



**FOR LEASE**

# Gateway Retail Space

**MT 300**  
2880 Gateway Street  
Springfield OR 97477

## 4,049 SQUARE FEET | CAN BE DEMISED

- Open concept retail space (Currently Mattress Firm)
- Co-tenants include Target, Cabelas, Hobby Lobby, Ulta, Crunch Fitness & Petco
- Signalized access from Gateway Street & Harlow Road
- High visibility signage
- Tenant improvement allowance negotiable
- Contact brokers for rental rate

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

## CONTACT

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**541.345.4860**

Licensed in the State of Oregon.



# the SHOPPES at GATEWAY | Site Plan

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101 East Broadway  
Suite #101  
Eugene, OR 97401

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## TRAFFIC COUNTS

- Gateway Street: 19,740 vehicles per day
- Beltine Highway: 33,069 vehicles per day
- I-5: 79,105 vehicles per day

## POPULATION

- 3 mile radius: 88,737
- 5 mile radius: 181,353
- 10 mile radius: 288,017

## AVERAGE INCOME

- 1 mile radius: \$99,400
- 3 mile radius: \$92,694
- 5 mile radius: \$91,847

# Floor Plan

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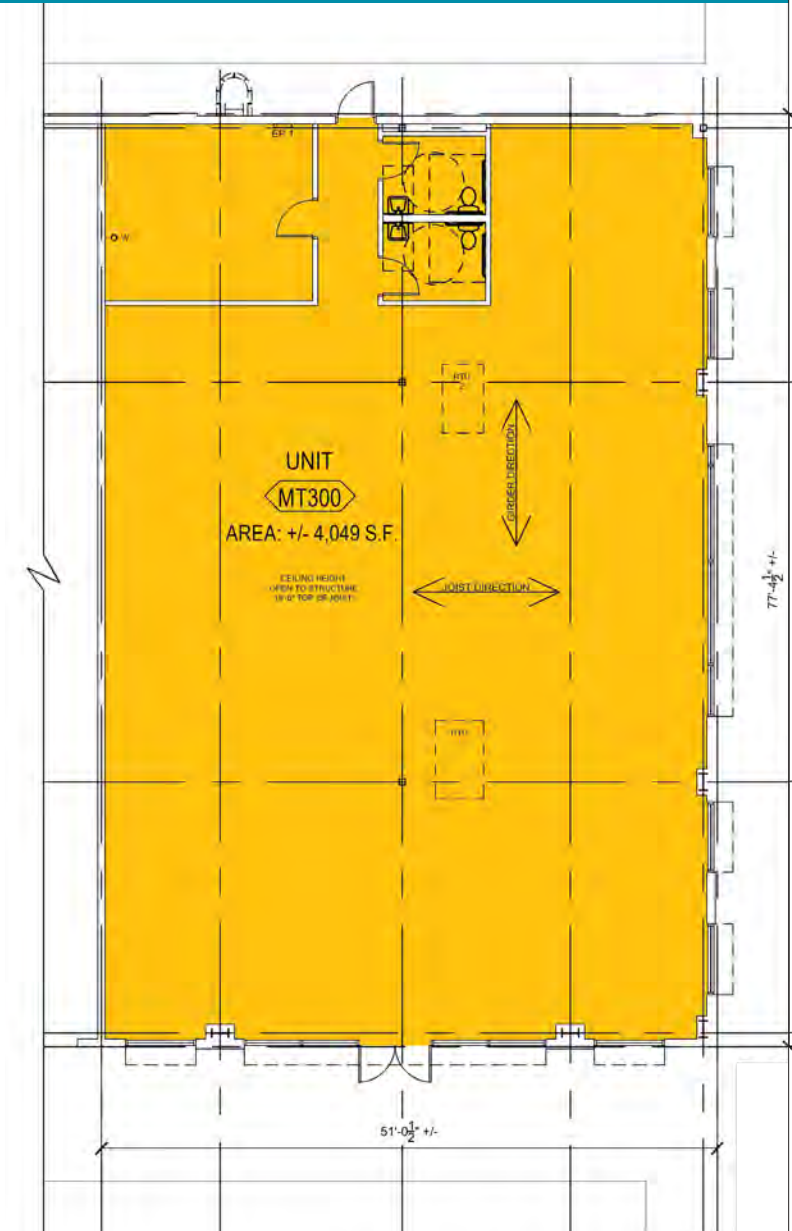
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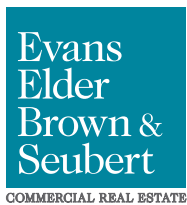
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