

EUGENE LEASING OPPORTUNITY

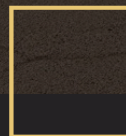
11,588 SF SPACE AVAILABLE

2165 W. 7TH AVE | EUGENE, OR 97402



BRAD MACOMBER

Senior Advisor
503.218.4380
brad.macomber@cinw.com
OR 200908061 | WA 95748



COMMERCIAL
INTEGRITY *nw*

a real estate investment advisory company

LEASING OPPORTUNITY

2165 W. 7TH AVE | EUGENE, OR 97402

Starting at
\$11,588/month

ONLY \$12 PSF

Value
NRSF

\$12 PSF / \$11,588 month
11,588 SF

Stories
Parking
Lease Type

Ground floor
Surface spaces
NNN

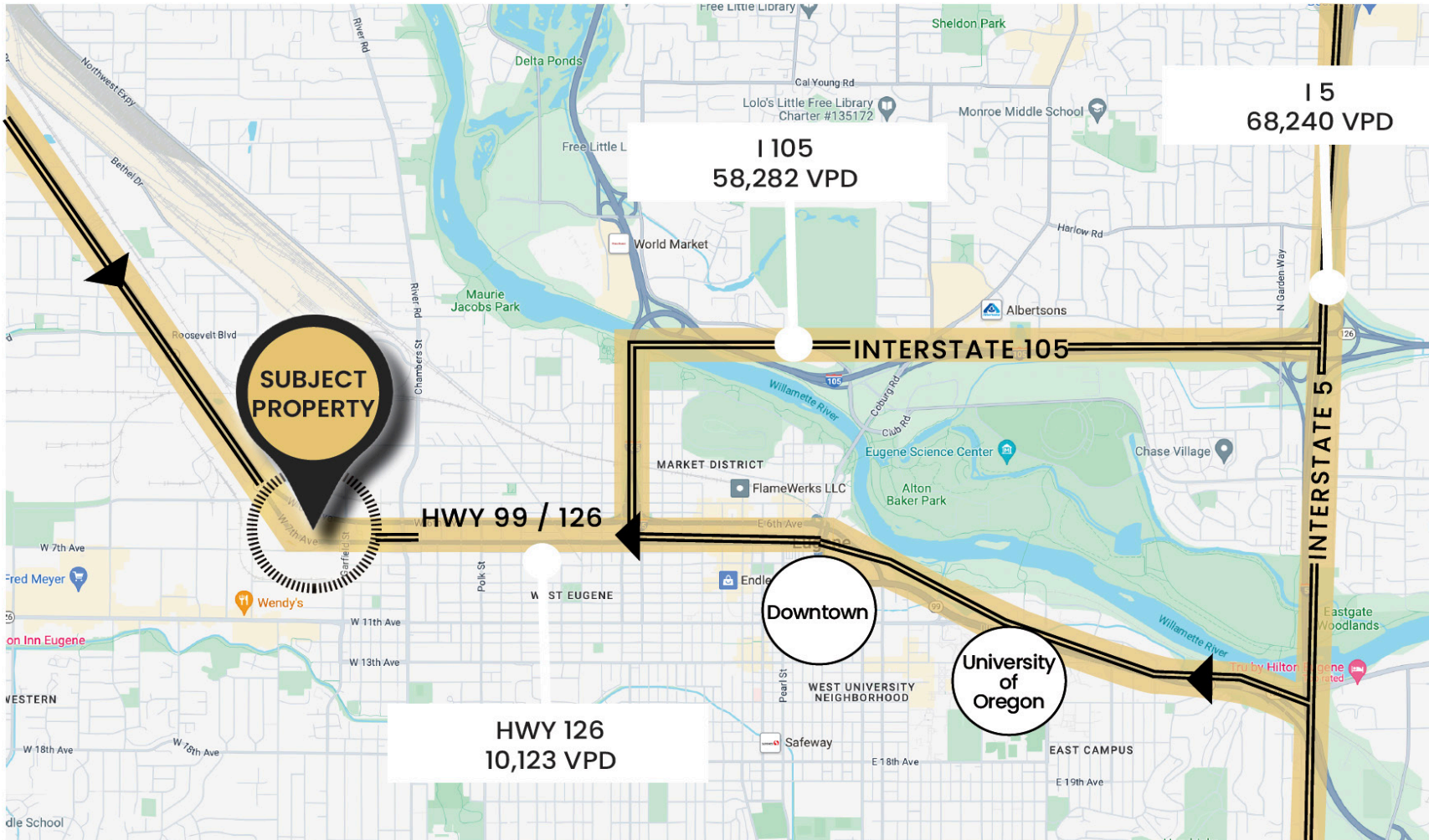


CLUB THRIFT
PRICE DROP'S DAILY

This property boasts an **unbeatable location** just off I-5, I-105, and Hwy 126, ensuring effortless access and top-notch connectivity. With **45,000 vehicles passing by daily**, it offers incredible visibility—perfect for making a lasting impression and increasing traffic to your business!

IDEAL LOCATION

PRIME COMMERCIAL PROPERTY WITH UNMATCHED VISIBILITY & ACCESS IN THE HEART OF EUGENE



This property is in a fantastic location with unbeatable visibility and easy access, right off the main highways— I-5, I-105, and Hwy 126. It's **just minutes from Downtown Eugene and the University of Oregon**, putting you right in the heart of the action. With **high vehicle traffic** passing by daily and the close proximity to major community landmarks, it's the **perfect spot for businesses looking to attract attention and thrive** in a bustling, well-connected area.

TENANT HIGHLIGHTS

HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES



Harbor Freight Tools was founded in 1977 by Eric Smidt and his father, Allan Smidt, in North Hollywood, California, originally as a mail-order business focused on liquidated and returned merchandise. The company opened its first retail store in Lexington, Kentucky, in 1982 and rapidly expanded across the United States. Today, Harbor Freight **operates more than 1,500 stores in 48 states**, providing a broad selection of tools and equipment at budget-friendly prices. Last year, the company saw an **average of 20,511 monthly visits**.

