

**Evans  
Elder  
Brown &  
Seubert**

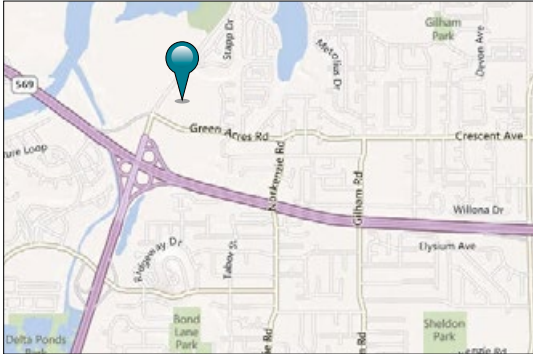
COMMERCIAL REAL ESTATE

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[eebcre.com](http://eebcre.com)

## FOR LEASE

3003 North Delta Suite 302  
Eugene, Oregon



### CONTACT

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Licensed in the State of Oregon



## North Delta Retail Space

**1,846 square feet**

- Over 100 parking spaces in North Delta Retail Center
- Outdoor seating available
- Adjacent Starbucks, Home Depot, Delta Fitness, Café Yumm, Jersey Mike's, Jamba Juice, and FedEx
- Retail area includes Market of Choice, Dick's and Walmart
- Easy freeway access to North Delta Retail Center from all areas of Eugene and Springfield
- \$2.35 per square foot triple net

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.

# Overview



## Features

- Convenient access to freeways
- Close to dense residential areas with good demographics
- High traffic volume
- Major retail area
- Attractive appearance
- Outdoor seating
- Excellent parking ratio

## Triple Nets

Currently \$0.70 per square foot

- Property taxes
- Building insurance
- HVAC maintenance
- Garbage
- Common area utilities
- Common area lighting
- Landscape maintenance
- Parking area maintenance
- Exterior building cleaning

## Landlord Work or Allowance

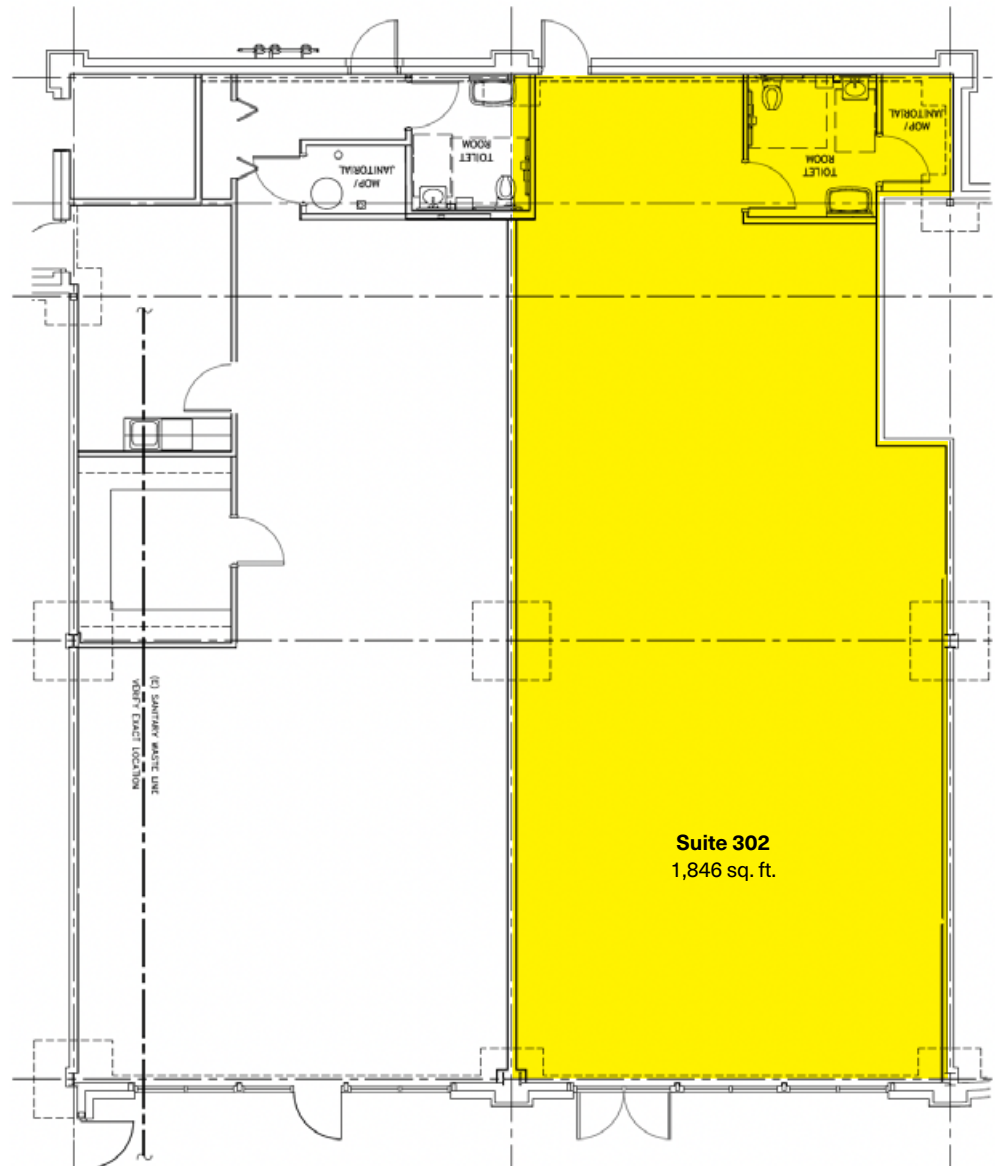
- Storefront entry
- ADA restroom
- Standard lighting
- 200 amp electric panel
- HVAC to the space (no distribution)
- Perimeter sheet rock
- Perimeter electric receptacles



# Photographs



# Floor Plan







THE HOME DEPOT

LA BOY



Windermere Real Estate

STEEL PAUL

CONCEPTS DENTISTRY

W. Miracle Ear

EL KORA

W. Miracle Ear

W. Miracle Ear

North Delta Center

Starbucks Coffee

AVAILABLE

Jamba Juice

CAFÉ YUMMI

Jamba Juice

FedEx Office

International Fitness

Guitar Center

20,500 / DAY

35,000 / DAY

# North Delta Center: Tenants





North Delta Center

Windermere Real Estate

STEEL PAUL

First American Title Insurance Company

STARBUCKS COFFEE

Jamba Juice

CAFE YUMMI

International Fitness

Guitar Center

THE HOME DEPOT

LA BOY

goodwill

Rodda Point

JO-ANN

Greenacres Rd.

MARKET CHOICE

Little Caesars

Liberty Mutual

DICK'S SPORTING GOODS

Walmart

Delta Hwy.

35,000 / DAY

20,500 / DAY

Beltline Hwy.

71,400 / DAY

North Delta Center: Surrounding Retail