



FOR LEASE

# North Delta Office Space

3007 N Delta Hwy  
Eugene OR 97408

## SUITE 206: OFFICE OR RETAIL USES

- 2,279 square feet featuring 14 foot ceilings
- Adjacent Starbucks, Home Depot, Café Yumm, Jersey Mike's, Jamba Juice and FedEx
- Retail area includes Market of Choice, Dick's and Walmart
- Easy freeway access to Center from all areas of Eugene and Springfield
- \$2.00 per square foot per month. Triple nets: \$1,734 per month.

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

**Jeff Elder**  
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Licensed in the State of Oregon.

# Suite 206 Floor Plan

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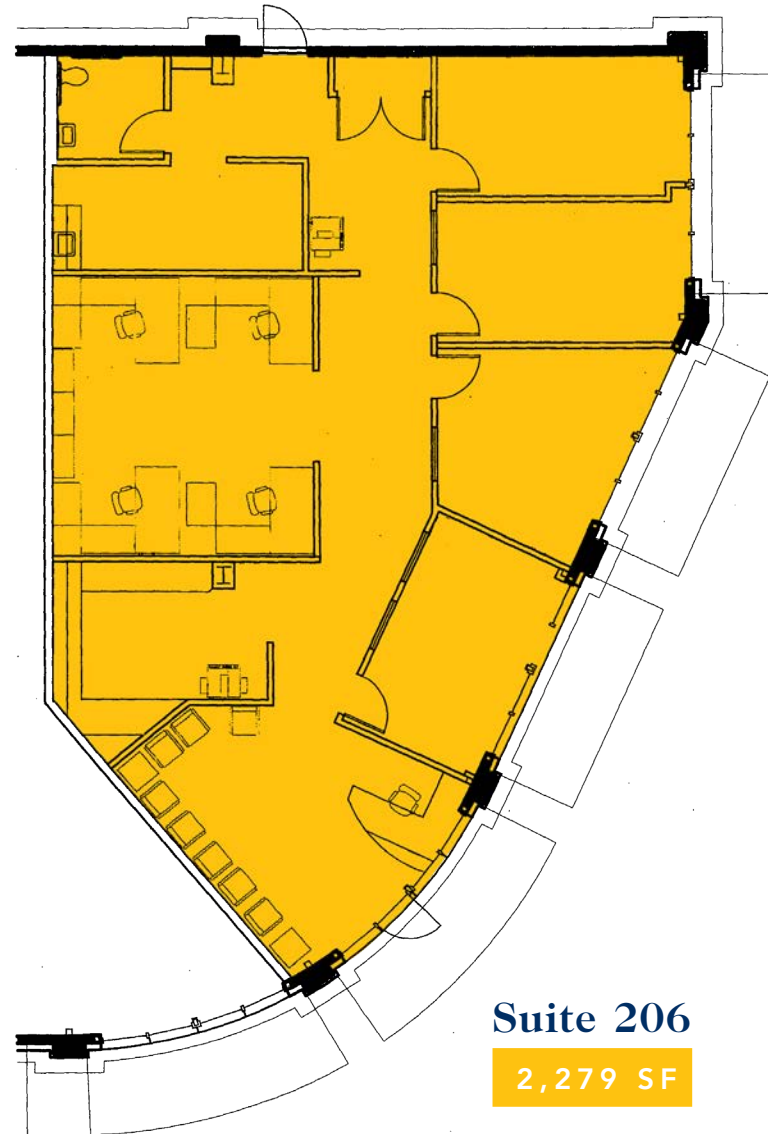
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101 East Broadway  
Suite #101  
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## TRIPLE NETS

Currently \$1,734 per month

- Common area maintenance
- Common area utilities
- Fire sprinkling
- Landscaping
- Parking lot cleaning
- Exterior window cleaning
- Water/sewer/stormwater
- Garbage
- HVAC maintenance
- Building insurance
- Real property taxes
- Management

