



**FOR LEASE**

# Prominent Medical | Retail

1168 Northwest  
Garden Valley Blvd.  
Roseburg OR 97471

## ESTABLISHED ROSEBURG RETAIL CENTER

- Approximately 3,400 square feet
- Currently occupied by Aspen Dental through July 31, 2026
- High traffic location with access from both NW Stewart Parkway and Garden Valley Boulevard
- Abundant on-site parking
- Neighboring tenants include Walgreens, Carl's Jr., Starbucks, Nova Urgent Care, Tan Republic and MOD Pizza
- Zoned C-3, General Commercial
- \$36.00/SF/Year, NNN

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

**Lilly Storment**  
lilly@eebcre.com

**541.345.4860**

Licensed in the State of Oregon.

# Floor Plan

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## CONTACT

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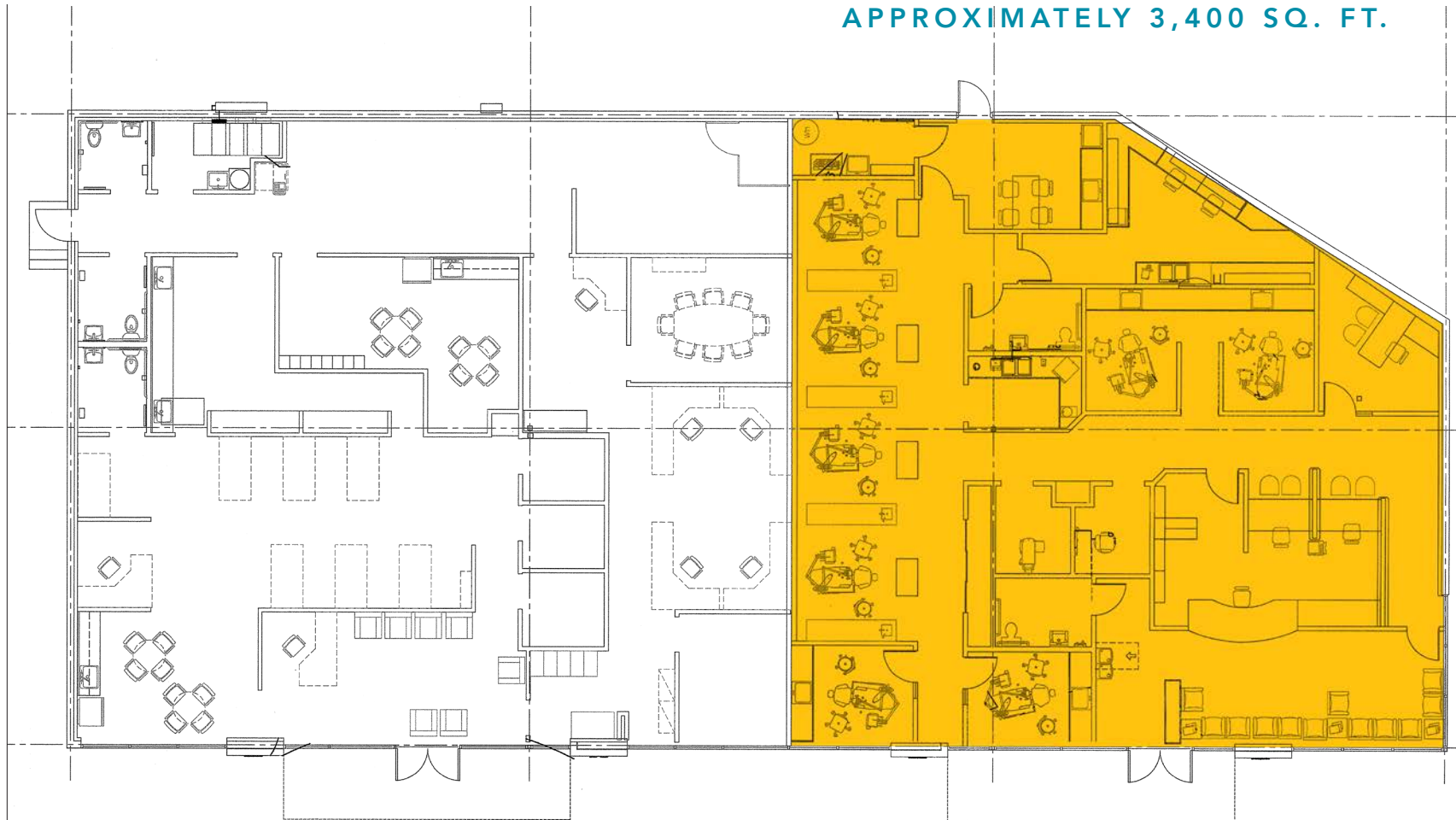
[lilly@eebcre.com](mailto:lilly@eebcre.com)

**541.345.4860**

101 East Broadway  
Suite #101  
Eugene, OR 97401

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**APPROXIMATELY 3,400 SQ. FT.**



Currently built out as a dental clinic featuring a reception area, multiple treatment areas/offices, break room and two restrooms



# Photographs

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