

FOR LEASE



190 W 6TH AVE

Junction City, OR 97448

1,181 SF Rentable | \$1,450/Mo | Modified Gross

Downtown Retail / Commercial Property

Exclusively Presented By:

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WHITTAKER
INVESTMENTS, INC.

428 Ivy St. | Junction City, OR 97448

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WHITTAKER
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428 Ivy Street, Junction City, OR 97448
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AVAILABLE SPACE

190 W 6th Ave offers a distinctive downtown commercial setting at the corner of W 6th Avenue and Greenwood Street in Junction City. The property combines a highly visible storefront with an open retail/showroom area, large street-facing windows, exposed brick, high ceilings, and dedicated support spaces.



1,181

Square Feet

\$1,450

Price/Rate

3-5 Years

Lease Term



Available 9/1/2026



Prominent Downtown Location

Corner frontage at W 6th Ave & Greenwood St



Security System Included

with shatter proof exterior windows



Historic Character

Exposed brick, high ceilings, open showroom floor



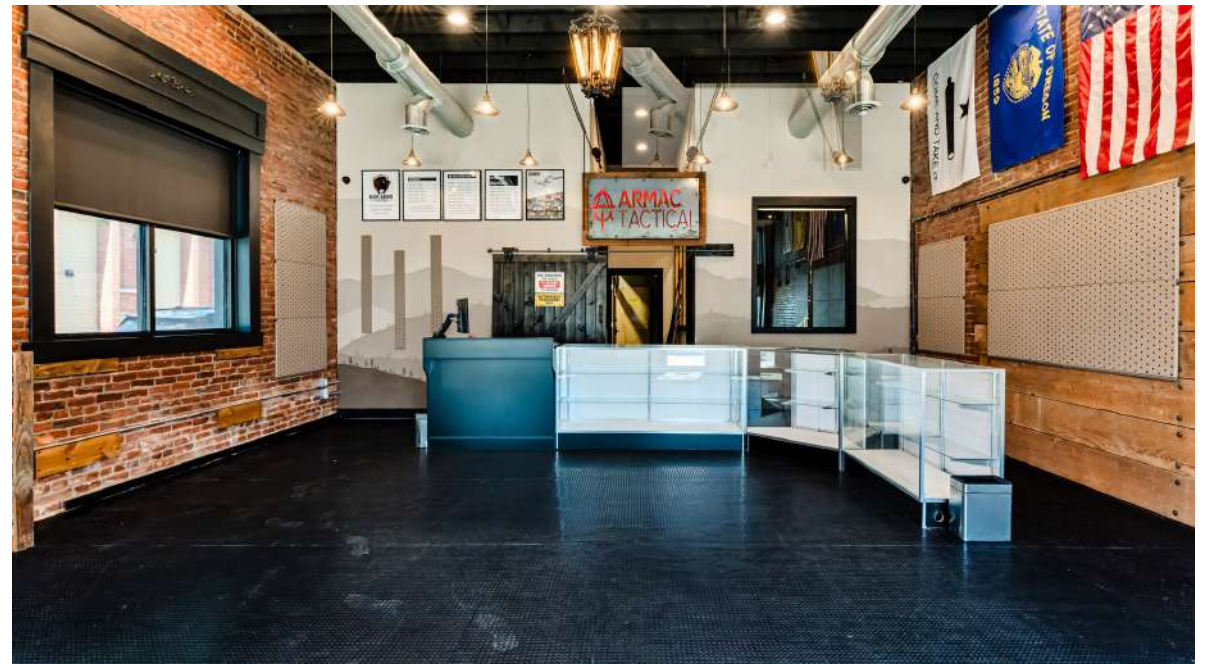
Support Areas

Restroom, breakroom/kitchenette, private rooms



Buidling

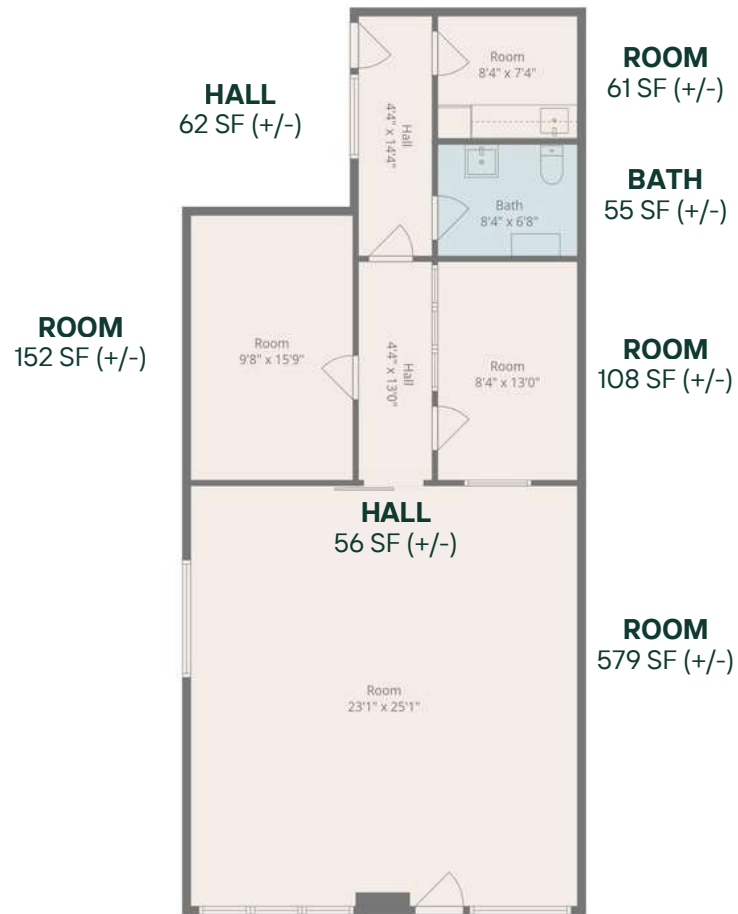
Restroom, breakroom/kitchenette, private rooms



Corner Visibility | Historic Downtown Character | Flexible Retail / Showroom

FLOOR PLAN

Approximate Space Layout



- Approximate Interior Floor Plan — 1,181 SF Rentable
- Large front room / showroom
- Two additional private rooms
- Interior hallways
- Restroom
- Small support / utility area
- Common bathroom + breakroom



Flexible Retail Layout | Showroom + Private Rooms

RETAIL & SHOWROOM



Showroom Interior



Storefront Entry



Open Retail Floor

