



FOR LEASE

High Traffic In-Line Space

Shoppes at Gateway
3000 Gateway Street
Springfield OR 97477

DETAILS

- 1,730 - 5,200 Square feet of in-line space at the Shoppes at Gateway
- Co-tenants include Target, Cabelas, Hobby Lobby, Ulta, Crunch Fitness & Petco
- New exterior storefront system
- Shell condition allows for a flexible floor plan
- Tenant improvement allowance negotiable
- \$30.00/SF/Year, NNN (NNN's approximately \$6.50/SF/Year)

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

Alan Evans

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Stephanie Seubert

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Lilly Storment

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541.345.4860

Licensed in the State of Oregon.

the SHOPPES at GATEWAY | Site Plan

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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
- Beltline 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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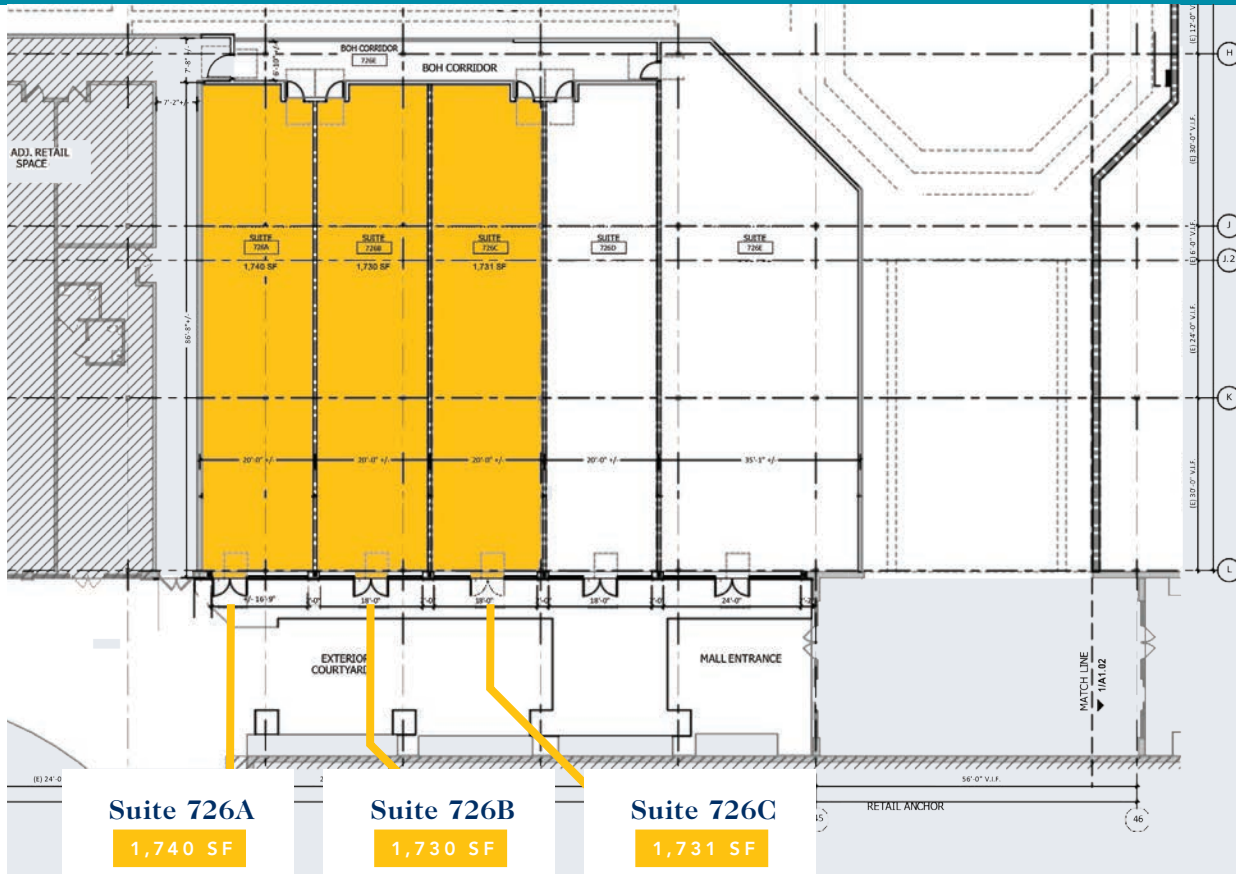
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Suite 726A

1,740 SF

Suite 726B

1,730 SF

Suite 726C

1,731 SF

Suites 726
A | B | C

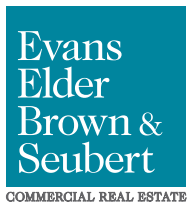
5,200 SF

- 5,200 SF, can be demised
- New glass storefront system with double doors
- Concrete floors
- 16' ceilings
- HVAC is stubbed to the space, tenant to distribute
- Access to shared loading dock
- \$30.00/SF/YR, NNN



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