



FOR LEASE | RATE REDUCED

High Traffic Restaurant Space

1313 Pearl Street
Eugene OR 97401

EXCELLENT VISIBILITY ON THE CORNER OF 13TH AVE. & PEARL ST.

- Approximately 3,930 square feet
- Large oven, walk-in cooler, hood, two ADA restrooms, open dining room, bar area, and covered outdoor seating area.
- 20 parking spaces, including one ADA stall
- ~~\$2.00~~ \$1.65 per square foot, per month, triple net
(Taxes & Insurance are approximately 41¢ per sf, per month)

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

Stephanie Seubert

stephanie@eebcre.com

Lilly Storment

lilly@eebcre.com

Jackson Seubert

jackson@eebcre.com

541.345.4860

Licensed in the State of Oregon.

Floor Plan

1313 Pearl Street | Eugene OR 97401



COMMERCIAL REAL ESTATE

CONTACT

**Stephanie
Seubert**

stephanie@eebcre.com

**Lilly
Storment**

lilly@eebcre.com

**Jackson
Seubert**

jackson@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

**APPROXIMATELY
3,930 SQUARE FEET**

- Turnkey restaurant space with modern finishes
- Space includes two multi-stall ADA restrooms, large kitchen area with prep area and dish pit, open dining area with bar and outdoor seating area
- Kitchen includes:
 - 8' x 8' walk in cooler
 - 8' x 8' walk in freezer
 - Type 1 hood
 - Wood fired pizza oven
 - Other FF&E can be purchased per a separate agreement with previous tenant
- \$1.65/sf/month, NNN
- Taxes & Insurance are approximately 41¢/sf/month



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.

Restaurant Photographs

1313 Pearl Street | Eugene OR 97401

Evans
Elder
Brown &
Seubert

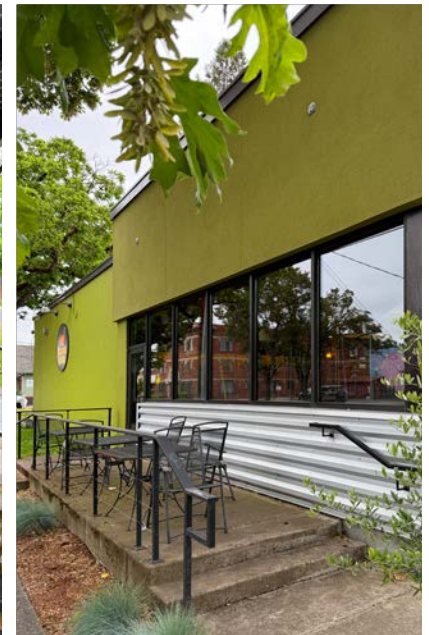
COMMERCIAL REAL ESTATE

CONTACT

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

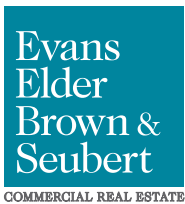
Licensed in the
State of Oregon.



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.

Central Location

1313 Pearl Street | Eugene OR 97401



CONTACT

541.345.4860

Stephanie Seubert
stephanie@eebcre.com

Lilly Storment
lilly@eebcre.com

Jackson Seubert
jackson@eebcre.com