Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

HSM
PACIFIC RETAIL SOLUTIONS



FOR LEASE

Gateway Anchor Retail

Shoppes at Gateway
3030 Gateway Street
Springfield OR 97477

CONTACT

Lilly Storment
lilly@eebcre.com
Stephanie Seubert
stephanie@eebcre.com
Alan Evans
alan@eebcre.com
541.345.4860
Licensed in the State of Oregon.

APPROXIMATELY 14,155 - 110,000 SQUARE FEET

- Former Sears space in established, high-traffic, retail shopping center
- Co-tenants include Target, Bass Pro Shops, Hobby Lobby, Ulta, Cinemark, Crunch Fitness, Petco & Boot Barn
- Loading dock access
- TI Allowance negotiable
- Contact brokers for rental rate

CONTACT

Brock Switzer
brock@hsmpacific.com
503.863.3518
office
503.504.5808
cell

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.

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

Lilly Storment
lilly@eebcre.com

Stephanie Seubert
stephanie@eebcre.com

Alan Evans
alan@eebcre.com

541.345.4860
101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

HSM
PACIFIC RETAIL SOLUTIONS

CONTACT

Brock Switzer
brock@hsmpacific.com

503.863.3518
office

503-504-5808
cell

4260 Galewood St.
Suite B, Lake Oswego,
Oregon 97035

Licensed in the
State of Oregon.



5-TENANT DEMISING PLAN

- Flexible configurations
- Loading dock access
- Excellent on-site parking
- Contact brokers for rental rate

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.

Exterior

Shoppes at Gateway
3030 Gateway Street
Springfield OR 97477





Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

Lilly Storment
lilly@eebcre.com

Stephanie Seubert
stephanie@eebcre.com

Alan Evans
alan@eebcre.com

541.345.4860
101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

HSM
PACIFIC RETAIL SOLUTIONS

CONTACT

Brock Switzer
brock@hsmpacific.com

503.863.3518
office

503-504-5808
cell

4260 Galewood St.
Suite B, Lake Oswego,
Oregon 97035

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

Shoppes at Gateway
3030 Gateway Street
Springfield OR 97477

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

Lilly Storment
lilly@eebcre.com

Stephanie Seubert
stephanie@eebcre.com

Alan Evans
alan@eebcre.com

541.345.4860
101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

HSM PACIFIC RETAIL SOLUTIONS

CONTACT

Brock Switzer
brock@hsmpacific.com

503.863.3518
office

503-504-5808
cell

4260 Galewood St.
Suite B, Lake Oswego,
Oregon 97035

Licensed in the
State of Oregon.



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

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.

Location

Shoppes at Gateway
3030 Gateway Street
Springfield OR 97477

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

Lilly Storment
lilly@eebcre.com

Stephanie Seubert
stephanie@eebcre.com

Alan Evans
alan@eebcre.com

541.345.4860
101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

HSM
PACIFIC RETAIL SOLUTIONS

CONTACT

Brock Switzer
brock@hsmpacific.com

503.863.3518
office

503-504-5808
cell

4260 Galewood St.
Suite B, Lake Oswego,
Oregon 97035

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.