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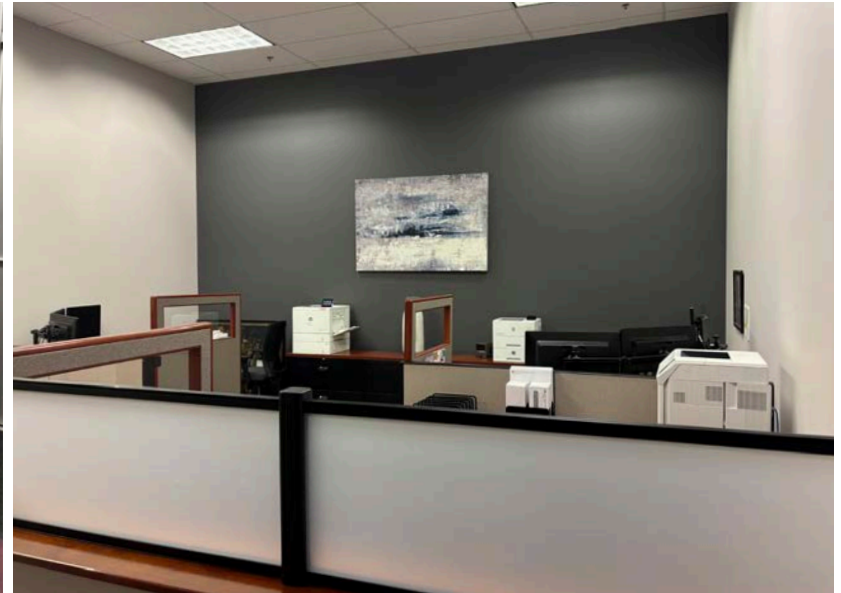
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# Location Overview

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3007 N DELTA HWY  
SUITE 206



## Area & Demographics

### LOCATION

North Delta Retail is located at the intersection of North Delta Highway, Beltline Highway and Green Acres Road. All are high traffic arterials and highways.

North Delta Retail is the newest addition to the general retail area which includes over 30 acres of retail development.

### DEMOGRAPHICS

Substantial residential neighborhoods with high incomes surround the North Delta area.

### CLASS A RETAIL HISTORY

The Retail Center features an attractive style, abundant parking and has been impeccably maintained and managed.

