

101 E. Broadway Suite 101 Eugene, OR 97401 (541) 345-4860

eebcre.com

COMMERCIAL REAL ESTATE

### FOR LEASE

2762 River Road Eugene, Oregon 97404



CONTACT Jeff Elder jeff@eebcre.com Ashley Hope Elder ashley@eebcre.com

(541) 345-4860





### Santa Clara Retail

- 1,400 SF
- Excellent Santa Clara location
- Adjacent to Walgreens, Papa Murphey's, Great Clips, and Dutch Bros!
- \$2,800.00 per month, NNN (approx. \$1,208.00)

Evans Elder Brown & Seubert

COMMERCIAL REAL ESTATE

Alan Evans alan@eebcre.com Stephanie Seubert stephanie@eebcre.com

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# Santa Clara Village





#### **Triple Nets**

- Real property taxes
- Building insurance
- Common area maintenance
- Common area utilities
- Sewer and water



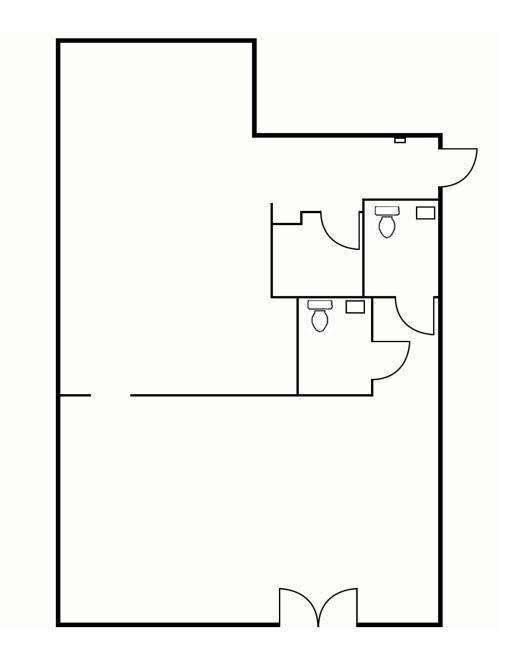
### Evans Elder Brown & Seubert

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## **Floor Plan**



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Federal Ln Rv er Ra CLARK TE MARK Azalea Dr Federal Ln Federal Ln Azalea Dr Azalea Dr Federal Ln ampm Convenience store Mender Massage Walgreens Mini Pet Mart Walgreens Photo 😚 River Rd 2762 River Road The Filling Station **Great Clips** Dari Mart Convenience store Grant Smith Denture Studio Dutch Bros Coffee Lavish Beauty Papa Murphy's | Take 'N' Bake Pizza 5 Irving Rd Irving Rd Ra Hunsaker Ln Sec. 2 Lemon Lashes Don Juans Mexican • \$\$ Santa Clara Smol River McDonald Ln Rd 7 11 Evergreen Shipping Agency Rincon Mexicano Store Ultimate Performance Tuning 100 Quince St Beall Hardwood Floors S Eugene Signature HCH: Hospice **3** Peaches Nutrition BikeLink: Santa Clara Transit Station eLockers 14 Santa Clara Rural Fire Protection District... D