

**Evans  
Elder  
Brown &  
Seubert**

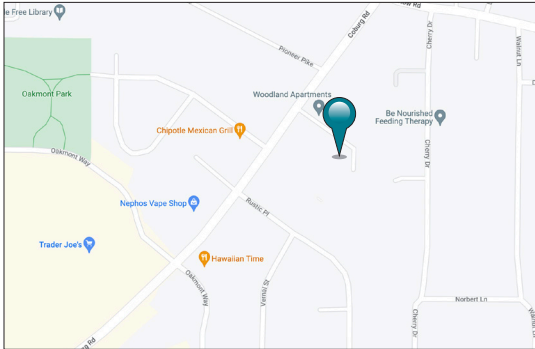
COMMERCIAL REAL ESTATE

101 E. Broadway  
Suite 101  
Eugene, OR 97401  
(541) 345-4860

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

## FOR LEASE

485 Coburg Road  
Eugene, Oregon 97401



### CONTACT

Jeff Elder

[jeff@eebcre.com](mailto:jeff@eebcre.com)

Ashley Hope Elder

[ashley@eebcre.com](mailto:ashley@eebcre.com)

(541) 345-4860

Licensed in the State of Oregon



## Coburg Road Retail Space Adjacent Baja Fresh / Verizon / Newman's

- 1,426 square feet
- Restroom
- Signalized intersection
- Near Oakway Center
- Annual rent \$26.00 per square foot triple net



# Description



## Triple Nets

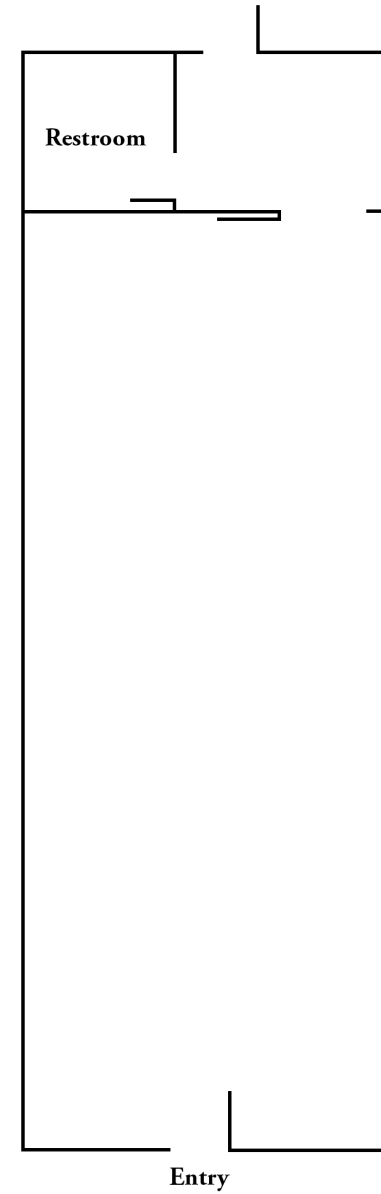
Estimated \$11.85 per square foot annually

- Property taxes
- Building insurance
- Landscaping
- Parking area
- Common area utilities
- Garbage

## Electric

- Two 200 amp three phase electric

# Floor Plan





# Aerial Map