TENANT HIGHLIGHTS

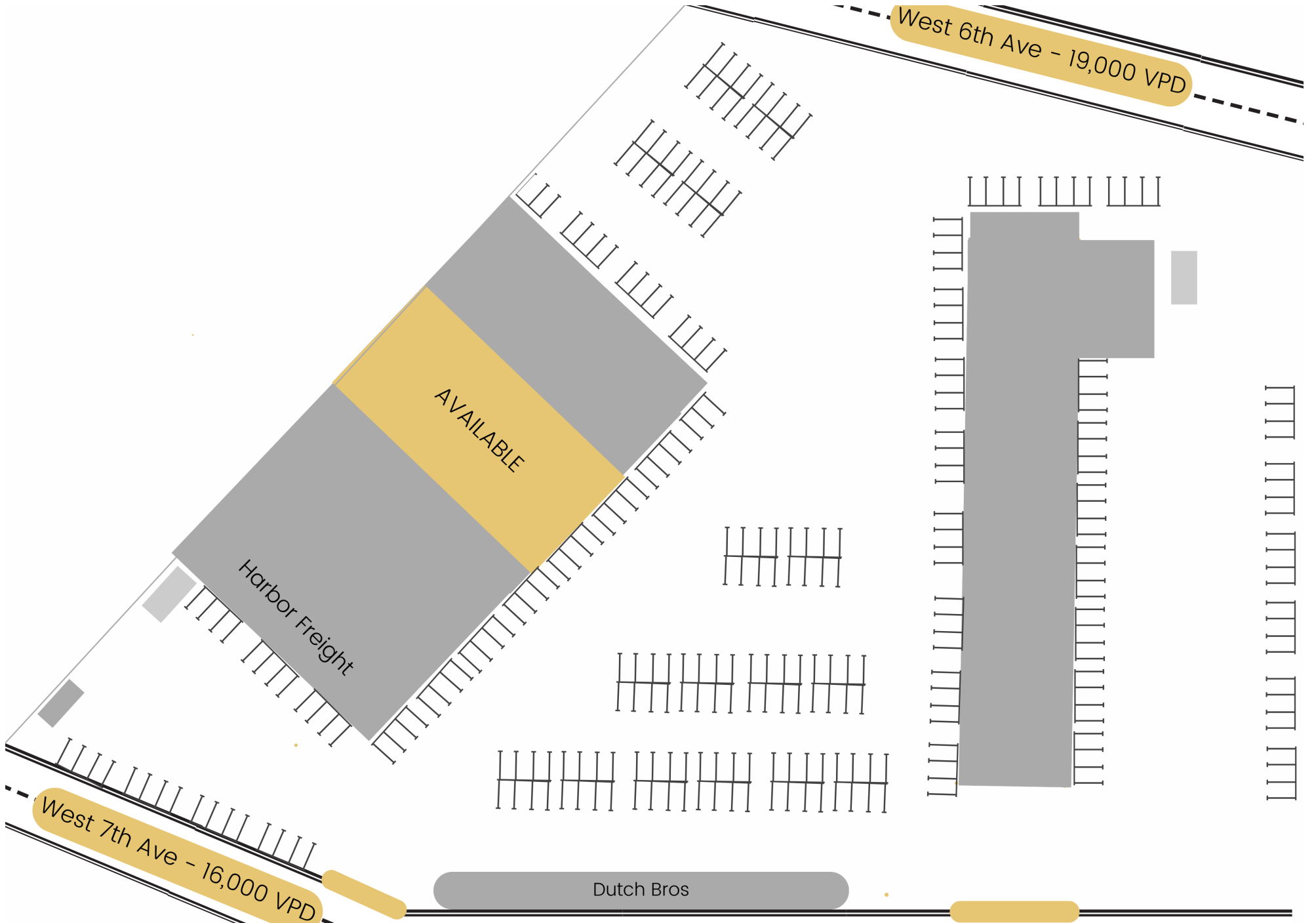


Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros Coffee began as a single pushcart in Grants Pass, Oregon, and has since grown into one of the leading specialty coffee chains in the U.S. Renowned for its drive-thru convenience, Dutch Bros now boasts **over 600 locations across 14 states**. The company's success is **fueled by a loyal customer base**, innovative beverage offerings, and a company culture that prioritizes employee satisfaction and outstanding service. Dutch Bros continues to thrive, thanks to its scalable business model, strong financial performance, and ongoing commitment to sustainability and community engagement. Last year, the company averaged **16,084 visits per month**.