The primary commercial area features a largely open configuration framed by exposed brick, tall ceilings, exposed structural elements, and large street-facing windows. Natural light, visibility, and an adaptable floor plan create a strong setting for retail, showroom, service, or customer-facing commercial operations. Security system included. Shatter proof exterior windows.

-  Open floor plan
-  Storefront windows
-  Natural light
-  Restroom
-  High ceilings
-  Exposed brick



Open Retail Space | Storefront Visibility | Historic Character

OFFICE & SUPPORT AREAS



Interior



Breakroom



Kitchenette



Open Space

Beyond the primary storefront area, the property includes multiple dedicated rooms and support areas that provide separation from customer-facing operations. The existing configuration includes a restroom and breakroom/kitchenette.

- ✓ Multiple private/support rooms
- ✓ Interior hallways
- ✓ Restroom
- ✓ Breakroom/kitchenette
- ✓ Built-in cabinetry in breakroom
- ✓ Sink in breakroom
- ✓ Refrigerator in breakroom

PROPERTY OVERVIEW



Property Address	190 W 6th Ave, Junction City, OR 97448
Property Type	Retail / Commercial
County Account	0012458
Map & Tax Lot	15-04-32-31-04500
Zoning	C2
Year Built	1910 — per County records
Lot Size	Approx. 2,613 SF — County records
Building / Available SF	1,181 Rentable SF
Heating	Forced Air
Cooling	Yes
Monthly Utility Charge of \$328.13 (subject to change)	Includes: • Power • Natural Gas • Water/Sewer • Trash • Internet • Janitorial



Established Downtown Location

FOR LEASING INFORMATION

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The information contained herein is from sources deemed reliable and is not guaranteed by broker. All information is provided without warranty and is subject to change without notice, error, or omission.

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