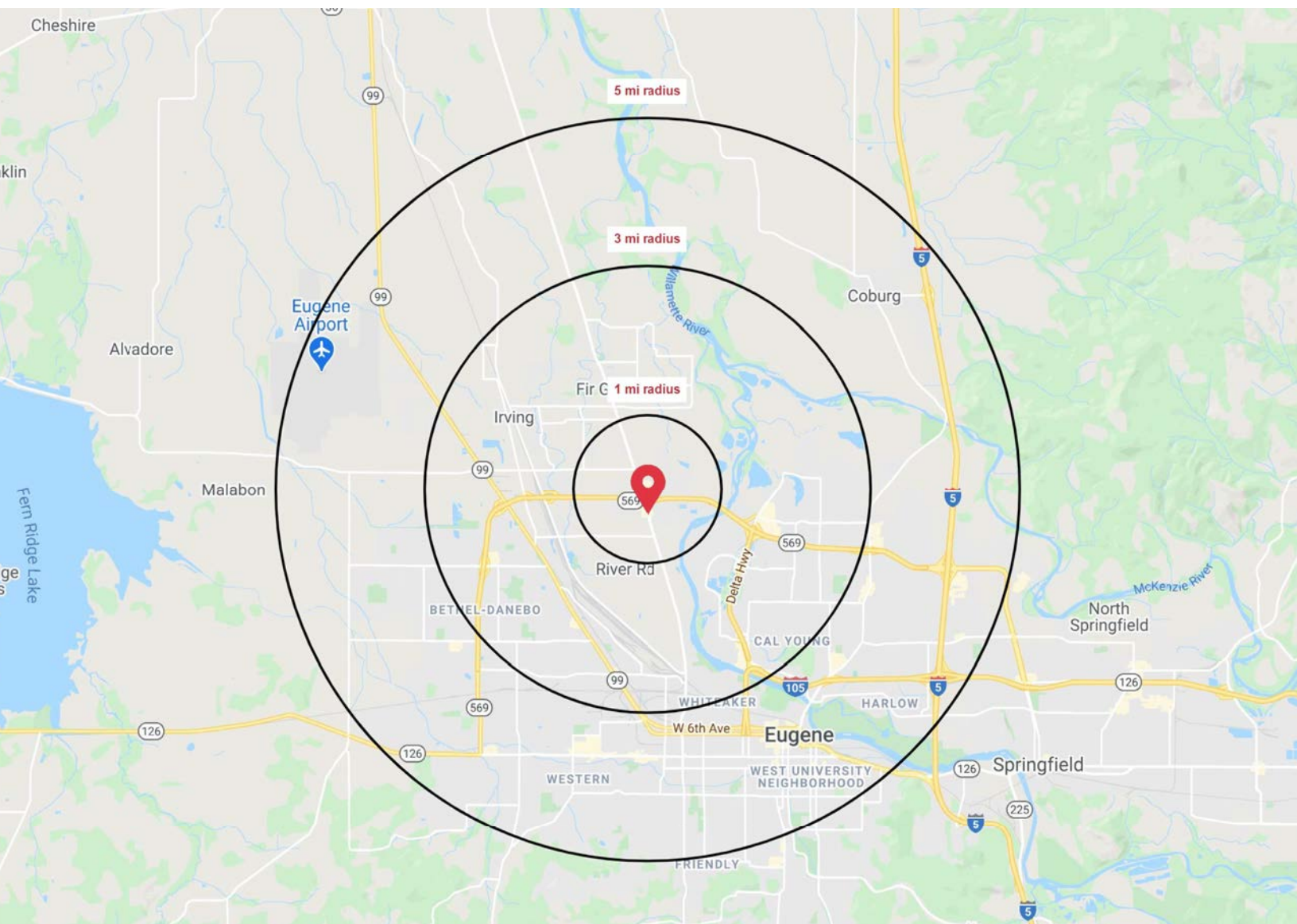
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Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	12,823	78,537	172,709
Projected Total Population 2025	13,433	82,340	180,840
Average HH Income	\$82,922	\$82,262	\$74,416
Median Home Value	\$255,295	\$279,129	\$286,968
Estimated Total Households	5,146	32,152	72,693
Daytime Demographics 16+	7,296	55,539	157,791
Some College or Higher	64.5%	71.8%	72.8%

Source: Regis – SitesUSA (2021)



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Demographics — full profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 44.0992/-123.1277