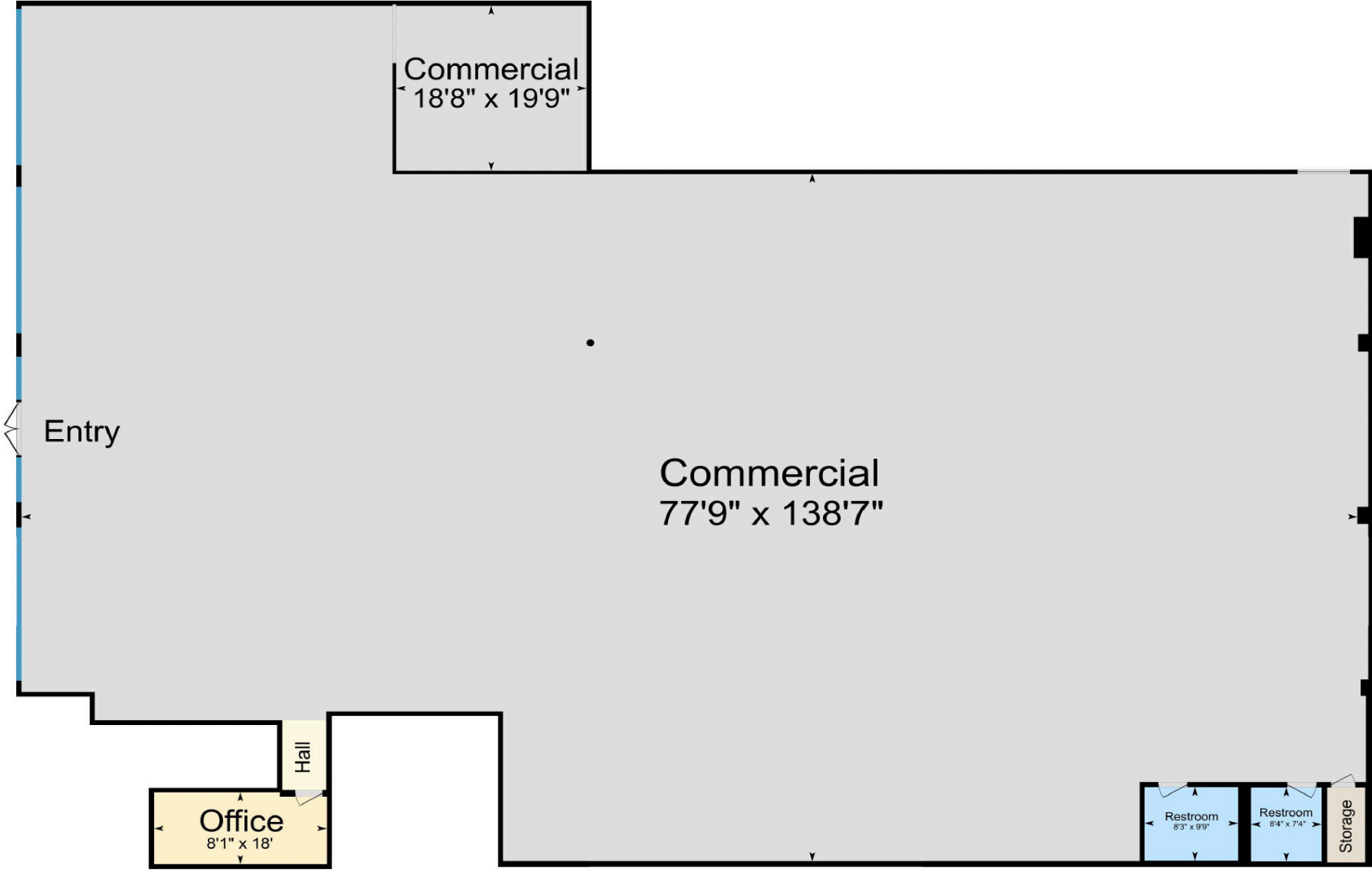




SITE MAP



FLOOR PLAN



Club Thrift = 11,588 Sq ft (Measured From Exterior or Center of Common Walls)

Sketch Prepared for Named Client Only

Property Measured on 2/24/2025 (Square footage will differ from room dimensions due to wall thickness and shape.) (Only areas with color are included in square footage totals.)

NEIGHBORHOOD HIGHLIGHTS



LOCATION LOCATION LOCATION:

Big Y is an exceptional shopping center strategically **located near major freeways**, offering a variety of space sizes and uses with low vacancy rates. Situated between two primary roads that form the 99 Freeway, it **provides easy and direct access to I-5, I-105, and Hwy 126, making it highly visible and easily accessible.**



