

FOR LEASE



 WATCH PROPERTY TOUR

OAKWAY CENTER | 48 OAKWAY CENTER | EUGENE, OR

## OAKWAY INTERIOR MALL SPACE

- Spaces range from 534 SF - 2,045 SF
- Join Sabai, Burch's, Orange Theory and others in Oakway Center
- Office and retail spaces available
- Lease Rates - pages 2-3



Licensed in the State of Oregon

**BEN WANICHEK**  
benw@campbellre.com  
(541) 520-0067

**BILLY POLLOCK**  
billyp@campbellre.com  
(541) 285-8865

**TIM CAMPBELL**  
timc@campbellre.com  
(541) 484-2214

# RETAIL SPACES

## 534 SF - 1,734 SF AVAILABLE

### Suite 018:

1,200 SF Retail Suite

### Suite 019:

534 SF Corner Retail Suite

- Located on the First Floor of the Oakway Interior Mall
- Open floor plan - recently upgraded
- Adjacent to Orange Theory and neighbors Sabai and Burch's
- Includes a large storage closet, sink and built-in point of sale kiosk

**Lease Rate - \$1.50/SF, NNN**



# OFFICE SPACE - SECOND FLOOR OAKWAY MALL

Located above Burches Shoes, Sabai, Euphoria Chocolate, and Orange Theory

## Suite 204

- 2,045 SF Office Space
- 3 Private Offices
- Reception Area and Conference Room
- Open Floor Plan w/ large room for cubicles or trainings
- Ask brokers for tenant improvements contributions
- **Lease Rate:** \$1.50/SF - Full Service

## Suite 210

- 1,084 SF - former barber shop
- Easily Reconfigured to fit most retail/office uses
- Ample Plumbing - with sink stations throughout the space
- Ask brokers for tenant improvements contributions
- **Lease Rate:** \$1.50/SF - Full Service

## Suite 235

- 1,693 SF - former salon space
- Includes Private Rooms, Reception Area, and Private Bathrooms
- Ample Plumbing with sink stations throughout
- **Lease Rate:** \$1.50/SF - Full Service

## Suite 260A

- 842 SF office space
- Large Reception and Break Room included
- Open work area and one private office
- **Lease Rate:** \$1.75/SF - Full Service

# AVAILABLE RETAIL SPACE



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# OAKWAY CENTER AERIAL



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## OAKWAY CENTER HIGHLIGHTS

High-Visibility Retail in the Heart of Eugene's Growth Corridor



Eugene's premier lifestyle shopping destination with fashion, dining, fitness, medical and personal services.



Heritage Courtyard: Vibrant patio-oriented retail setting with Sabai, Chapala's, Elizabeth's Wine Lounge, and other upscale local & national brands.



Oakway Center has **approximately 4 million visits** annually and about **700,000 unique visitors** - leading to low tenant turnover, high foot traffic, and a thriving retail environment.



Surrounded by top demographics & daytime traffic: PeaceHealth, University of Oregon, and major employers within 3 miles.



Anchored by Hyatt Place Eugene at Oakway Center (130 rooms), REI (coming soon), and long-time tenants like Nordstrom Rack & Trader Joe's.



Year-round destination: Events, outdoor dining, and proximity to Autzen Stadium, Hayward Field, and UO athletics keep consistent foot traffic



**Easy access & high visibility:** Coburg Rd (**45,000 AADT**) & Oakway Rd (**18,000 AADT**) with proximity to Beltline, I-105, & I-5.

# EUGENE / LANE COUNTY HIGHLIGHTS

## A dynamic university city driving retail, dining & entertainment demand

- Oregon's 2nd largest metro area – Eugene/Springfield MSA ~260,000+ residents; Lane County ~382,000.
- University of Oregon anchor: 23,800+ students, NCAA athletics, global track & field events at Hayward Field, and Autzen Stadium (54,000 seats).
- Tourism & visitor spending: 3M+ annual trips to Lane County; \$780M+ spent on accommodations, dining, and retail.
- Educated workforce: ~41% with bachelor's degree or higher; UO ranked nationally among top public research institutions.
- Diversified economy: Tech (470+ companies, 4,000+ employees), healthcare (PeaceHealth), education, government, and outdoor gear brands rooted in Eugene.
- Quality of life magnet: Wine country, Willamette Valley outdoor recreation, easy drive to Oregon Coast & Cascades

