

FOR LEASE



1671 N. 18TH STREET | SPRINGFIELD, OREGON

SPRINGFIELD RETAIL CENTER

Where 46,000 Cars A Day Meet Winco's Most Loyal Shoppers

- 7,437 SF Available (Demisable to 1,400 SF)
- High Visibility (46,000+ VPD) with with Strong Co-Tenancy

Lease Rate: \$1.55/SF NNN



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FLEXIBLE RETAIL OPPORTUNITY

- 1,400 SF to 7,437 SF - scalable footprints for emerging brands through established retailers
- Shadow-anchored by WinCo Foods - one of the highest frequency grocery trips in retail
- High visibility with traffic counts exceeding 46,000 vehicles per day delivery consistent brand impressions and repeat customer exposure
- Ample on-site parking with convenient access
- Over 59,000 residents within 3 miles, supported by stable middle-income households and daily-needs traffic anchored by WinCo Foods



WHY RETAILERS SUCCEED HERE

- Grocery anchored daily-needs traffic
- Signalized access from Mohawk Blvd (46,000+ AADT)
- Immediate access to Hwy 126 & I-105
- Dense surrounding neighborhoods with limited competing retail
- Proven national tenants validating the trade area

TENANT ROSTER

National & Credit Tenants

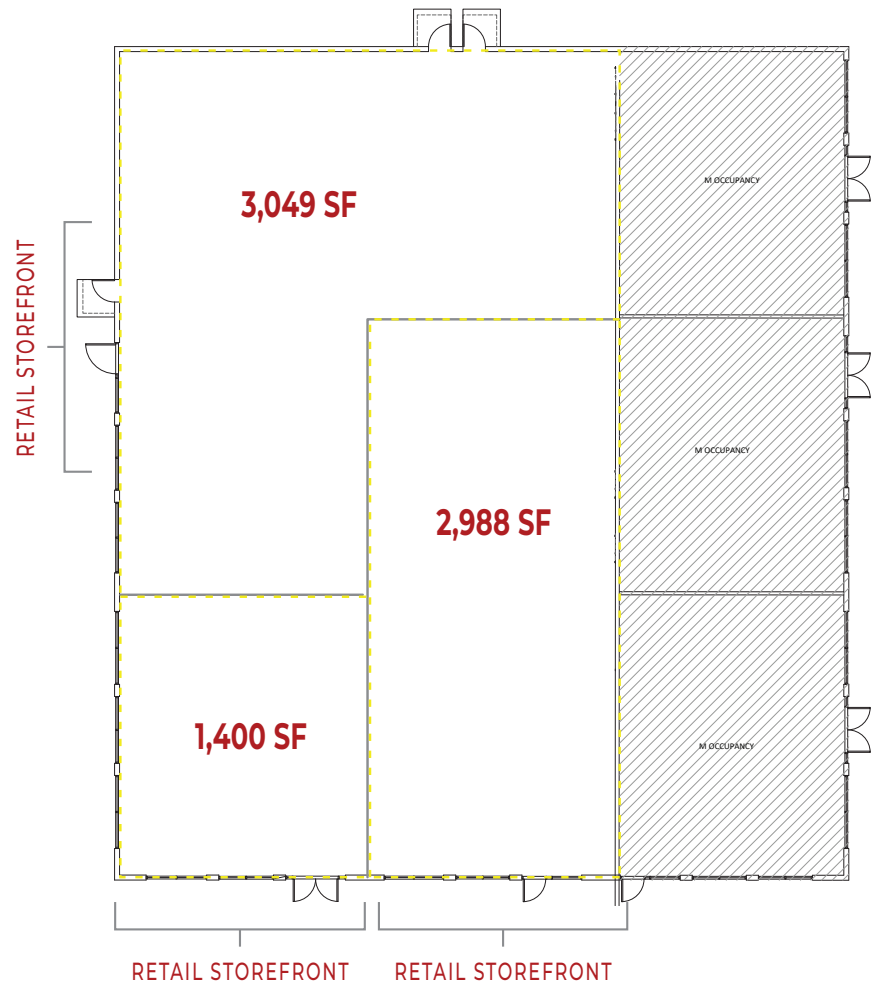
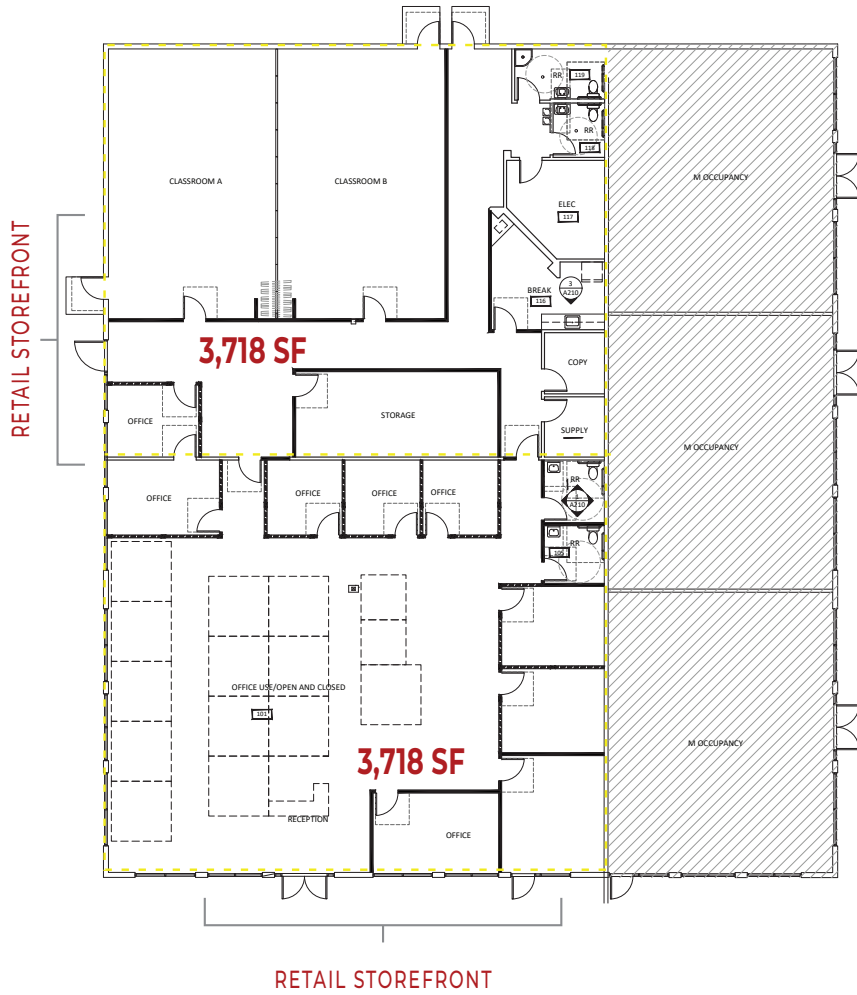
WinCo Foods
Dollar Tree
GEN-X Clothing
Burger King
MOD Pizza
Cricket Wireless

Service & Daily-Use Drivers

Jasper's Deli
Papa Murphy's
Hair/Nails/Local Services



SPACE DEMISING OPTIONS - Current Floor Plan 7,437 SF



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.

TENANT AERIAL / 46,000+ AADT



- PERFECT FOR SERVICE RETAIL (MEDICAL, OPTICAL, FITNESS), FAST CASUAL, NATIONAL REGIONAL ROLLOUTS SEEKING BUSY RETAIL EXPOSURE

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