

FOR LEASE

Versatile High-Traffic Space

Shoppes at Gateway
3000 Gateway Street
Springfield OR 97477

SUITE 100 DETAILS

- Approximately 27,653 square feet of in-line space at the Shoppes at Gateway
- Co-tenants include Target, Bass Pro Shops, Hobby Lobby, Ulta, Cinemark, Crunch Fitness, Petco & Boot Barn
- High ceilings: B.O.D. approximately 24'
- Tenant improvement allowance negotiable
- $9.00/SF/Year, NNN (NNN's approximately $6.50/SF/Year)

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

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Licensed in the State of Oregon.

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.

the SHOPPES at GATEWAY | Site Plan

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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

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Floor Plan

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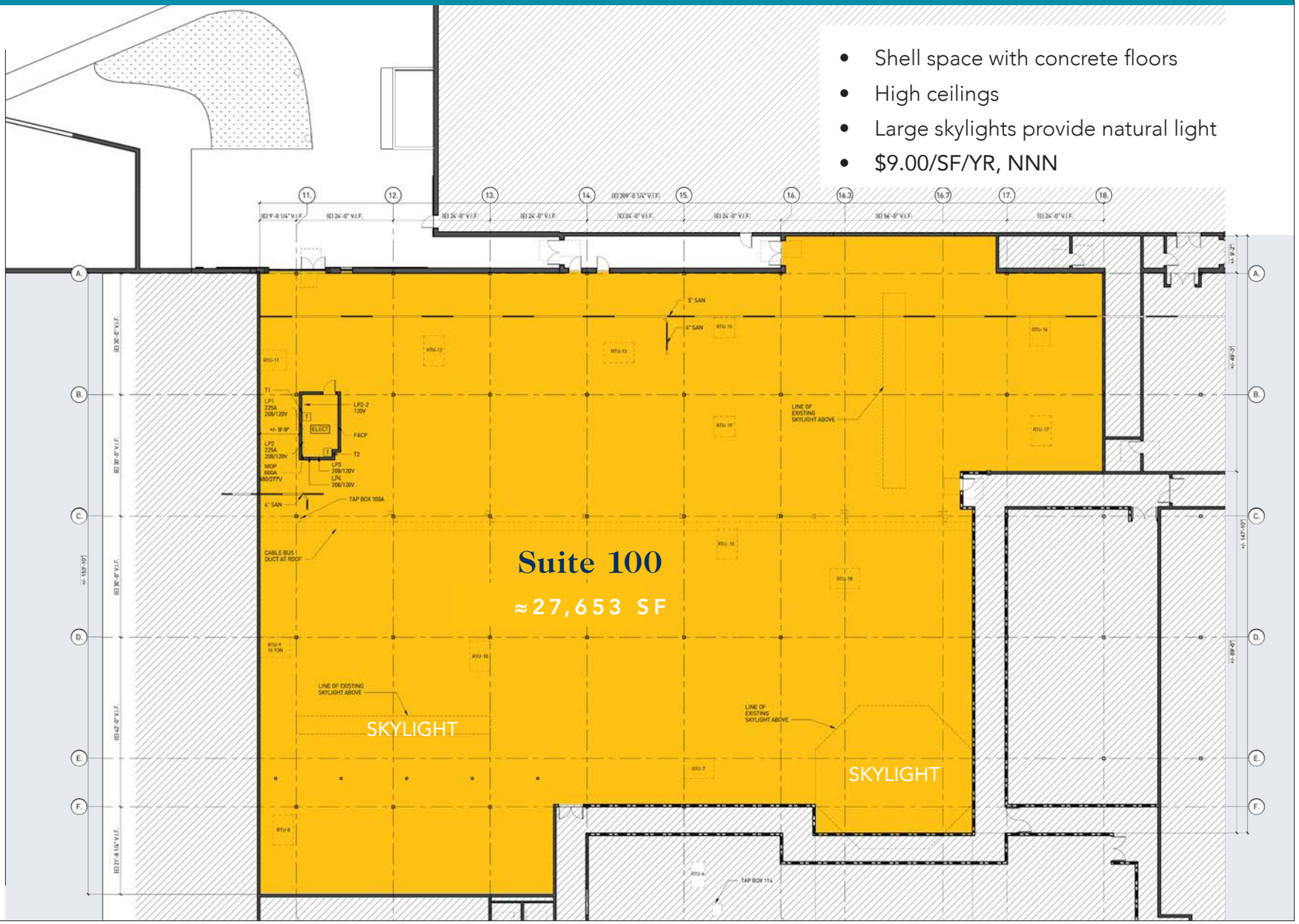
- Shell space with concrete floors
- High ceilings
- Large skylights provide natural light
- $9.00/SF/YR, NNN



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Exterior Photos

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