FOR LEASE | RATE REDUCED

North Delta Retail Space

3003 N Delta Hwy
Eugene OR 97408

SUITE 302

- 1,846 square feet of retail space
- Over 100 parking spaces in North Delta Retail Center
- Adjacent Starbucks, Home Depot, Café Yumm, Jersey Mike's, Jamba Juice & FedEx
- Retail area includes Market of Choice, Dick's and Walmart
- Easy freeway access to Center from all areas of Eugene and Springfield
- ~~$2.25~~ $2.12 per square foot per month. Triple nets: $0.92/sf/month.

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

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Licensed in the State of Oregon.

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Suite 302 Floor Plan

3003 N Delta Hwy. | Suite 303 | Eugene OR 97408

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101 East Broadway
Suite #101
Eugene, OR 97401

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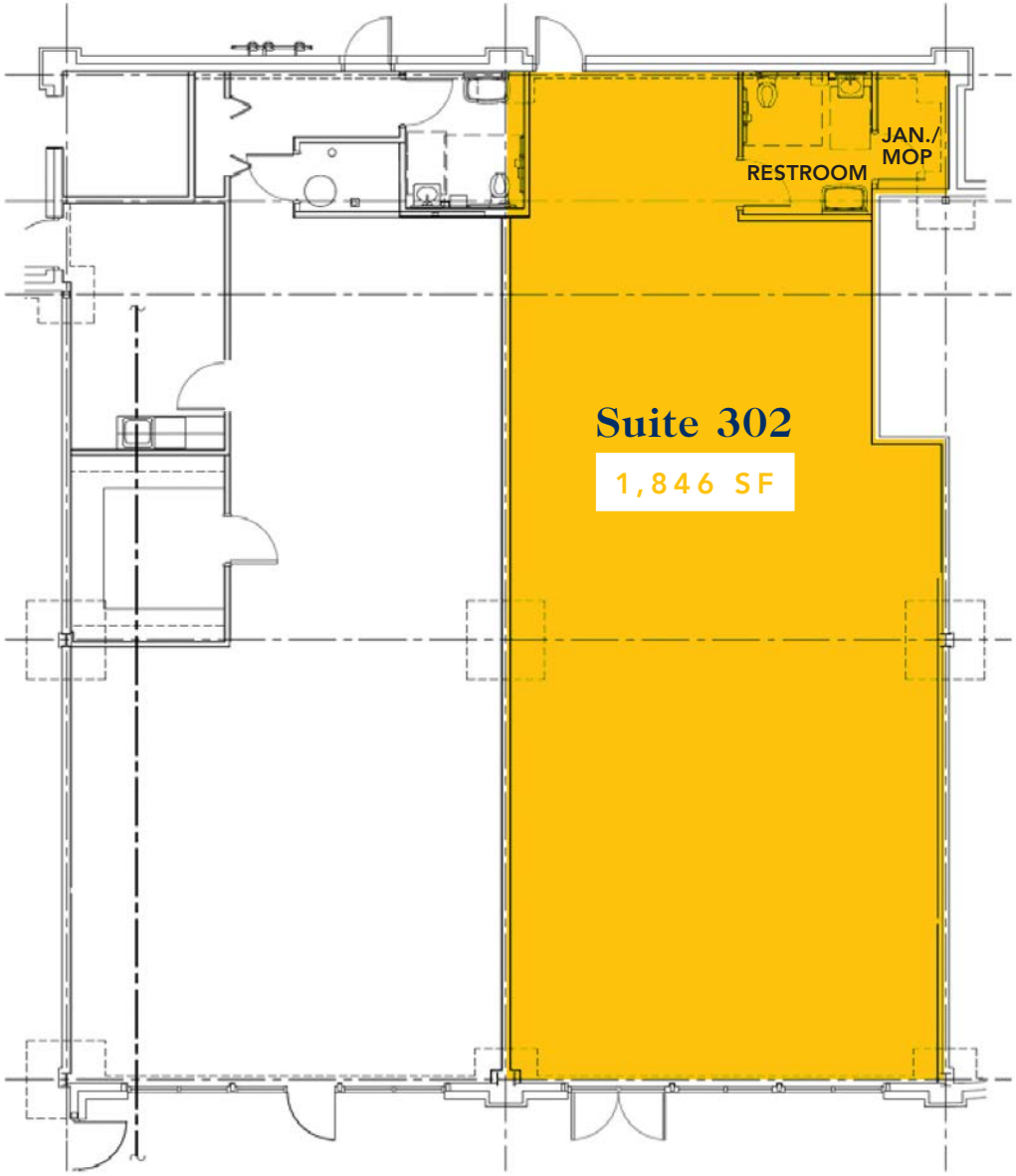
FEATURES

- Convenient access to freeways
- Close to dense residential areas with good demographics
- High traffic volume
- Major retail area
- Attractive appearance
- Outdoor seating
- Excellent parking ratio
- ADA restroom

TRIPLE NETS

Currently $0.92 per square foot per month

- Common area maintenance
- Common area utilities
- Common area lighting
- Fire sprinkling
- Landscaping
- Parking area maintenance
- Exterior building/window cleaning
- Water/sewer/stormwater
- Garbage
- HVAC maintenance
- Building insurance
- Real property taxes
- Management



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Location Overview

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Area & Demographics

LOCATION

North Delta Retail is located at the intersection of North Delta Highway, Beltline Highway and Green Acres Road. All are high traffic arterials and highways.

