



FOR LEASE

1,500^{SF} Gateway Retail

Pacific Village Center
3153 Gateway Street
Springfield OR 97477

AVAILABLE NOW

- Shadow anchored by Dari-Mart, close to the PeaceHealth RiverBend hospital, Shoppes at Gateway, I-5 interchange & brand new Chick-fil-A
- All glass front with natural light
- High traffic location with visibility on Gateway St. (19,740 VPD)
- Gray shell space
- \$1.75/sf NNN (NNN est. \$0.61/sf)

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

Jack Pennington
jack@eebcre.com

541.345.4860
office

541.513.0918
cell

Licensed in the State of Oregon.

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101 East Broadway
 Suite #101
 Eugene, OR 97401

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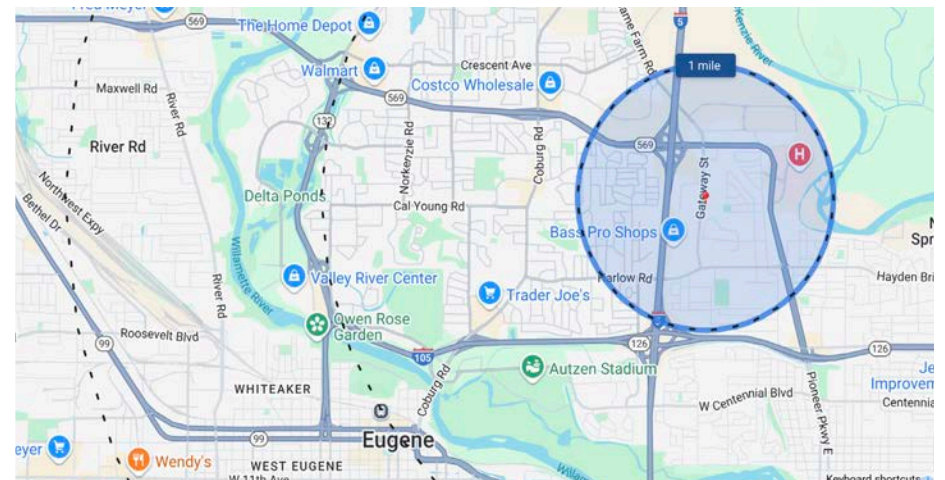


POPULATION

- 1 mile radius - 31k
- 3 mile radius - 120.2k

AVERAGE INCOME

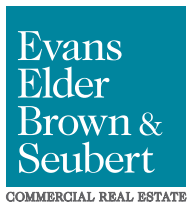
- 1 mile radius - \$66.9k
- 3 mile radius - \$61.7k



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