

**Evans
Elder
Brown &
Seubert**

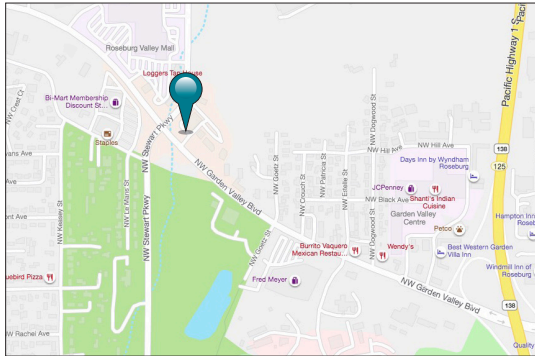
COMMERCIAL REAL ESTATE

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FOR LEASE

1176 NW Garden Valley Blvd
Roseburg, Oregon



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Licensed in the State of Oregon



Prominent Retail Space in Roseburg, Oregon

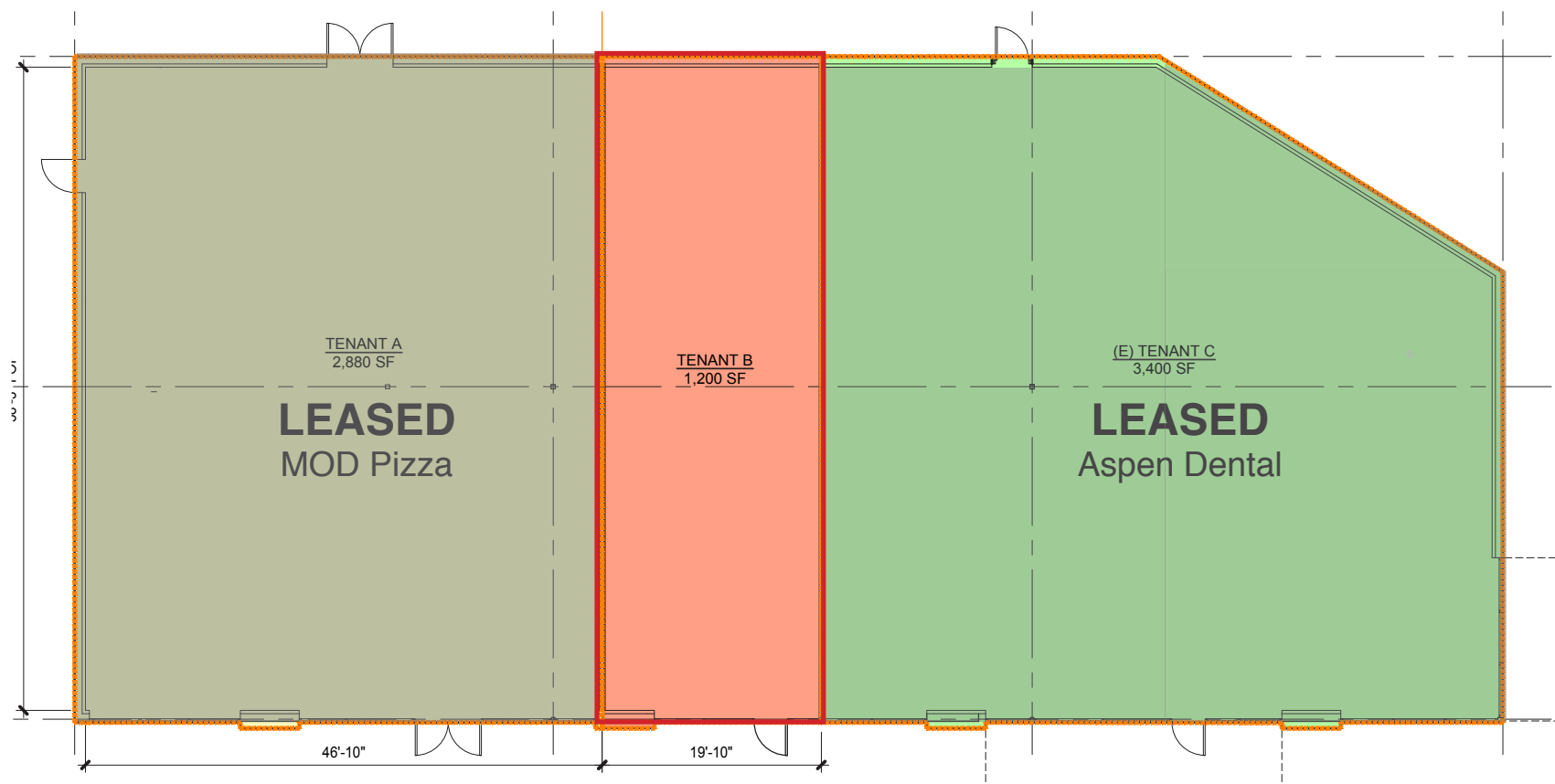
- Approximately 1,200 square feet of ground floor in-line retail space
- Currently in shell condition
- High traffic location with access from both NW Stewart Pkwy and Garden Valley Blvd
- Neighboring tenants include Aspen Dental, Walgreens, Carl's Jr., Starbucks, Nova Urgent Care and MOD Pizza (coming soon)
- Zoned C-3, General Commercial
- \$27.60 per square foot per year, NNN

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.

Floor Plan

Space Includes:

- Shared on-site parking
- Monument signage on Garden Valley Blvd
- Open floor plan
- \$27.60 NNN (NNNs approximately \$0.40/SF/mo)



Aerial