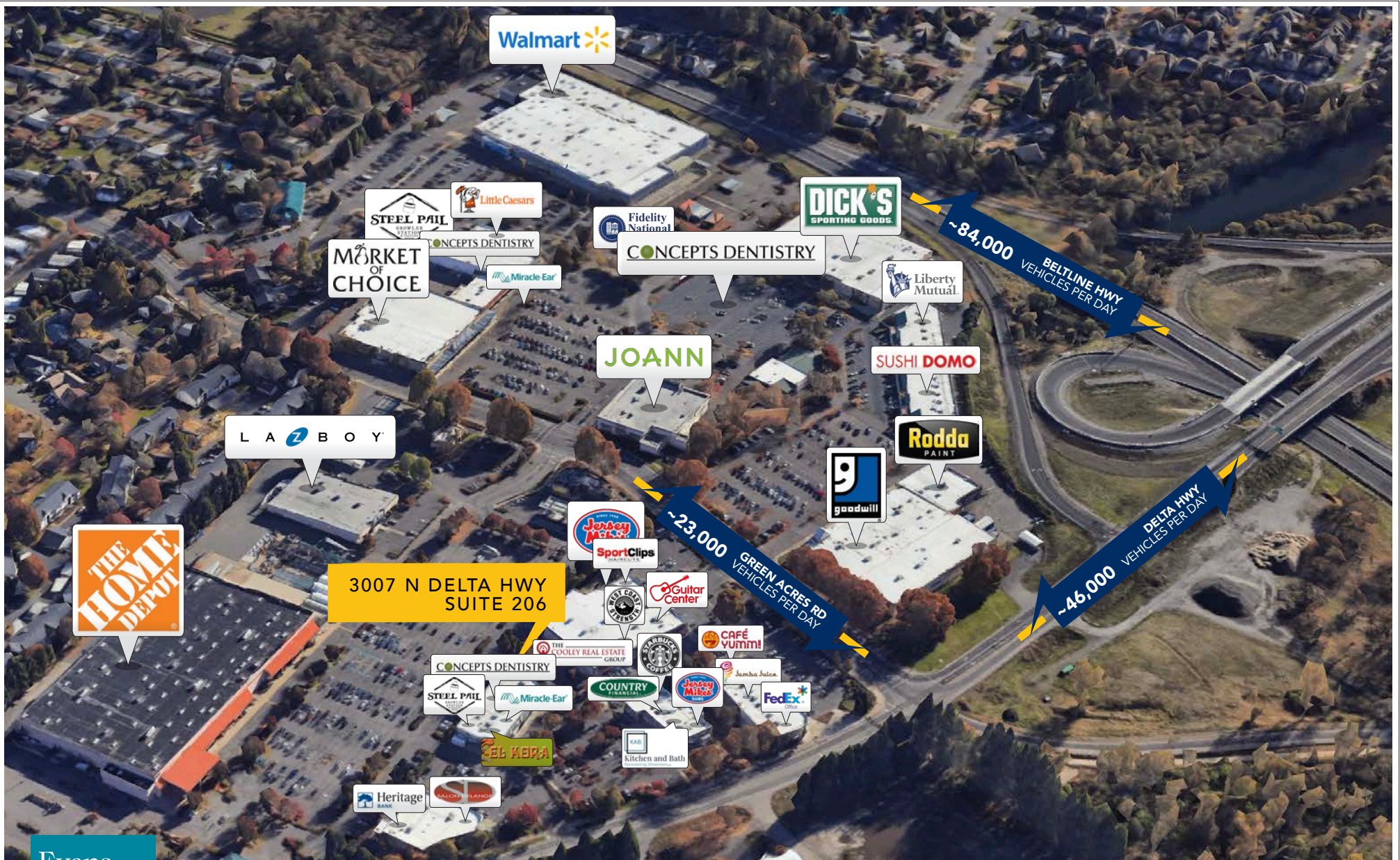


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# North Delta Retail

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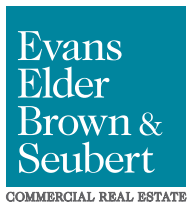
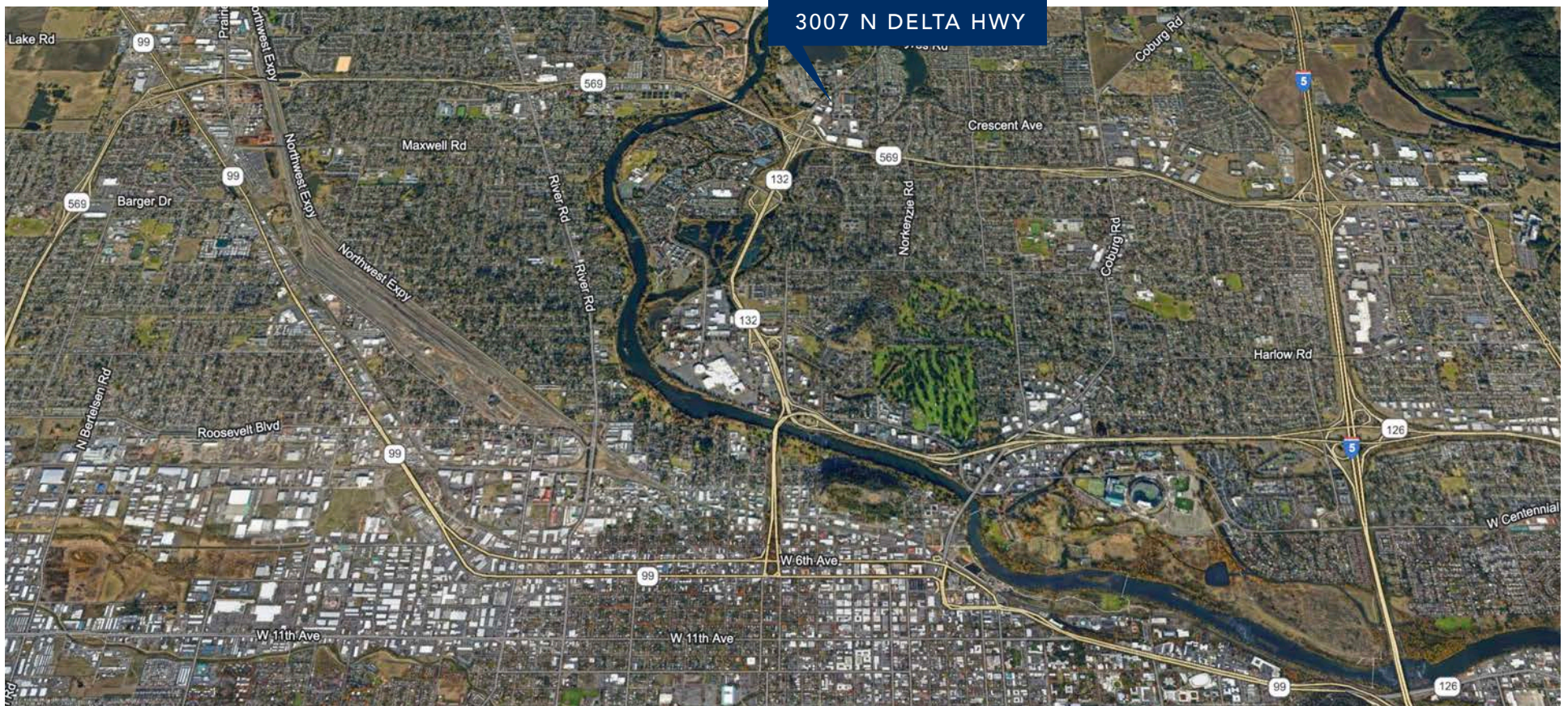
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# Surrounding Retail

3007 N Delta Highway  
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# Map

3007 N Delta Highway  
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