



## RETAIL OR INVESTMENT OPPORTUNITY

The ±3,712 SF former U.S. Bank branch, located at 99 East 17th Avenue in Eugene, Oregon, is situated on a 16,988 SF parcel.

- Located across the street from a Safeway Market
- Close proximity to the University of Oregon campus
- 10 on-site parking spaces
- US Bank will vacate prior to closing
- Priced at \$995,000

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**PROPERTY SUMMARY**

99 East 17th Avenue  
Eugene, Oregon 97401  
**ADDRESS**

1961  
**YEAR BUILT**

3,712\*  
**SQUARE FEET**

16,988 SF (0.39 Acres)\*  
**LAND AREA**

0%  
**OCCUPANCY**

\$995,000  
**ASKING PRICE**

*\*Per County Assessor's Office*

**INVESTMENT HIGHLIGHTS**

- Located on a major retail and commercial artery
- High exposure location - Vehicle counts in excess of 7,350 per day
- U.S. Bank to vacate soon
- Located directly across from a Safeway Market
- Close proximity to downtown Eugene
- Near University of Oregon Campus
- Attractive setting
- Offered below current assessed value (\$1,159,752)
- **Please do not disturb existing tenant**



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