

RETAIL/RESTAURANT SPACE: 936-2,460 SF

COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES



FOR LEASE | SANTA CLARA SQUARE

15-85 DIVISION AVE, EUGENE, OR 97404





SANTA CLARA SQUARE

ALBERTSONS-ANCHORED RETAIL SPACES AVAILABLE

Santa Clara Square is one of North Eugene's most dynamic retail destinations, anchored by Albertsons and surrounded by a strong mix of national and regional tenants. Three inline retail suites are available, offering flexible options for retailers or service concepts seeking a well-established center with consistent neighborhood draw.

The center delivers exceptional visibility and accessibility with direct ingress from Randy Pape Beltline Hwy and ample surface parking, benefiting from strong daily traffic counts along this primary east-west corridor. A proven tenant mix—including Anytime Fitness, Jake's Way Back Burgers, The UPS Store, Goodwill, Subway, Burger King, Umpqua Bank, and H&R Block—drives consistent traffic and supports cross-shopping. Positioned near North Eugene High School and established residential neighborhoods, Santa Clara Square is a destination that blends convenience, accessibility, and long-term growth potential, making it an ideal choice for businesses ready to expand in the Eugene market.

PROPERTY SUMMARY	Address	15-85 Division Ave, Eugene, OR 97404
	Building Size	126,735 SF
	Lot Size	13.32 Acres
	Year Built	1985
	Parking Spaces	590 Surface Spaces Ratio: 2.46/1,000 SF
AVAILABLE SPACE	Zoning	Commercial (C2)
	Suite 65-C	2,460 SF
	Suite 65-D	1,060 SF
	Suite 65-E	1,280 SF
	Suite 45-P	1,344 SF
	Suite 45-W	936 SF
	Lease Rate	Call Listing Agent
	Lease Type	Triple Net

PROPERTY HIGHLIGHTS



PRIME RETAIL SPACES

Large shopping center with a variety of tenants



GROCERY-ANCHORED

Albertsons anchors this busy retail center



HIGH VISIBILITY

High traffic location off the Randy Pape Beltline Hwy



STUNNING MASONRY

High-end exterior and well-kept landscaping



SYNERGISTIC TENANTS

Featuring Anytime Fitness, Goodwill, Subway, Burger King, and more!



CONVENIENT LOCATION

Direct access off Eugene's Randy Pape Beltline Hwy



BUILDING SIGNAGE

Exceptional visibility for tenants



AMPLE PARKING

590+ onsite surface spaces



SITE PLAN



15-85 DIVISION AVE, EUGENE, OR 97404

SUITE	SIZE (SF)	TENANT
10	6,646	Santa Clara Medical Clinic
15001	3,104	Burger King
20	3,852	Umpqua Bank
35	3,906	New Restaurant Coming Soon
45-A	1,842	Jake's Way Back Burgers
45-B	1,000	Santa Clara Foot Care Center
45-C	1,200	CJ's Eateries
45-E	1,800	Chaiyo Thai Bistro
45-F	1,200	H&R Block
45-G	1,000	Mariner Finance
45-H	1,732	Emerald City Chiropractic
45-J	1,865	Teriyaki Madness
45-K	1,400	Subway
45-L	2,707	Oregon Community Credit Union
45-M	1,402	Tan Republic
45-P	1,344	Available (Retail)
45-R	896	Jewelry Designs by Victor
45-T	1,080	Tips & Toes
45-W	936	Available (Retail)
55	44,422	Albertsons
65-A	3,001	Leased
65-C	2,460	Available (Salon/Retail)
65-D	1,060	Available (Retail/Office)
65-E	1,280	Available (Optical/Retail)
65-F	4,868	Anytime Fitness
65-J	7,164	Armed Forces Career Center
65-M	3,908	Kkoki Korean BBQ
65-Q	2,560	El Kiosco
65-T	2,240	Benchmark Physical Therapy
65-W1	1,425	The UPS Store
65-W2	1,630	Sally Beauty
75	14,256	Goodwill
85	29,542	Defy Eugene
95-A	4,808	Smile Now Dentures and Implants
95-F	2,234	Pacific Cascade Federal Credit Union

RETAIL SUITE



SUITE 45-P

SUITE SIZE: 1,344 SF
LEASE RATE: Call for Details

FEATURES & AMENITIES

- Former Cricket Wireless space
- Large storefront windows provide natural light and strong visibility
- Private restrooms
- Available 10/1/2026

