



FOR LEASE

High Visibility River Road Retail

2745 River Road
Eugene OR 97404

- 2,250 Square feet of retail space with busy River Road frontage
- Former Growler/Tap House location just north of the intersection of River Rd. & Irving Rd./Hunsaker Ln.
- Approximately 36,000 vehicles/day
- Neighboring businesses include Walgreens, Dutch Bros, Dari Mart, Wingstop, Shell & Arco/AMPM.
- Lots of parking in the front and back of the space.
- Two restrooms, cooler room, office, and backroom/storage space.
- \$1.50 per sq. ft. per month, NNN
NNN cost approximately \$0.25/SF

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

Jack Pennington
jack@eebcre.com

541.345.4860

Licensed in the State of Oregon.

Santa Clara Retail

2745 River Road
Eugene OR 97404

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

Jack
Pennington

jack@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

Photographs

2745 River Road
Eugene OR 97404

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Jack
Pennington**

jack@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

Location

2745 River Road
Eugene OR 97404

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Jack
Pennington**

jack@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

