



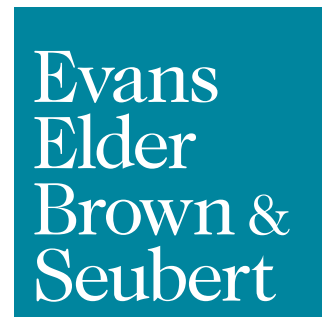
FOR LEASE | RATE REDUCED

# 1,600<sup>SF</sup> Gateway Retail

Pacific Village Center  
3125 Gateway Street  
Springfield OR 97477

## AVAILABLE NOW

- Shadow anchored by Dari-Mart, close to the PeaceHealth RiverBend hospital, Shoppes at Gateway, I-5 interchange & brand new Chick-fil-A
- All glass front with natural light
- High traffic location with visibility on Gateway St. (19,740 VPD)
- Former salon - extensive plumbing in place
- End-Cap Unit
- ~~\$1.75/sf~~ \$1.50/sf NNN (NNN est. \$0.61/sf)



COMMERCIAL REAL ESTATE

**Jack Pennington**  
jack@eebcre.com

**541.345.4860**  
office

**541.513.0918**  
cell

Licensed in the State of Oregon.

**Pacific Village Center**  
 3125 Gateway Street  
 Springfield OR 97477

**Evans  
 Elder  
 Brown &  
 Seubert**

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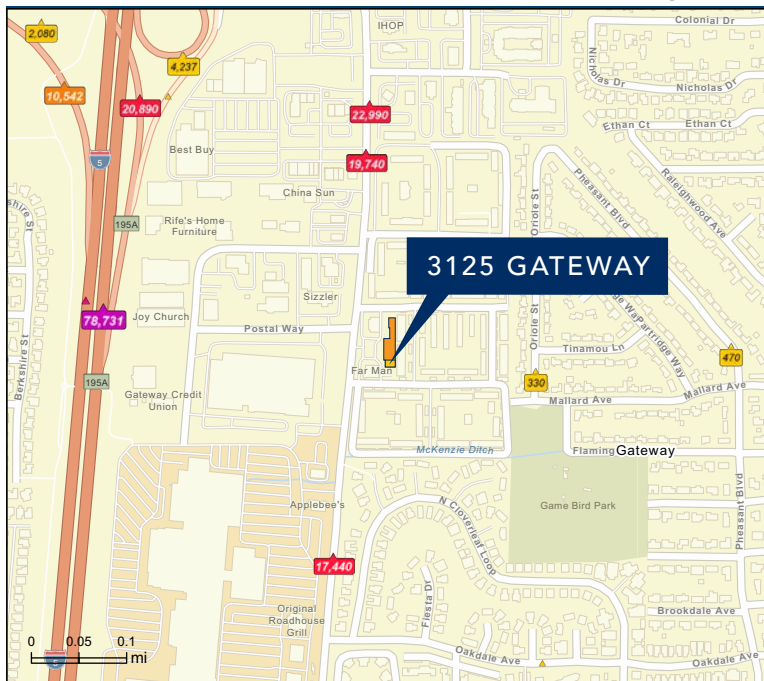
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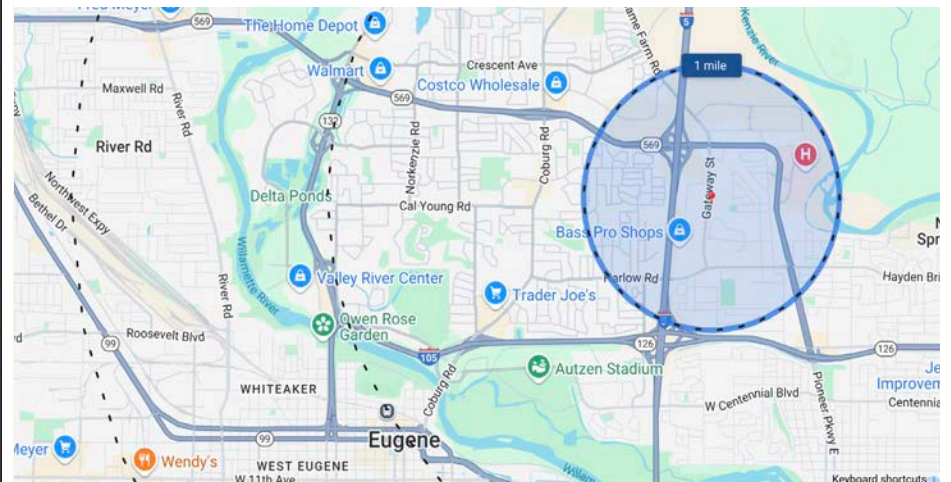


**POPULATION**

- 1 mile radius - 31k
- 3 mile radius - 120.2k

**AVERAGE INCOME**

- 1 mile radius - \$66.9k
- 3 mile radius - \$61.7k



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.

# Gateway End-Cap Retail

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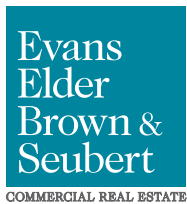
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