

FOR LEASE



3577 W 11TH AVENUE | EUGENE, OR

## 2,823 SF STAND-ALONE RESTAURANT

0.42 Acres | C2 Zoning | Built-Out Commercial Kitchen

High Visibility (33,000 AADT) • Strong National Co-Tenancy

**\$32/SF** ABSOLUTE NNN



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# PROPERTY OVERVIEW

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- 2,823 SF stand-alone restaurant building
- 0.42 acres of C2 (commercial) zoned land
- Fully built-out commercial kitchen
- Positioned along West 11th - Eugene's primary retail corridor
- Strong surrounding national retailers including Fred Meyer, Lowe's, and Home Depot and plenty of QSR's (Starbucks, Jersey Mikes, Subway, etc.)
- Excellent access and visibility with  $\pm 33,000$  vehicles per day and ample parking
- Excellent frontage and signage
- Potential for a Drive Thru (pending permitting)



## INTERIOR PHOTOS & FEATURES

Built-out restaurant interior with dining area, prep space, and commercial kitchen.



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# EXTERIOR IDENTITY & FRONTAGE



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# WEST EUGENE RETAIL CORRIDOR



## REGIONAL TRAFFIC & ACCESS

Located on West 11th Avenue, one of Eugene's busiest commercial corridors, the property benefits from 33,000+ average daily vehicles (AADT) and exceptional visibility. The corridor serves as a primary retail destination for Eugene's west side and draws consistent consumer traffic from surrounding neighborhoods and employment centers.



## PRIME RETAIL DESTINATION

Anchored by major national retailers including Fred Meyer, Walmart, Target, Home Depot, Lowe's, Starbucks, AutoZone, and McDonald's. The West 11th corridor serves as Eugene's dominant retail trade area.



## GROWING POPULATION

Eugene's west side continues to experience steady residential and commercial growth. The surrounding population base supports a strong retail environment and provides a consistent customer base for retail, restaurant, and service-oriented businesses.

Radius	Population
1 Mile	11,366
3 Miles	98,856
5 Miles	206,578



# AREA RETAIL & CO-TENANCY

Located within Eugene's strongest concentration of national retailers



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