

RETAIL/RESTAURANT SPACE: 1,280-2,460 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 Baskin Robbins, 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

|                       |   |
|-----------------------|---|
| <b>Address</b>        | 15-85 Division Ave, Eugene, OR 97404      |
| <b>Building Size</b>  | 126,735 SF                                |
| <b>Lot Size</b>       | 13.32 Acres                               |
| <b>Year Built</b>     | 1985                                      |
| <b>Parking Spaces</b> | 590 Surface Spaces   Ratio: 2.46/1,000 SF |
| <b>Zoning</b>         | Commercial (C2)                           |

#### AVAILABLE SPACE

|                   |                    |
|-------------------|--------------------|
| <b>Suite 65-C</b> | 2,460 SF           |
| <b>Suite 65-E</b> | 1,280 SF           |
| <b>Lease Rate</b> | Call Listing Agent |
| <b>Lease Type</b> | 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 Baskin Robbins, 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

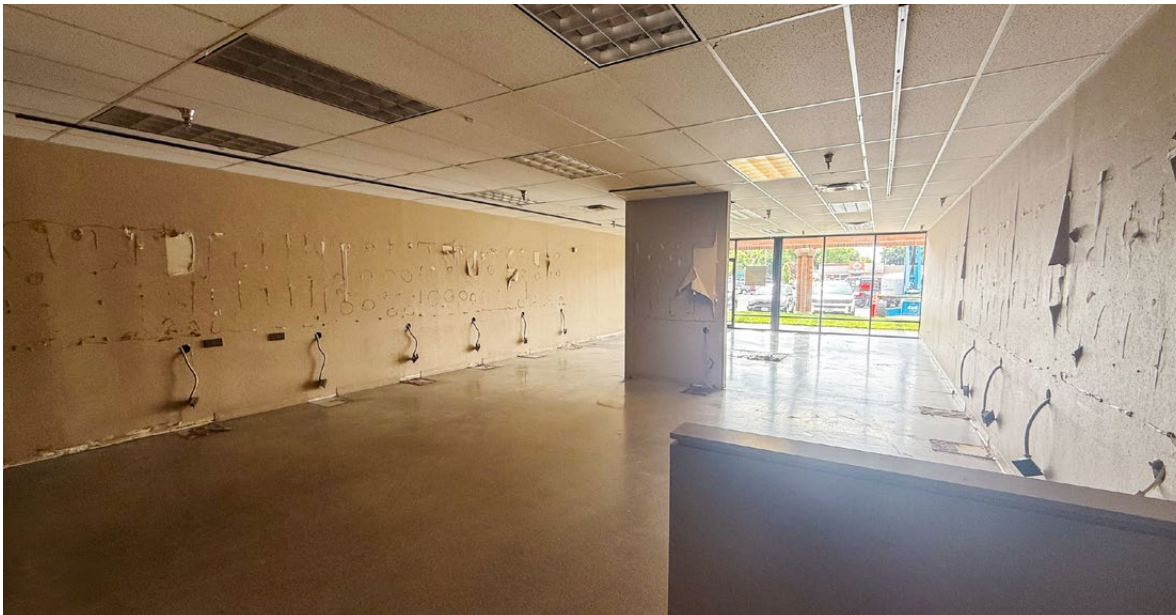


# SITE PLAN



| 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     | Cricket Wireless                     |
| 45-R  | 896       | Jewelry Designs by Victor            |
| 45-T  | 1,080     | Tips & Toes                          |
| 45-W  | 936       | Baskin & Robbins                     |
| 55    | 44,422    | Albertsons                           |
| 65-A  | 3,001     | Leased                               |
| 65-C  | 2,460     | Available (Salon/Retail)             |
| 65-D  | 1,060     | State Farm Insurance                 |
| 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 65-C

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

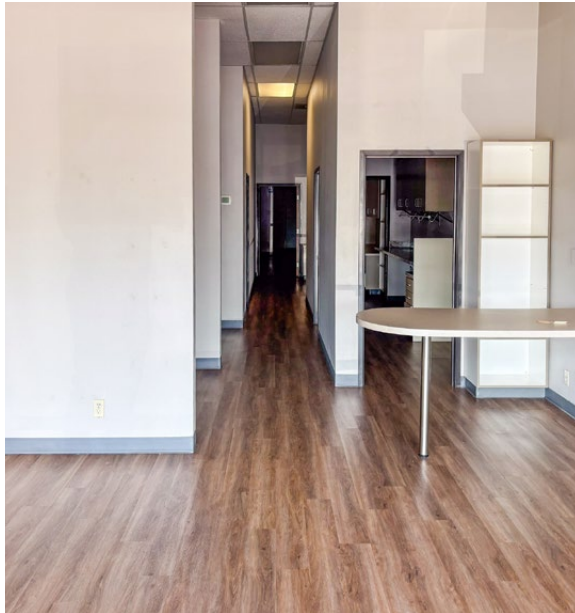
### FEATURES & AMENITIES

- 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

- Suite is adjacent to State Farm Insurance
- 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