Santa Clara Square Eugene, OR 97404	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	12,925	81,019	176,590
2026 Projected Population	13,548	85,640	187,561
2020 Census Population	12,831	80,218	175,523
2010 Census Population	11,589	70,875	155,519
Projected Annual Growth 2021 to 2026	1.0%	1.1%	1.2%
Historical Annual Growth 2010 to 2021	1.0%	1.3%	1.2%
Households			
2021 Estimated Households	5,158	31,876	72,929
2026 Projected Households	5,336	33,251	76,495
2020 Census Households	5,039	31,703	72,589
2010 Census Households	4,695	29,261	65,539
Projected Annual Growth 2021 to 2026	0.7%	0.9%	1.0%
Historical Annual Growth 2010 to 2021	0.2%	-	-
Age			
2021 Est. Population Under 10 Years	12.0%	10.8%	9.8%
2021 Est. Population 10 to 19 Years	11.1%	11.1%	12.6%
2021 Est. Population 20 to 29 Years	14.5%	14.1%	20.1%
2021 Est. Population 30 to 44 Years	20.8%	20.6%	19.3%
2021 Est. Population 45 to 59 Years	16.2%	17.8%	15.6%
2021 Est. Population 60 to 74 Years	16.5%	17.2%	15.1%
2021 Est. Population 75 Years or Over	8.9%	8.5%	7.4%
2021 Est. Median Age	37.6	39.5	36.2
Marital Status & Gender			
2021 Est. Male Population	48.5%	48.7%	49.1%
2021 Est. Female Population	51.5%	51.3%	50.9%
2021 Est. Never Married	33.7%	31.9%	42.0%
2021 Est. Now Married	44.6%	45.4%	37.7%
2021 Est. Separated or Divorced	16.1%	17.4%	16.2%
2021 Est. Widowed	5.6%	5.3%	4.2%
Income			
2021 Est. HH Income \$200,000 or More	2.7%	4.8%	4.5%
2021 Est. HH Income \$150,000 to \$199,999	4.0%	5.0%	4.8%
2021 Est. HH Income \$100,000 to \$149,999	15.6%	16.3%	13.5%
2021 Est. HH Income \$75,000 to \$99,999	16.1%	15.2%	12.6%
2021 Est. HH Income \$50,000 to \$74,999	21.9%	21.2%	19.1%
2021 Est. HH Income \$35,000 to \$49,999	14.0%	13.0%	13.0%
2021 Est. HH Income \$25,000 to \$34,999	8.7%	8.9%	9.4%
2021 Est. HH Income \$15,000 to \$24,999	7.6%	6.7%	8.6%
2021 Est. HH Income Under \$15,000	9.4%	8.8%	14.6%
2021 Est. Average Household Income	\$86,890	\$84,043	\$75,059
2021 Est. Median Household Income	\$61,508	\$65,487	\$57,092
2021 Est. Per Capita Income	\$35,109	\$33,754	\$31,620
2021 Est. Total Businesses	394	2,818	9,161
2021 Est. Total Employees	2,729	28,067	95,424

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Race				
2021 Est. White		78.0%	78.7%	75.0%
2021 Est. Black		1.4%	1.3%	1.9%
2021 Est. Asian or Pacific Islander		1.5%	2.7%	6.5%
2021 Est. American Indian or Alaska Native		1.4%	1.3%	1.2%
2021 Est. Other Races		17.7%	16.1%	15.4%
Hispanic				
2021 Est. Hispanic Population		1,901	11,911	23,078
2021 Est. Hispanic Population		14.7%	14.7%	13.1%
2026 Proj. Hispanic Population		15.2%	14.9%	13.3%
2020 Hispanic Population		14.0%	12.2%	12.6%
Education (Adults 25 & Older)				
2021 Est. Adult Population (25 Years or Over)		9,161	58,318	117,470
2021 Est. Elementary (Grade Level 0 to 8)		2.6%	2.2%	2.3%
2021 Est. Some High School (Grade Level 9 to 11)		4.8%	4.1%	4.4%
2021 Est. High School Graduate		24.9%	21.7%	20.3%
2021 Est. Some College		29.0%	30.0%	27.9%
2021 Est. Associate Degree Only		10.6%	10.8%	9.9%
2021 Est. Bachelor Degree Only		17.4%	19.2%	20.8%
2021 Est. Graduate Degree		10.6%	12.1%	14.3%
Housing				
2021 Est. Total Housing Units		5,318	33,181	76,124
2021 Est. Owner-Occupied		55.3%	57.4%	46.6%
2021 Est. Renter-Occupied		41.7%	38.7%	49.2%
2021 Est. Vacant Housing		3.0%	3.9%	4.2%
Homes Built by Year				
2021 Homes Built 2010 or later		6.4%	5.0%	7.2%
2021 Homes Built 2000 to 2009		12.2%	10.7%	10.8%
2021 Homes Built 1990 to 1999		10.3%	17.8%	14.3%
2021 Homes Built 1980 to 1989		5.2%	7.8%	9.4%
2021 Homes Built 1970 to 1979		14.6%	20.2%	19.9%
2021 Homes Built 1960 to 1969		24.6%	15.0%	13.3%
2021 Homes Built 1950 to 1959		13.1%	9.5%	9.2%
2021 Homes Built Before 1949		10.5%	10.0%	11.6%
Home Values				
2021 Home Value \$1,000,000 or More		1.0%	0.6%	0.7%
2021 Home Value \$500,000 to \$999,999		6.3%	10.0%	11.1%
2021 Home Value \$400,000 to \$499,999		8.4%	10.3%	12.0%
2021 Home Value \$300,000 to \$399,999		20.3%	24.0%	23.4%
2021 Home Value \$200,000 to \$299,999		45.8%	39.0%	36.8%
2021 Home Value \$150,000 to \$199,999		10.0%	7.8%	6.8%
2021 Home Value \$100,000 to \$149,999		2.0%	2.9%	2.6%
2021 Home Value \$50,000 to \$99,999		1.2%	1.0%	1.3%
2021 Home Value \$25,000 to \$49,999		1.8%	1.9%	2.4%
2021 Home Value Under \$25,000		3.2%	2.5%	2.8%
2021 Median Home Value		\$273,176	\$298,636	\$307,113
2021 Median Rent		\$1,011	\$1,055	\$964