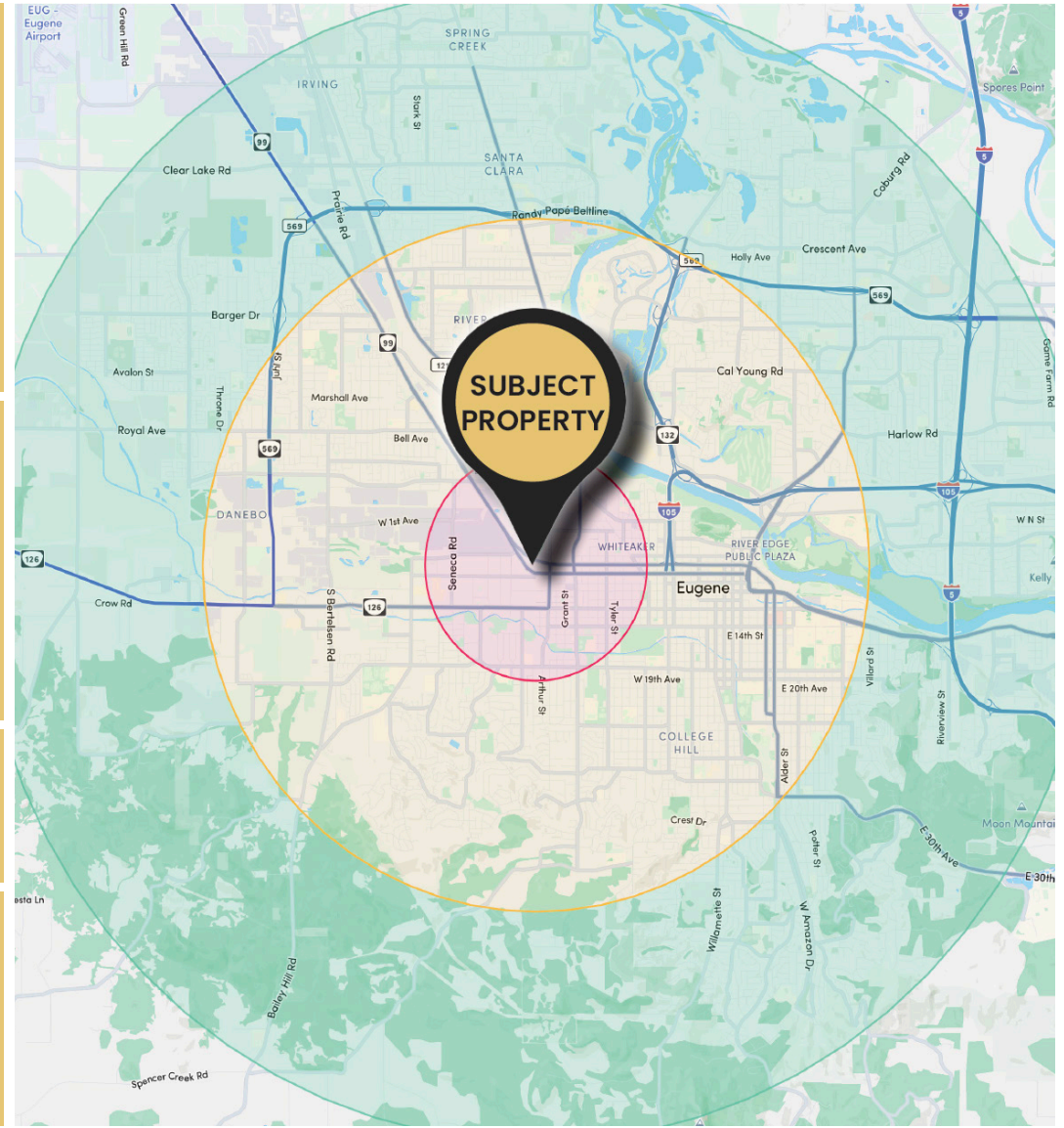
Eugene, Oregon, known for its lush green spaces and vibrant culture, is **just minutes away by car—only a 10-minute drive from the University of Oregon and downtown.** This prime location places businesses in the heart of a dynamic, thriving city with a strong sense of community, close to key landmarks like Alton Baker Park, Skinner Butte, and the bustling Saturday Market. The University of Oregon, a key driver of the local economy, is also just a short drive away, **offering a steady flow of visitors and students throughout the year.**

PROPERTY PHOTOS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	
WORK DAY POPULATION	15,009	136,940	217,167	DEMOGRAPHICS
HOUSEHOLDS	5,258	46,512	88,024	
HH INCOME	\$64.5K	\$83K	\$91K	
CONSUMER SPENDING	\$270.7M	\$2.5B	\$4.6B	
CAR-DEPENDENT - 49				TRANSPORTATION
TRANSITSCORE: 43 (SOME TRANSIT)				
10 MIN DRIVE TO DOWNTOWN EUGENE 12 MIN. DRIVE TO UNIVERSITY OF OREGON				
W 6th Ave - 19,128 VPD W 7th Ave - 15,685 VPD Garfield St. (OR 126) - 10,123 VPD				TRAFFIC
I 5 - 68,240 VPD I 105 - 58,282 VPD				
STATE	OREGON	4.18m		POPULATION
COUNTY	LANE COUNTY	383k		
MSA	EUGENE-SPRINGFIELD	383k		
CITY	EUGENE	178k		





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