

FOR LEASE



3001 - 3069 W. 11TH AVENUE - EUGENE, OR 97402

## MARKETPLACE WEST PRIME RETAIL

HIGH TRAFFIC | EXCELLENT VISIBILITY | PROMINENT SIGNAGE

- Available Spaces: 2,592 SF (End-Cap) & 2,822 SF (In-Line)
- Located on W. 11th Avenue with 33,000 AADT (Average Daily Traffic)
- Adjacent to Fred Meyer Shopping Center and national retailers
- Ample on-site parking (5.11 spaces per 1,000 SF parking ratio)
- Lease Rate: \$1.65/SF, NNN



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Listing broker has an ownership interest in the property.

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.



Join one of Eugene's most active shopping destinations. Ideal for retail, service, or food users looking to capture strong local demand and steady traffic.



**HIGH TRAFFIC VOLUME**

Strategically located on West 11th Avenue, one of Eugene's busiest commercial corridors, MarketPlace West experiences exceptional visibility and average daily traffic counts of 33,000+ (AADT). The center is surrounded by national retailers and draws consistent consumer flow from both local residents and employees of nearby businesses.



**PRIME RETAIL DESTINATION**

This established shopping center benefits from a premier location with anchor tenants including Fred Meyer, Home Depot, Walmart, Target, Starbucks, Lowe's, AutoZone, Dollar Tree, and McDonald's.



**GROWING POPULATION**

Eugene's west side continues to grow, with significant residential and commercial development. MarketPlace West is well-positioned to serve this expanding population base

Radius	2010 Census	2022 Estimate	2027 Projection
1 Mile	9,329	10,817	11,366
3 Miles	84,519	94,594	98,856
5 Miles	175,581	197,504	206,578





# SPACE 3009 AVAILABLE

- 2,592 Square Feet
- In-Line Space
- Lease Rate: \$1.65/SF, NNN



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# SPACE 3169 AVAILABLE

- 2,822 Square Feet
- End-Cap
- Lease Rate: \$1.65/SF, NNN

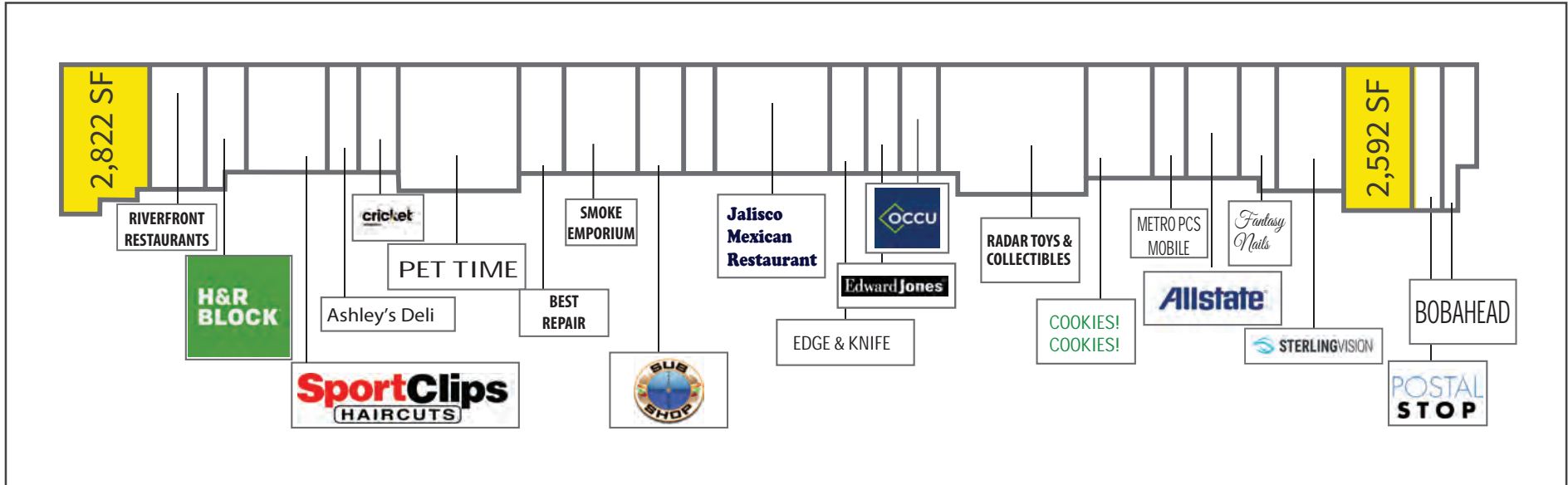


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# MARKETPLACE WEST

MarketPlace West Shopping Center has a strong tenant mix of retail, dining, healthcare and service providers. National tenants include SportClips and H&R Block. Neighboring tenants include Fred Meyer, Home Depot, Lowe's, Walmart, Target, Starbucks, Dollar Tree, McDonald's and Auto Zone.