**382,000**

EUGENE MSA  
POPULATION  
(ESTIMATED)

**\$70,374**

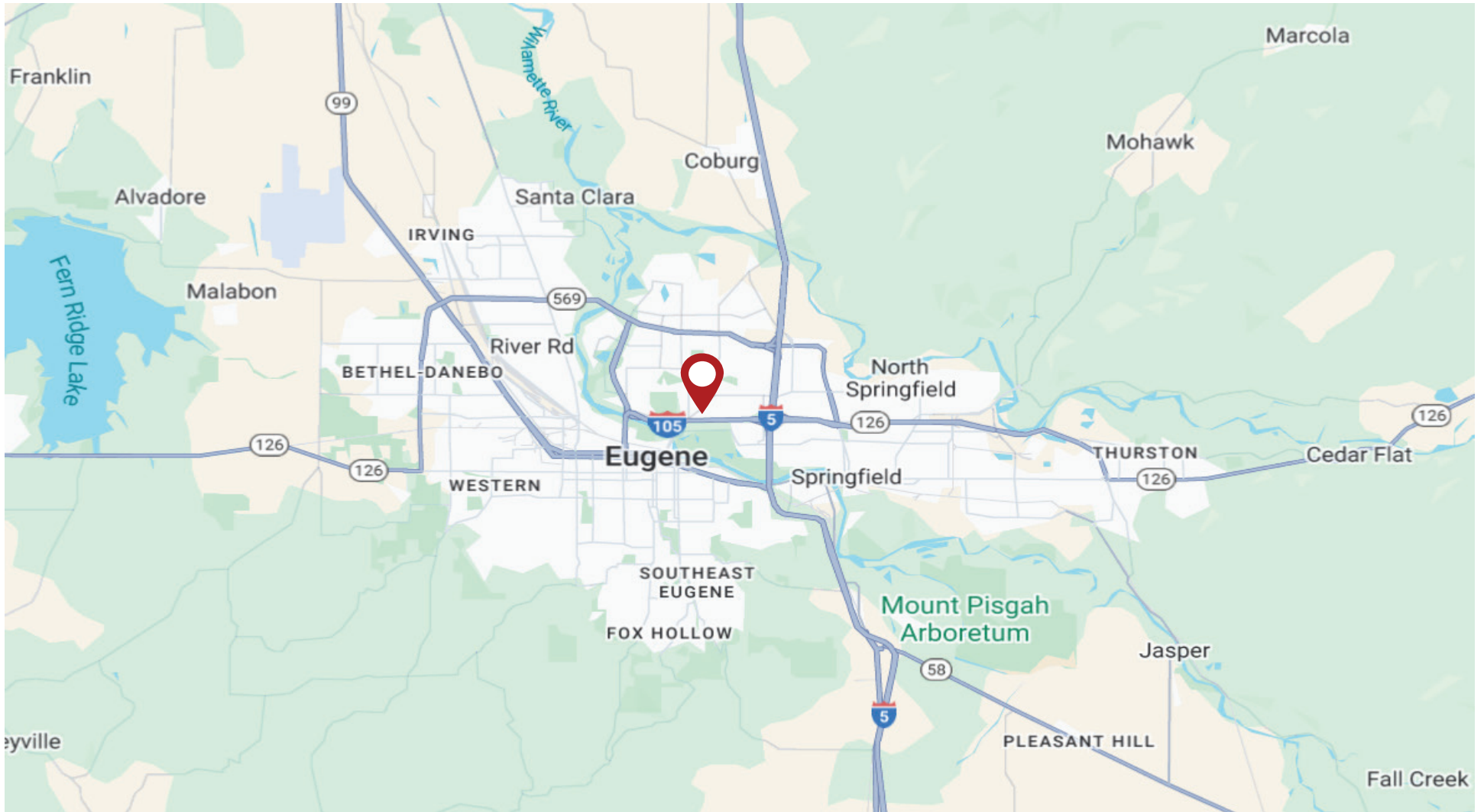
2022 MEDIAN  
HOUSEHOLD  
INCOME

**\$162K**

2022 HOUSEHOLDS  
STEADY GROWTH -  
3.7% BY 2027



# LOCATION MAP



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