

FOR LEASE



2119 FRANKLIN BLVD - EUGENE, OREGON 97401

## FOR LEASE: NEW RETAIL SPACE

- 1,500 SQUARE FEET AVAILABLE (NEW SHELL CONDITION)
- AMPLE NATURAL LIGHT WITH FLOOR TO CEILING WINDOWS
- HIGH CEILINGS
- SHARED PARKING AVAILABLE
- LOCATED ACROSS FROM MATTHEW KNIGHT ARENA
- EXCELLENT LOCATION FOR BREW PUB, RESTAURANT, CONVENIENCE STORE, SALON, BAKERY, RETAIL SPACE....

*Lease Rate:* \$15.00/SF, NNN

**Campbell**  
COMMERCIAL  
REAL ESTATE  
www.campbellre.com

*For more information contact:*

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Licensed in the State of Oregon

# PROPERTY PHOTOS



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.



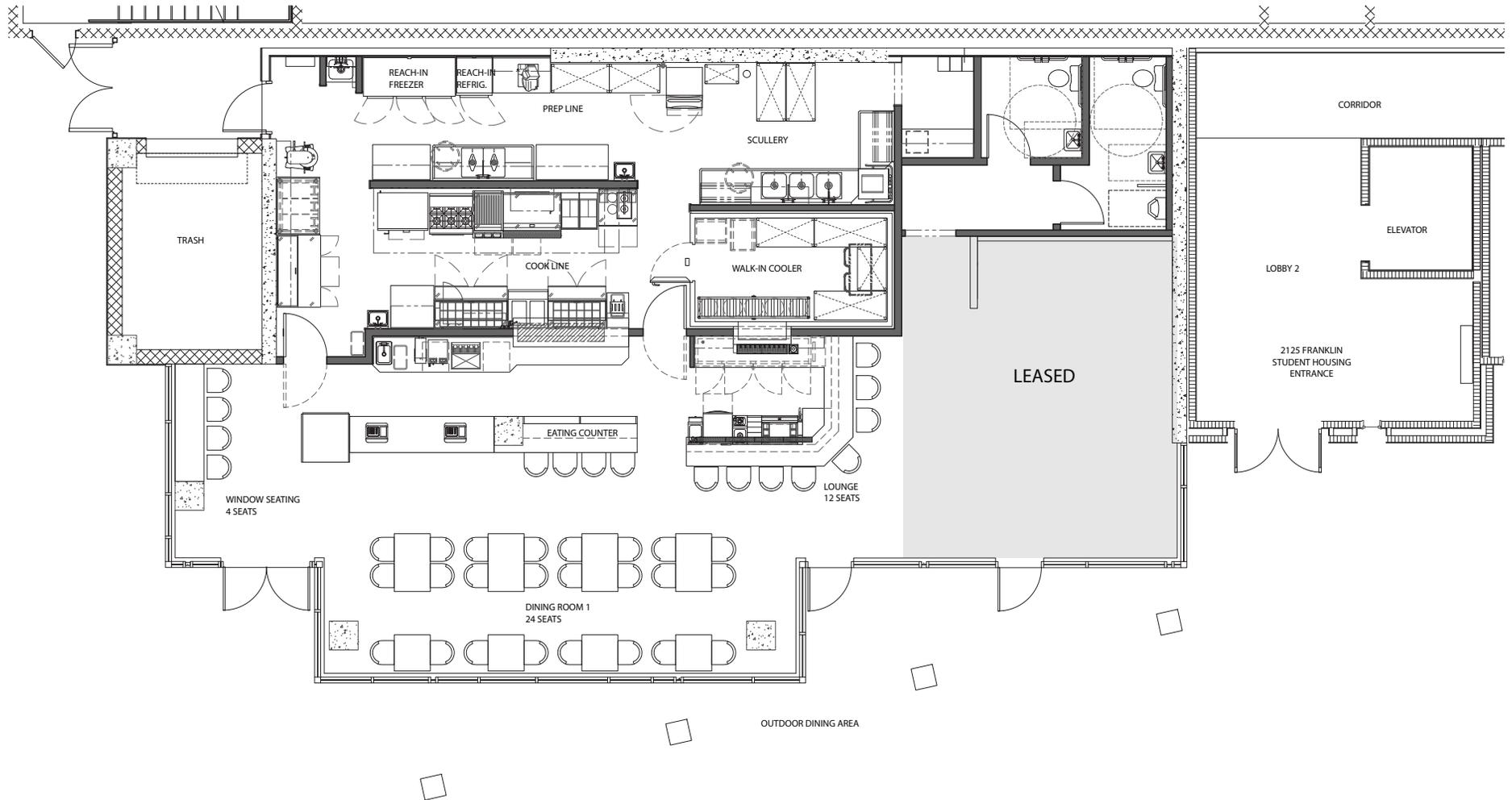
**STRONG DEMOGRAPHICS:** Franklin Student Housing with approx. 800 residents and the Holiday Inn with 114 rooms surrounds the property site.

**HIGH VISIBILITY LOCATION:** Traffic counts exceeds 30,000 cars per day on Franklin Blvd.

**NEARBY ATTRACTION:** Mathew Knight Arena is a multi-purpose arena and seats 12,364 visitors

**EASY ACCESS:** Located on the east side of campus, a gateway to campus as people arrive from I-5

## PROPOSED FLOOR PLAN



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