## FOOD / BEVERAGE

JALISCO MEXICAN RESTAURANT  
ASHLEY'S DELI  
BOBAHEAD  
SUB SHOP  
COOKIES! COOKIES!  
RIVERFRONT RESTAURANTS

## RETAIL

PET TIME  
METRO PCS MOBILE  
RADAR TOYS  
BEST REPAIR  
EDGE & KNIFE  
RADAR TOYS  
CRICKET WIRELESS  
SMOKE EMPORIUM

## PROFESSIONAL SERVICES

H & R BLOCK  
ALLSTATE  
EDWARD JONES  
OCCU CREDIT UNION  
POSTAL STOP  
THE CLEANERY

## HEALTH & SPA SERVICES

SPORTCLIPS  
FANTASY NAILS  
STERLING VISION

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# NEIGHBORING TENANTS

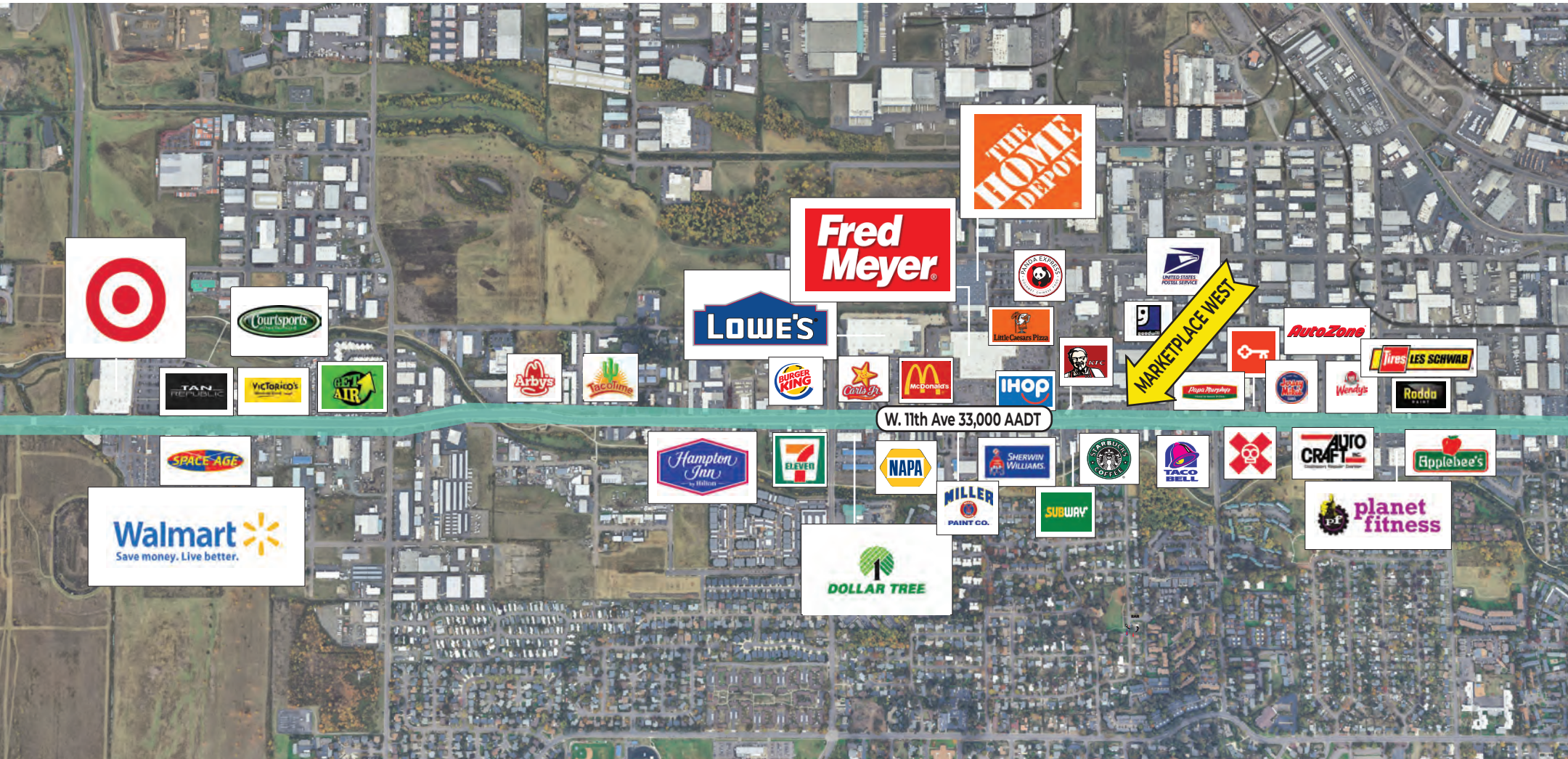


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# W 11th AVE RETAIL CORRIDOR



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