North Delta Retail is the newest addition to the general retail area which includes over 30 acres of retail development.

DEMOGRAPHICS

Substantial residential neighborhoods with high incomes surround the North Delta area.

CLASS A RETAIL HISTORY

The Retail Center features an attractive style, abundant parking and has been impeccably maintained and managed.

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North Delta Retail

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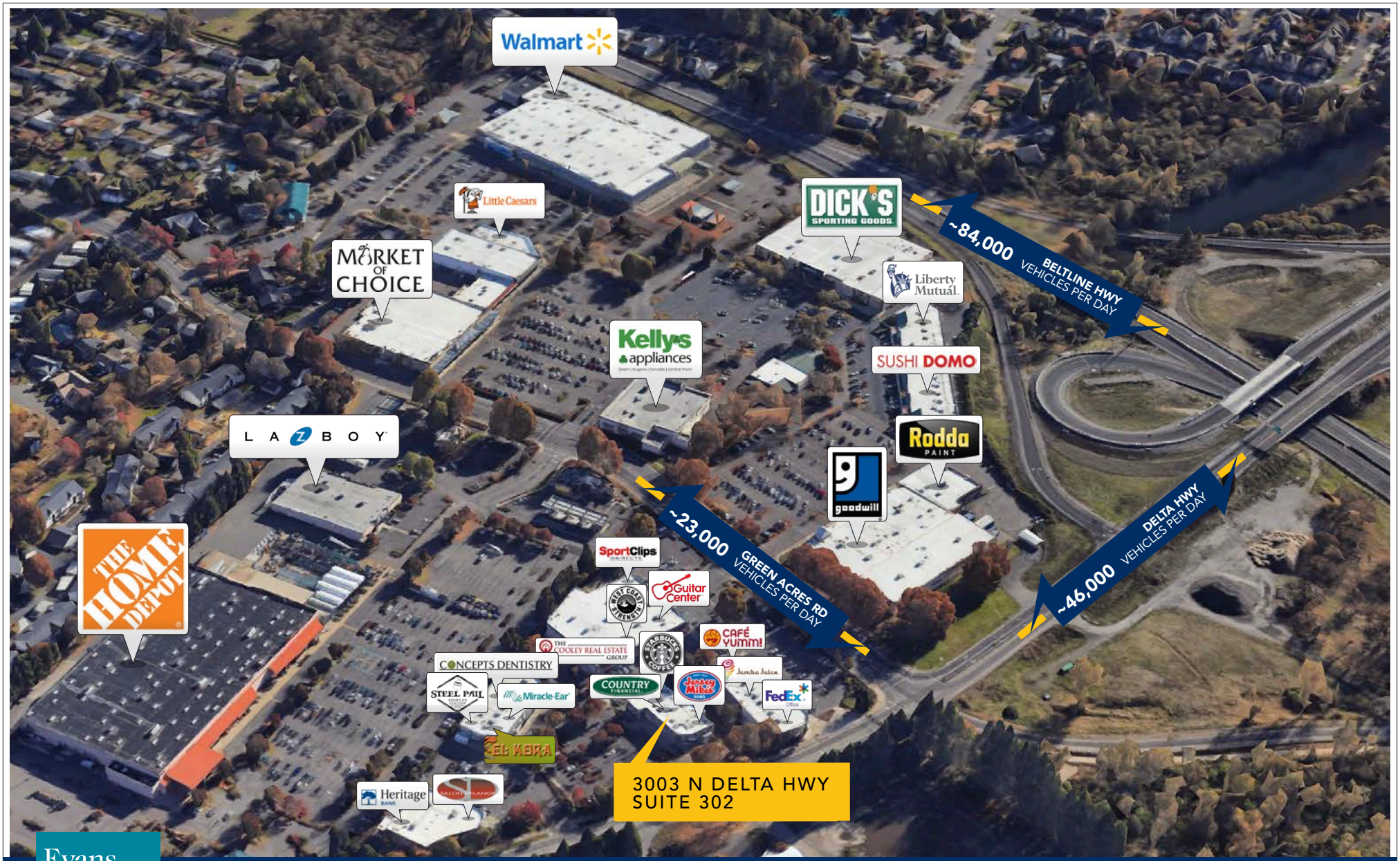

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Surrounding Retail

3003 N Delta Highway
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Map

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