LOCATION

- Suite is adjacent to Tan Republic and Jewelry Designs by Victor
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Located near North Eugene High School
- Direct access off the Randy Pape Beltline Hwy

RETAIL SUITE



SUITE 45-W

SUITE SIZE: 936 SF
LEASE RATE: Call for Details

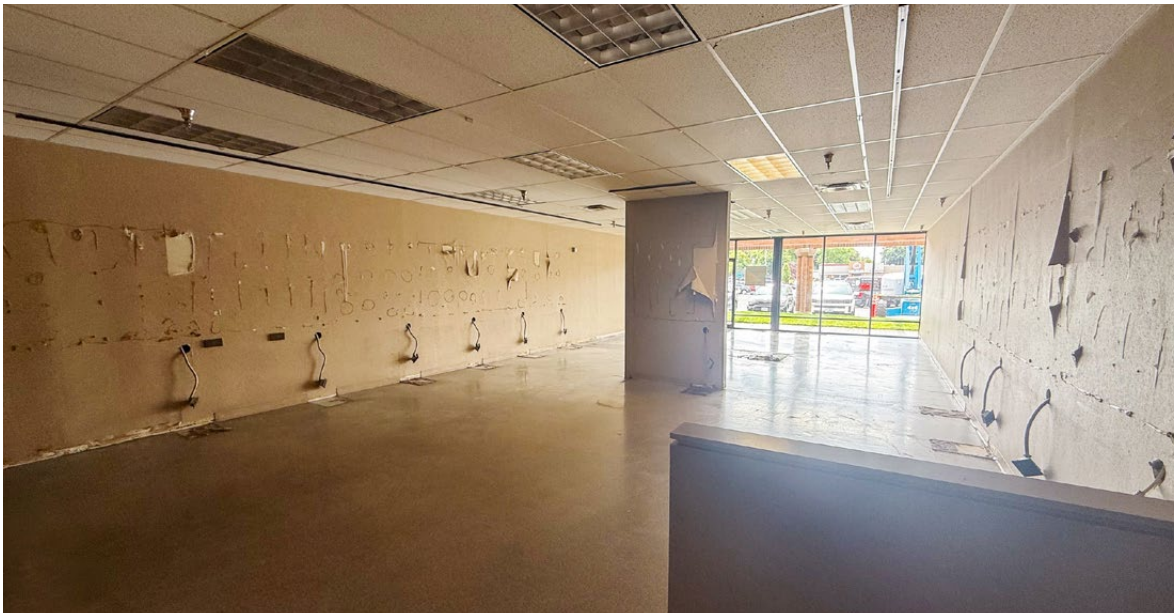
FEATURES & AMENITIES

- Former Baskin Robbins space
- Large storefront windows provide natural light and strong visibility
- Private restrooms
- Available 8/1/2026

LOCATION

- Suite is adjacent to Albertson's and Tips & Toes
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Located near North Eugene High School
- Direct access off the Randy Pape Beltline Hwy

RETAIL SUITE



SUITE 65-C

SUITE SIZE: 2,460 SF
LEASE RATE: Call for Details

FEATURES & AMENITIES

- Former salon space with plumbing and electrical hookups in place
- Open floor plan ready for tenant improvements or buildout
- Large storefront windows provide natural light and strong visibility
- Private restrooms

LOCATION

- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Located near North Eugene High School
- Direct access off the Randy Pape Beltline Hwy

RETAIL/OFFICE SUITE



SUITE 65-D

SUITE SIZE: 1,060 SF
LEASE RATE: Call for Details

FEATURES & AMENITIES

- Efficient layout includes open bullpen area, private office, and back room that can be used for storage or additional office space
- Large storefront windows provide natural light and strong visibility
- Available 8/1/2026

LOCATION

- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Located near North Eugene High School
- Direct access off the Randy Pape Beltline Hwy

RETAIL SUITE



SUITE 65-E

SUITE SIZE: 1,280 SF
LEASE RATE: Call for Details

FEATURES & AMENITIES

- Previously built out for optical use with exam rooms and consultation areas in place
- Efficient layout ideal for medical, dental, or other professional services
- Large storefront windows provide natural light and strong visibility
- Private restrooms

