

FOR LEASE

Fred Meyer



3001 - 3069 W 11TH AVENUE | EUGENE, OR

MARKETPLACE WEST

Join Fred Meyer and West 11th's strongest concentration of neighborhood shopping, dining and service retailers

- 880-3,055 SF Available
- Restaurant Opportunity
- Adjacent to Fred Meyer
- 33,000 AADT
- Monument Signage | Ample Parking



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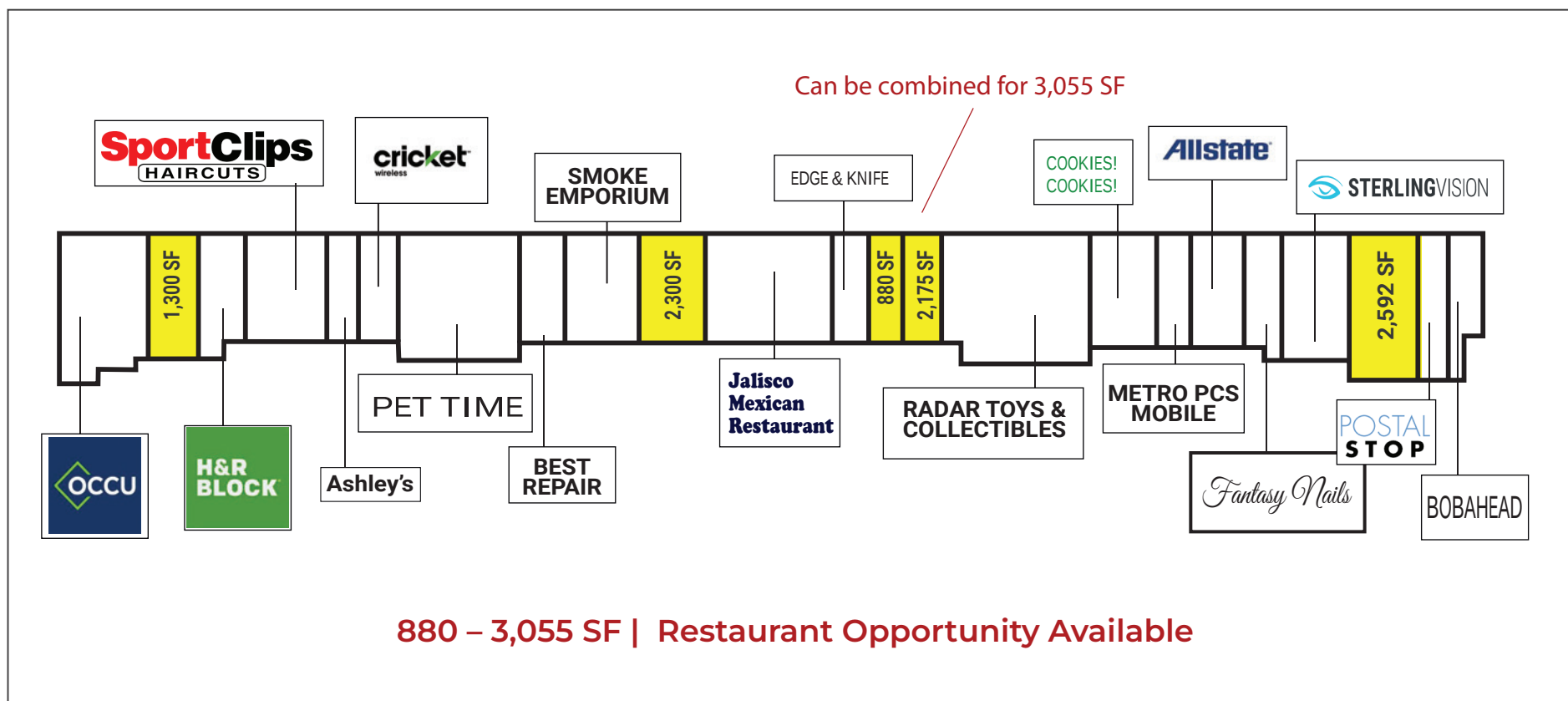
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MARKETPLACE WEST

Over 700 feet of West 11th Avenue frontage

Marketplace West serves West Eugene, Bethel and western Lane County while capturing thousands of commuters along the West 11th Avenue corridor. The center is home to established local businesses with loyal customer followings.

Long-standing tenant **Jalisco Mexican Restaurant** has built a strong presence in the community. **Pet Time** draws pet owners from throughout West Eugene, while **Radar Toys & Collectibles** attracts collectors and enthusiasts from across the region. Together, these businesses generate repeat visits and help establish Marketplace West as a local retail destination.



SPACE 3009

- 2,592 Square Feet
- In-Line Space
- Lease Rate: \$1.65/SF, NNN



SPACE 3065*

- 2,175 Square Feet
- In-Line
- Lease Rate: \$1.65/SF, NNN



SPACE 3067*

- 880 Square Feet
- In-Line
- Lease Rate: \$1.65/SF, NNN

*Suites can be combined for 3,055 SF

SPACE 3123

- 2,300 Square Feet
- In-Line
- Former restaurant space with walk-in cooler
- Lease Rate: \$1.65/SF, NNN



SPACE 3167

- 1,300 Square Feet
- In-Line
- Lease Rate: \$1.65/SF, NNN



Listing broker has an ownership interest in the property

The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

RETAIL NEIGHBORHOOD



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Join one of Eugene’s most active shopping destinations.
Ideal for retail, service, or food users looking to capture
strong local demand and steady traffic.

HIGH TRAFFIC VOLUME

Strategically located on West 11th Avenue, one of Eugene’s busiest commercial corridors, MarketPlace West experiences exceptional visibility and average daily traffic counts of **33,000+ (AADT)**. The center is surrounded by national retailers and draws consistent consumer flow from both local residents and employees of nearby businesses.

PRIME RETAIL DESTINATION

This established shopping center benefits from a premier location with anchor tenants including Fred Meyer, Home Depot, Walmart, Target, Starbucks, Lowe’s, AutoZone, Dollar Tree, and McDonald’s.

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population:	10,130	92,903	194,071
Households:	4,465	39,703	79,952
Average HH Income:	\$80,067	\$78,119	\$91,252
Average Age:	37.9	37.7	37.8