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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	10,513	66,843	149,235
2021 Est. Civilian Employed	55.1%	56.8%	56.7%
2021 Est. Civilian Unemployed	4.1%	4.1%	4.6%
2021 Est. in Armed Forces	0.1%	0.2%	0.1%
2021 Est. not in Labor Force	40.6%	38.9%	38.5%
2021 Labor Force Males	47.9%	48.3%	48.8%
2021 Labor Force Females	52.1%	51.7%	51.2%
Occupation			
2021 Occupation: Population Age 16 Years or Over	5,796	37,974	84,672
2021 Mgmt, Business, & Financial Operations	10.6%	15.2%	13.9%
2021 Professional, Related	23.5%	22.8%	24.5%
2021 Service	19.6%	18.0%	19.9%
2021 Sales, Office	24.2%	21.5%	21.5%
2021 Farming, Fishing, Forestry	1.1%	0.9%	0.7%
2021 Construction, Extraction, Maintenance	8.8%	8.0%	6.8%
2021 Production, Transport, Material Moving	12.2%	13.7%	12.7%
2021 White Collar Workers	58.3%	59.5%	59.9%
2021 Blue Collar Workers	41.7%	40.5%	40.1%
Transportation to Work			
2021 Drive to Work Alone	74.8%	73.2%	67.9%
2021 Drive to Work in Carpool	10.8%	13.1%	11.4%
2021 Travel to Work by Public Transportation	2.6%	2.7%	3.5%
2021 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
2021 Walk or Bicycle to Work	3.1%	3.8%	9.8%
2021 Other Means	2.1%	1.3%	1.2%
2021 Work at Home	6.4%	5.8%	6.0%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	34.7%	39.0%	40.2%
2021 Travel to Work in 15 to 29 Minutes	51.3%	45.5%	44.0%
2021 Travel to Work in 30 to 59 Minutes	10.5%	10.2%	10.7%
2021 Travel to Work in 60 Minutes or More	3.5%	5.3%	5.0%
2021 Average Travel Time to Work	16.8	16.1	16.0
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$330.75 M	\$1.99 B	\$4.18 B
2021 Est. Apparel	\$11.5 M	\$69.46 M	\$146.25 M
2021 Est. Contributions, Gifts	\$18.05 M	\$111.32 M	\$232.83 M
2021 Est. Education, Reading	\$9.7 M	\$60.77 M	\$130.12 M
2021 Est. Entertainment	\$18.39 M	\$111.42 M	\$232.55 M
2021 Est. Food, Beverages, Tobacco	\$51.43 M	\$306.71 M	\$646.7 M
2021 Est. Furnishings, Equipment	\$11.46 M	\$69.36 M	\$144.75 M
2021 Est. Health Care, Insurance	\$30.8 M	\$184.03 M	\$384.07 M
2021 Est. Household Operations, Shelter, Utilities	\$108.04 M	\$645.67 M	\$1.37 B
2021 Est. Miscellaneous Expenses	\$6.21 M	\$37.47 M	\$78.6 M
2021 Est. Personal Care	\$4.44 M	\$26.68 M	\$56.03 M
2021 Est. Transportation	\$60.73 M	\$363.55 M	\$758.13 M

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