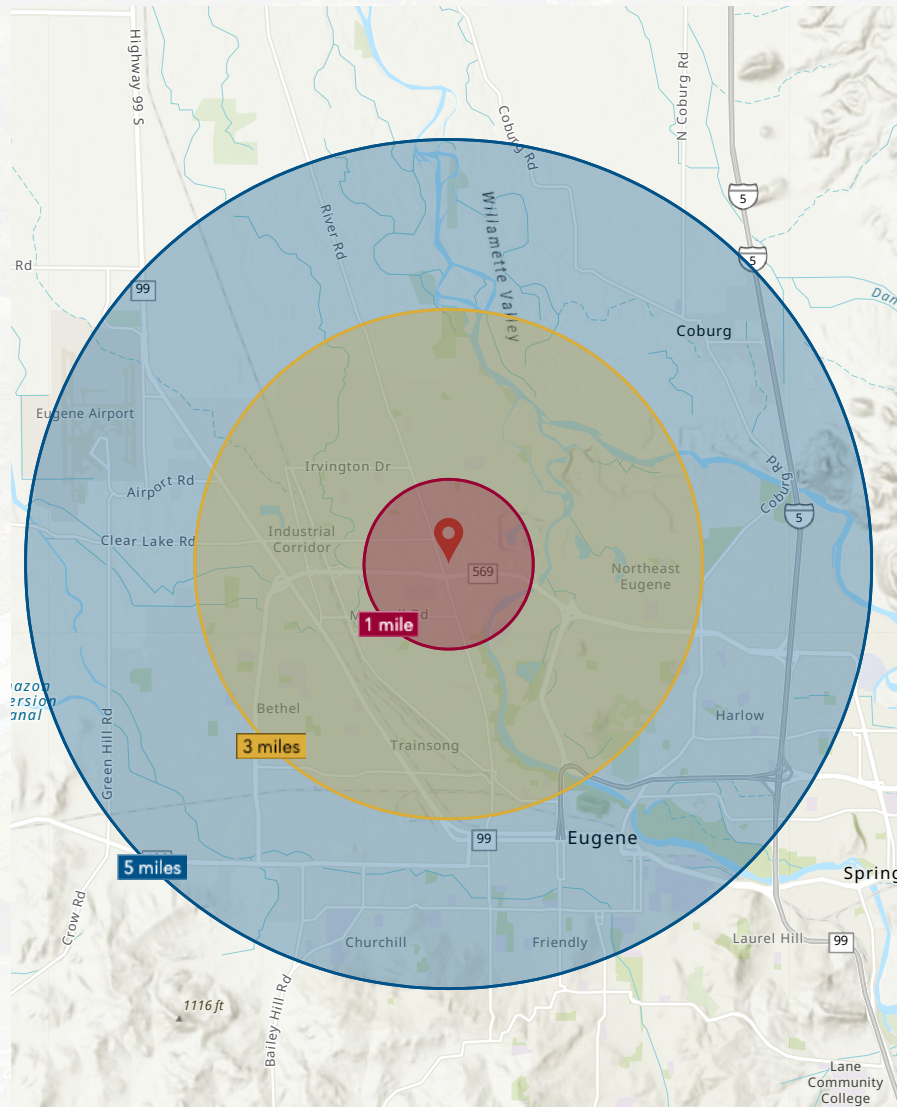
LOCATION

- Suite is next to Anytime Fitness
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Located near North Eugene High School
- Direct access off the Randy Pape Beltline Hwy

LOCATION



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION	2025 Population	14,048	81,694
	2025 Daytime Population	11,324	77,020
	2028 Population	14,285	83,132
	2010-2020 Growth Rate	0.81%	1.12%
	2024-2029 Growth Rate	0.34%	0.35%
HOUSEHOLDS	2025 Median Age	41.6	42.8
	2025 Households	5,629	32,620
	2028 Households	5,698	33,107
	2010-2020 Growth Rate	0.56%	0.73%
	2024-2029 Growth Rate	0.24%	0.30%
INCOME	2025 Avg. Household Size	2.43	2.39
	2025 Avg. Household Income	\$98,983	\$100,983
	2025 Med. Household Income	\$77,911	\$79,917
HOUSING	2025 Per Capita Income	\$40,234	\$40,800
	2025 Avg. Home Value	\$459,691	\$466,232
	2025 Housing Units	5,788	33,940
EDUCATION	2025 Vacant Housing Units	3,174	19,615
	2025 Owner Occupied Units	2,455	13,005
	2025 Renter Occupied Units	159	1,320
LABOR	2025 Population Age 18+	11,346	67,073
	High School Diploma	2,010	11,027
	Bachelor's Degree	2,273	13,791
	Graduate/Professional Degree	1,280	8,868
	2025 Businesses	398	2,380
	2025 Employees	3,133	26,190
	2025 Unemployment Rate	3.6%	4.5%



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EXCLUSIVELY LISTED BY:



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