



FOR LEASE

Prime Oakway Retail

110 Oakway Road
Suite A & Suite B
Eugene OR 97401

INTERSECTION OF COBURG & OAKWAY ROADS

- Suite A: 3,984 SF | Suite B: 4,400 SF
- Suites are adjacent and can be combined
- At the intersection of Coburg and Oakway Roads
- Suite A: \$1.75 per square foot per month, triple net
- Suite B: \$1.85 per square foot per month, triple net

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

Jeff Elder
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Ashley Hope Wells
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541.345.4860

Licensed in the State of Oregon.

Overview

110 Oakway Rd. | Suites A & B | Eugene OR 97400

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101 East Broadway
Suite #101
Eugene, OR 97401

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Property

110 OAKWAY ROAD

This property is a Class A retail building located at the prominent corner of Coburg Road and Oakway Road with excellent visibility on Coburg Road, which is a major connector between Eugene, I-5, and the city of Coburg.

TRIPLE NETS

Currently \$0.25 per square foot per month, including:

- Property taxes
- Building insurance
- EWEB water
- HVAC maintenance
- Management
- Exterior maintenance

Site & Floor Plans

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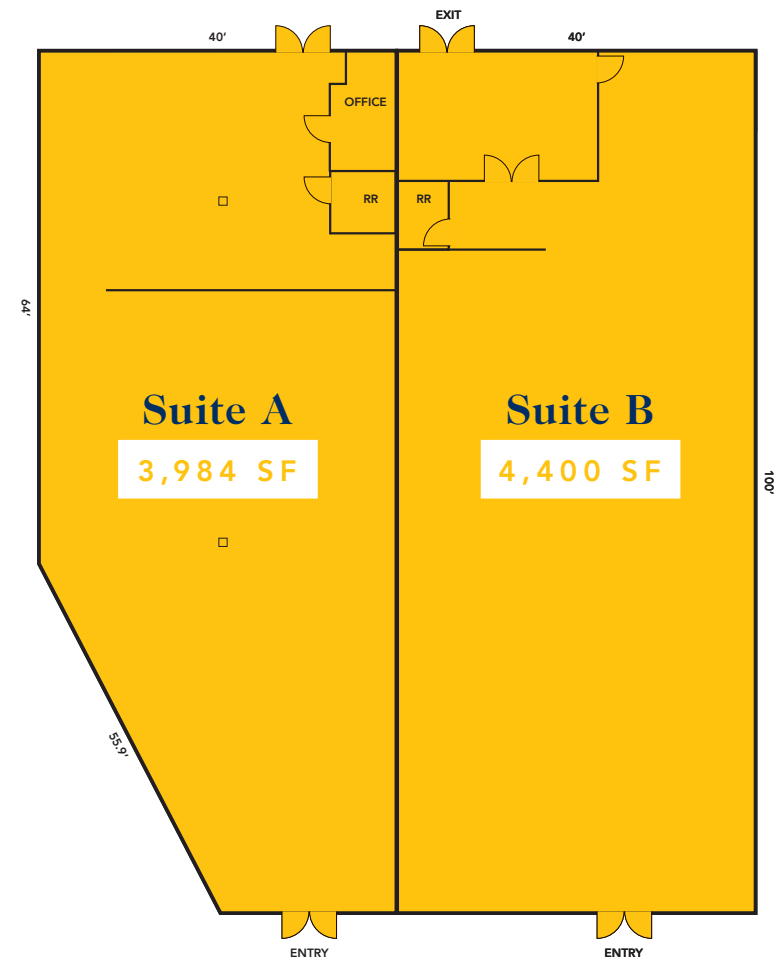
SUITE A

