



FOR LEASE

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 per square foot, per month, triple net
(Taxes & Insurance are approximately 41¢ per sf, per month)

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

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541.345.4860

Licensed in the State of Oregon.

Floor Plan

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101 East Broadway
Suite #101
Eugene, OR 97401

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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
- \$2.00/sf/month, NNN
- Taxes & Insurance are approximately 41¢/sf/month



Restaurant Photographs

1313 Pearl Street | Eugene OR 97401

Evans
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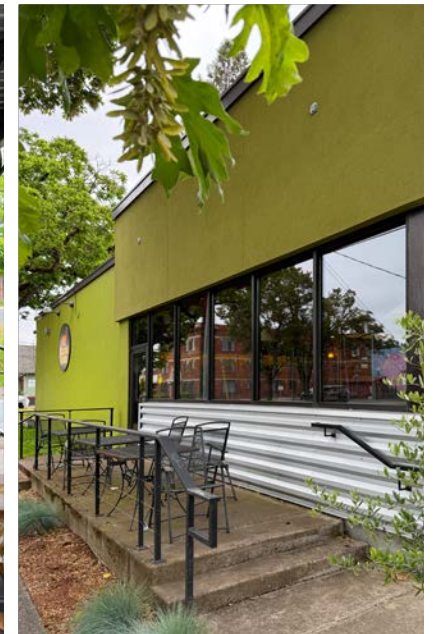
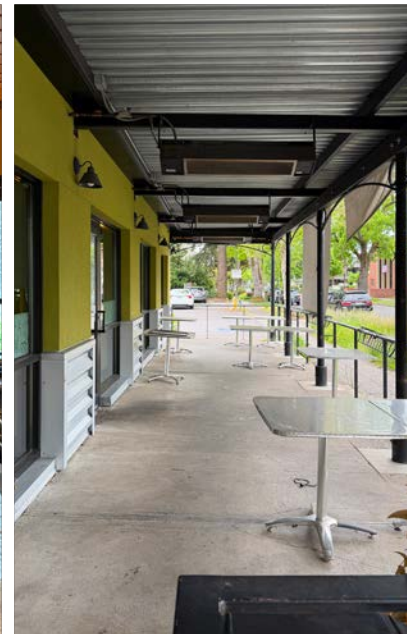
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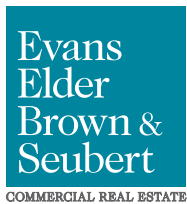
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Central Location

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