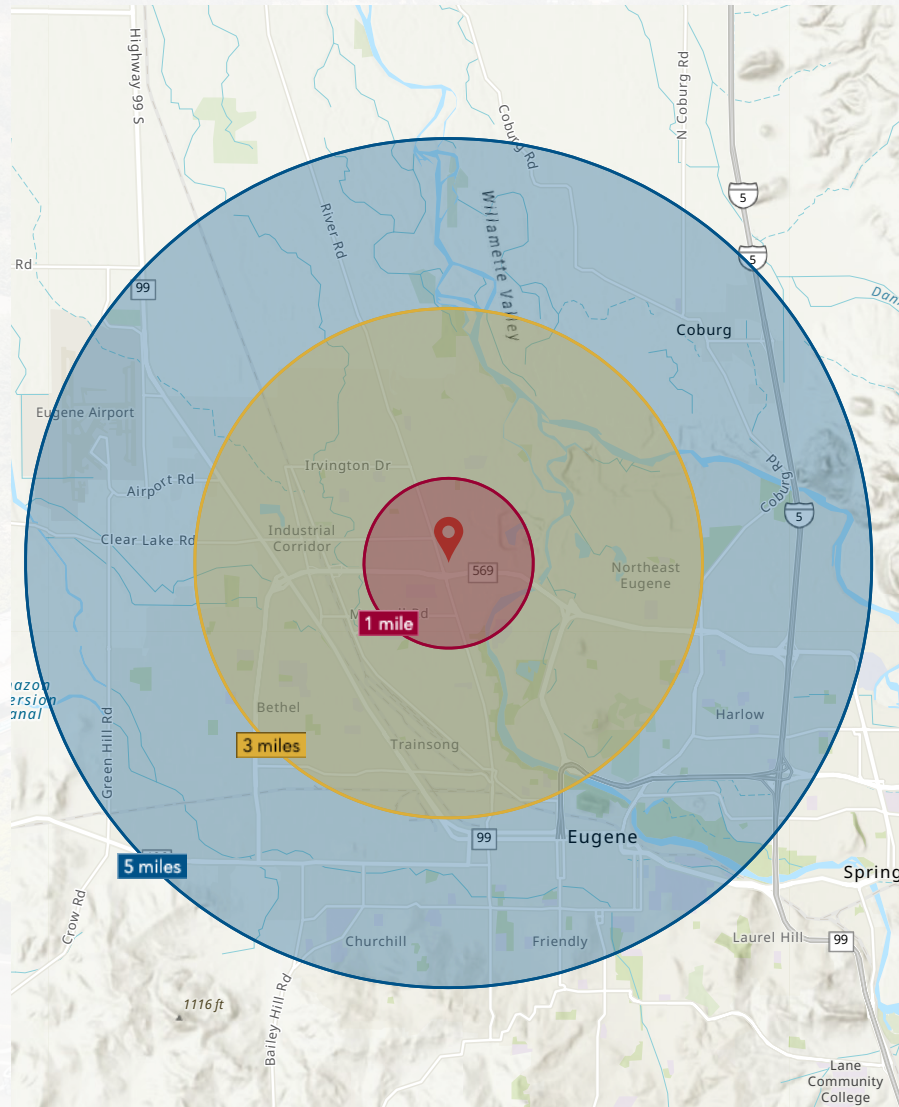
### LOCATION

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# LOCATION



# DEMOGRAPHICS



|                   | 1 Mile                              | 3 Miles   | 5 Miles   |           |
|-------------------|-------------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b> | <b>2025 Population</b>              | 14,048    | 81,694    | 179,435   |
|                   | <b>2025 Daytime Population</b>      | 11,324    | 77,020    | 207,654   |
|                   | <b>2028 Population</b>              | 14,285    | 83,132    | 182,878   |
|                   | <b>2010-2020 Growth Rate</b>        | 0.81%     | 1.12%     | 1.13%     |
|                   | <b>2024-2029 Growth Rate</b>        | 0.34%     | 0.35%     | 0.38%     |
| <b>HOUSEHOLDS</b> | <b>2025 Median Age</b>              | 41.6      | 42.8      | 37.9      |
|                   | <b>2025 Households</b>              | 5,629     | 32,620    | 73,886    |
|                   | <b>2028 Households</b>              | 5,698     | 33,107    | 75,162    |
|                   | <b>2010-2020 Growth Rate</b>        | 0.56%     | 0.73%     | 0.97%     |
|                   | <b>2024-2029 Growth Rate</b>        | 0.24%     | 0.30%     | 0.34%     |
| <b>INCOME</b>     | <b>2025 Avg. Household Size</b>     | 2.43      | 2.39      | 2.29      |
|                   | <b>2025 Avg. Household Income</b>   | \$98,983  | \$100,983 | \$92,261  |
|                   | <b>2025 Med. Household Income</b>   | \$77,911  | \$79,917  | \$68,453  |
| <b>HOUSING</b>    | <b>2025 Per Capita Income</b>       | \$40,234  | \$40,800  | \$38,330  |
|                   | <b>2025 Avg. Home Value</b>         | \$459,691 | \$466,232 | \$469,835 |
|                   | <b>2025 Housing Units</b>           | 5,788     | 33,940    | 78,055    |
|                   | <b>2025 Vacant Housing Units</b>    | 3,174     | 19,615    | 36,457    |
|                   | <b>2025 Owner Occupied Units</b>    | 2,455     | 13,005    | 37,429    |
| <b>LABOR</b>      | <b>2025 Renter Occupied Units</b>   | 159       | 1,320     | 4,169     |
|                   | <b>2025 Population Age 18+</b>      | 11,346    | 67,073    | 150,435   |
|                   | <b>High School Diploma</b>          | 2,010     | 11,027    | 20,380    |
|                   | <b>Bachelor's Degree</b>            | 2,273     | 13,791    | 29,452    |
|                   | <b>Graduate/Professional Degree</b> | 1,280     | 8,868     | 19,520    |
| <b>LABOR</b>      | <b>2025 Businesses</b>              | 398       | 2,380     | 8,258     |
|                   | <b>2025 Employees</b>               | 3,133     | 26,190    | 97,443    |
|                   | <b>2025 Unemployment Rate</b>       | 3.6%      | 4.5%      | 5.6%      |



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## EXCLUSIVELY LISTED BY:



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