

**Evans
Elder
Brown &
Seubert**

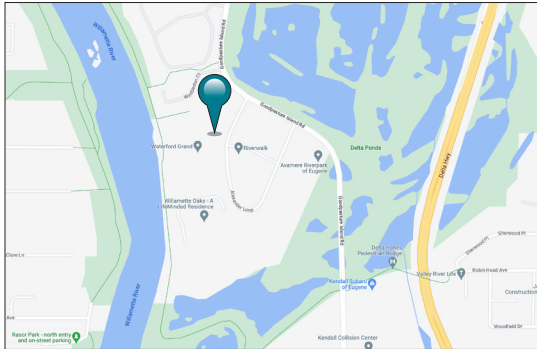
COMMERCIAL REAL ESTATE

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FOR LEASE

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Licensed in the State of Oregon

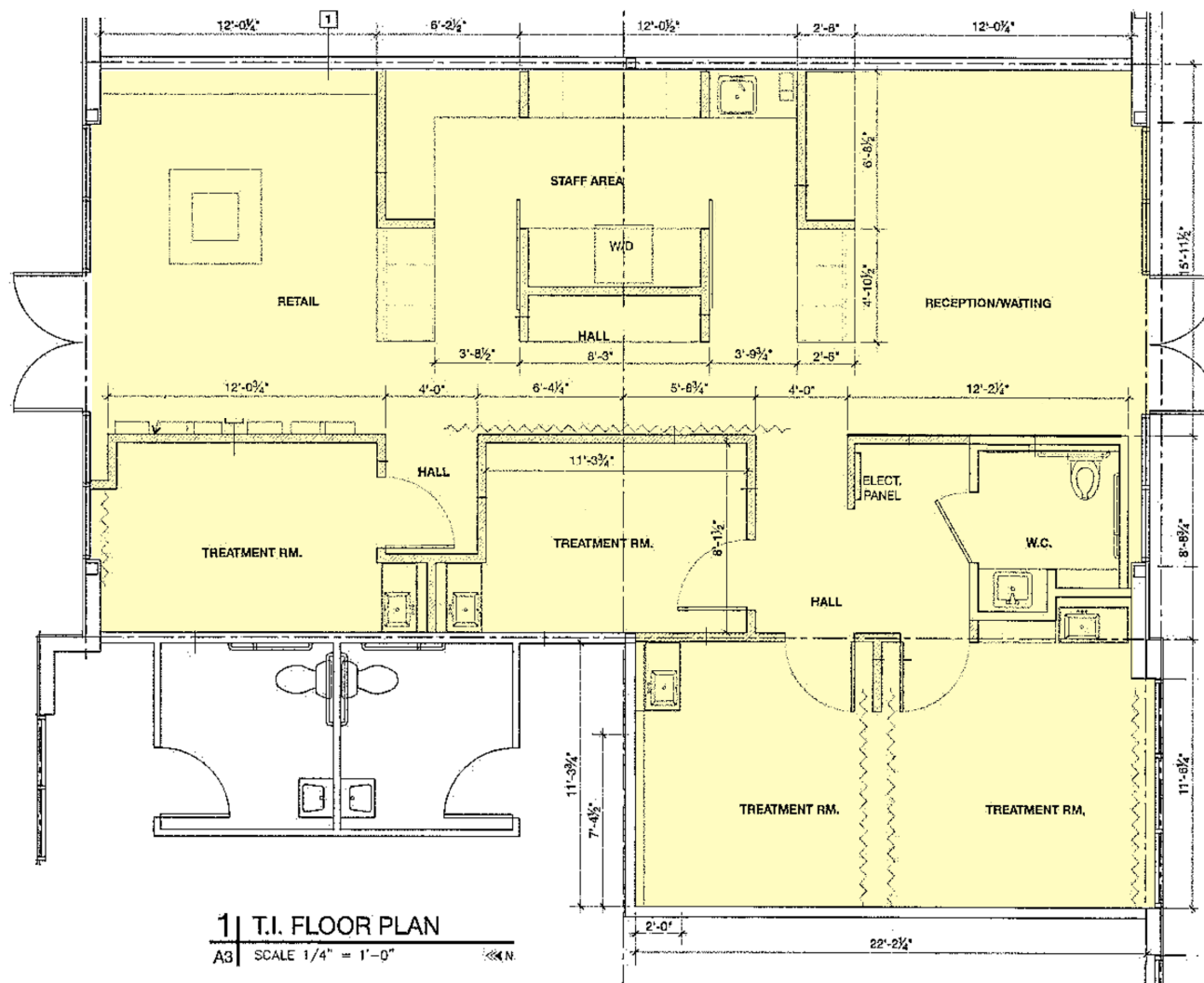


Quality Neighborhood Retail Opportunity

Riverwalk

- Approximately 1,370 square feet of beautifully built-out space currently occupied by a spa.
- Includes 4 treatment rooms with plumbing, one ADA restroom, reception area, break room with washer and dryer hook-ups, small changing area and spa waiting area.
- Central Eugene location with good parking and easy access from all parts of the Eugene/Springfield area.
- Great walkable neighborhood location.
- \$20.00 per square foot, triple net. (Triple net charges are approximately \$4.75/square foot.)

Floor Plan

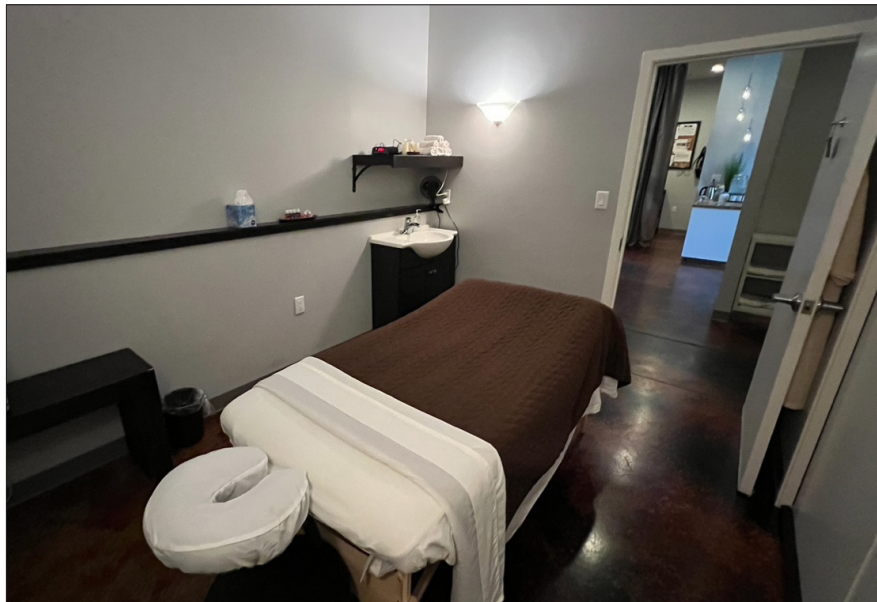


Location

There are currently 272 residential units in the Riverwalk Complex that surround this restaurant, which are 94% occupied. There are 200+ additional units currently under construction in the area to the Southeast. Boulders On The River contains 249 units, which is located next door to the north. There are many other higher income neighborhoods within a mile of this property as well as retirement communities within walking distance of this property.



Photographs



Aerial Map

