



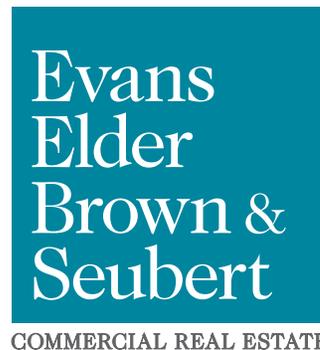
**FOR LEASE**

# High Traffic Retail

**Shoppes at Gateway**  
3000 Gateway Street  
Springfield OR 97477

## SUITES 226 | 228 | 726A

- New glass storefront systems with double doors
- 1,252 - 3,042 Square feet of in-line space at the Shoppes at Gateway
- Co-tenants include Target, Cabelas, Hobby Lobby, Ulta, Crunch Fitness & Petco
- High visibility signage & signalized access from Gateway Street & Harlow Road
- Tenant improvement allowance negotiable
- Contact brokers for rental rate



## CONTACT

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**541.345.4860**

Licensed in the State of Oregon.

# the SHOPPES at GATEWAY | Site Plan

Shoppes at Gateway  
3000 Gateway Street  
Springfield OR 97477

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

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101 East Broadway  
Suite #101  
Eugene, OR 97401

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## TRAFFIC COUNTS

- Gateway Street: 19,740 vehicles per day
- Beltine Highway: 33,069 vehicles per day
- I-5: 79,105 vehicles per day

## POPULATION

- 3 mile radius: 88,737
- 5 mile radius: 181,353
- 10 mile radius: 288,017

## AVERAGE INCOME

- 1 mile radius: \$99,400
- 3 mile radius: \$92,694
- 5 mile radius: \$91,847

# Floor Plan

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## Suite 226

3,042 SF

- In-line retail space
- Open floor plan
- 2 Restrooms

## Suite 228

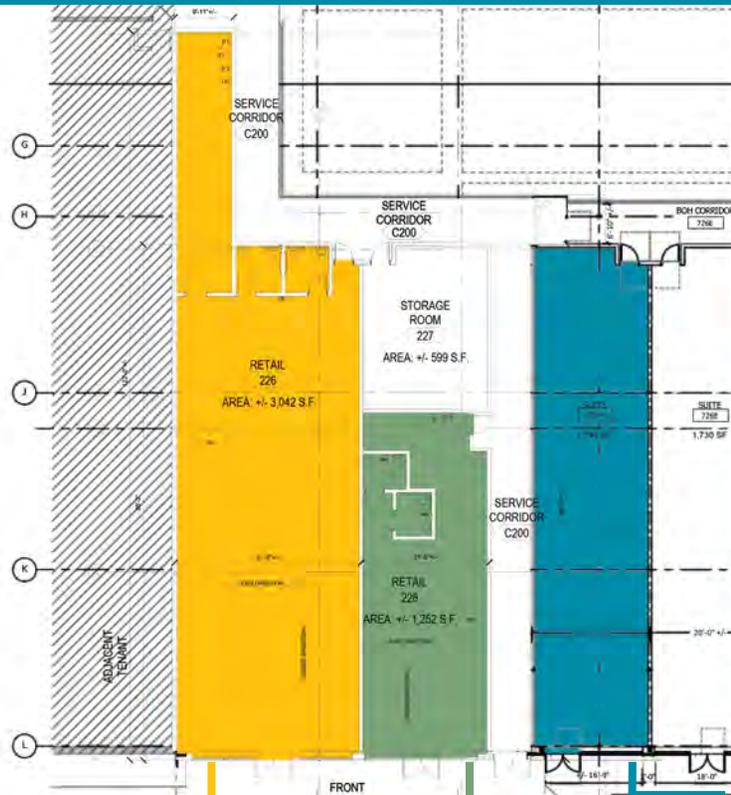
1,252 SF

- In-line retail space
- Open floor plan
- 2 Restrooms
- Additional 599 SF of storage space available for lease

## Suite 726A

1,740 SF

- In-line retail space, shell condition
- Concrete floors
- 16' ceilings
- HVAC stubbed to the space



# Location

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