3,984 square feet

SUITE B

4,400 square feet

SUITES MAY BE COMBINED





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Surrounding Retail

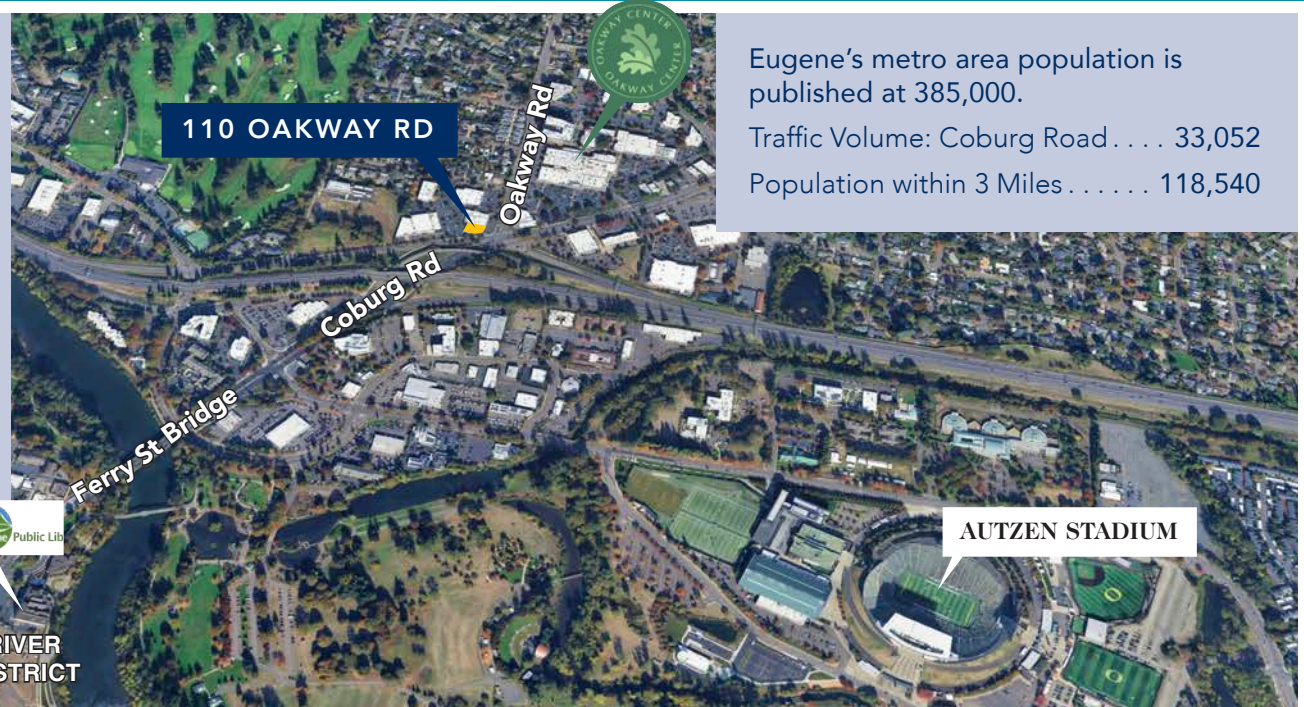
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Area & Demographics

110 Oakway Rd. | Suites A & B | Eugene OR 97400

110 Oakway Road is located right on the corner of Coburg Road and Oakway Road, two major destinations for traffic and retail shoppers in Eugene. Prominent adjacent properties include Nordstrom Rack, Pottery Barn, Hyatt Place, P.F. Changs and Sephora. Eugene is noted for its recreational opportunities, breweries, and a focus on the arts. Eugene is known as the Emerald City due to its luscious green landscape and Evergreen trees, and Track Town, USA thanks to historic Hayward Field and the University of Oregon where athletes like Steve Prefontaine, Bill Bowerman & Phil Knight got their starts.



Eugene's metro area population is published at 385,000.

Traffic Volume: Coburg Road . . . 33,052

Population within 3 Miles 118,540

110 Oakway Road is located in close proximity to Alton Baker Park, Autzen Stadium, PK Park, Valley River Center and the University of Oregon. Alton Baker park is a well-known meeting place for athletes of all types, dog enthusiasts and artists, to name a few. Autzen Stadium and PK Park are located less than one mile away, both of which are destinations for locals and tourists. In addition to the shops located at 110 Oakway Road and Oakway Center, Valley River Center is a central location for much of Eugene's retail. The University of Oregon and Bushnell University are also located nearby, offering four-year degrees and graduate programs in a variety of subject areas. Four grocery stores (Whole Foods, Trader Joe's, Natural Grocers, and Albertsons) are located within walking distance. The corner of Coburg and Oakway Road is a prominent corner in North Eugene and the high traffic counts and excellent visibility add to the prestige and desirability of the location.

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