



FOR LEASE

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Gateway Retail Space

Crossroads Center
3314 Gateway Street
Springfield OR 97477

APPROXIMATELY 1,975 SQUARE FEET

- Landlord will provide a vanilla shell space
- Located in center anchored by Best Buy, Michaels & Duluth Trading Co., and featuring recently opened Chick-fil-A & Happy's Car Wash
- \$30.00/SF/YR, NNN. NNN's are approximately \$5.40/SF/YR

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

Alan Evans
alan@eebcre.com

Stephanie Seubert
stephanie@eebcre.com

541.345.4860

Licensed in the State of Oregon.

Crossroads Center | 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
- 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

Signage & Floor Plan

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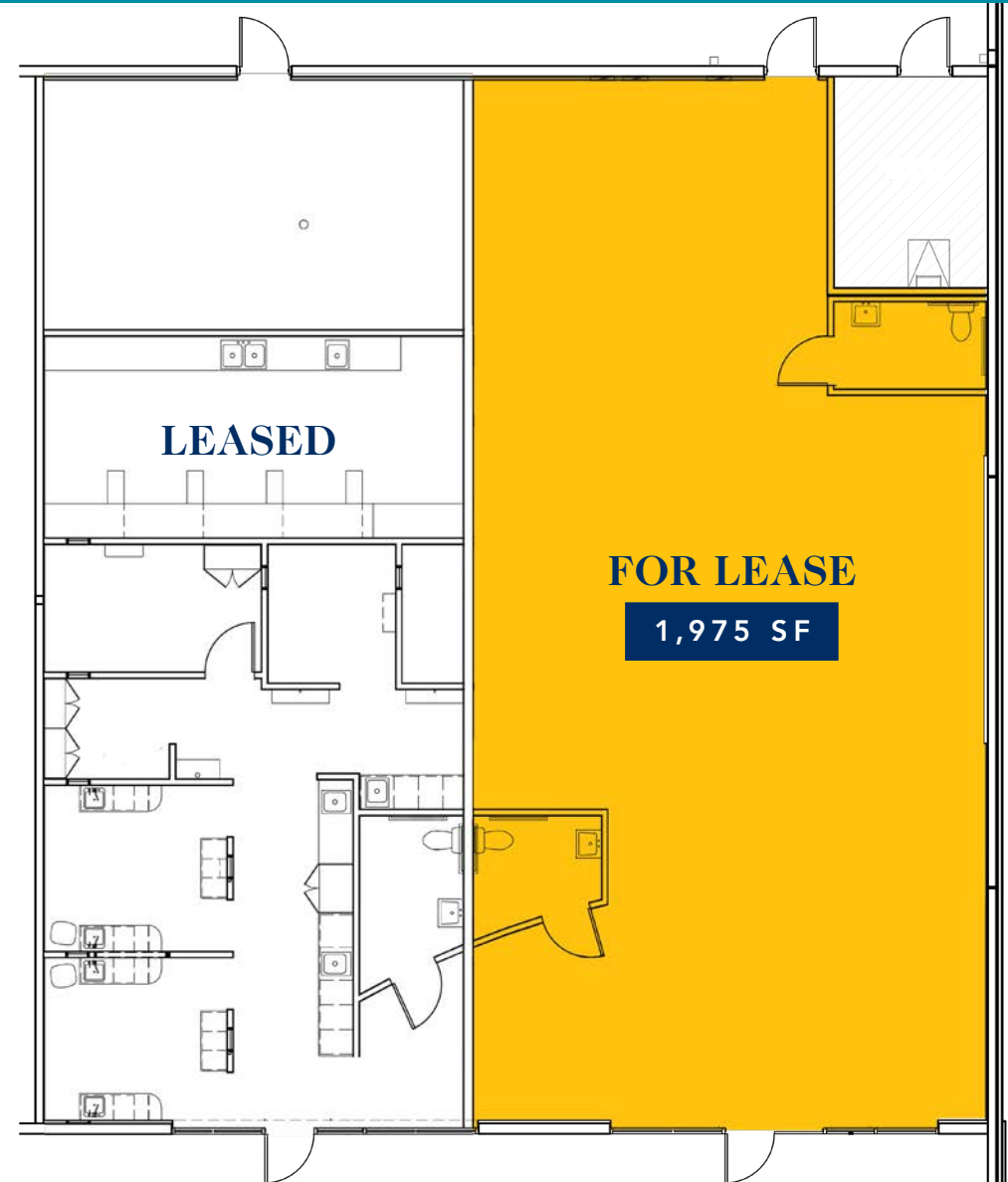
101 East Broadway
Suite #101
Eugene, OR 97401

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1,975 SQUARE FEET

- Landlord will provide a vanilla shell space
- Prominent signage available alongside Best Buy, Michaels & Duluth Trading Co.
- Adjacent to recently opened Chick-fil-A & Happy's Car Wash
- \$30.00/SF/YR, NNN.
NNN's are approximately \$5.40/SF/YR



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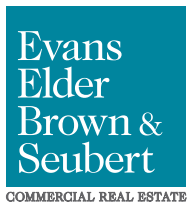
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