

FOR LEASE

Coburg Station Retail

440 Coburg Road - Eugene, Oregon



Located Next to Oakway Center!

- **SPACE AVAILABLE IN COBURG STATION**
- Strong Demographics & High Traffic Location
- Within walking distance to Oakway Shopping Center
- 14 new parking spaces added in 2015
- Join Cafe 440, At&t, Gentle Dental, Mattress Firm & Chipotle
- **SUITE 100: 3,000 SF (\$27.00 per SF, NNN)**
- **SUITE 102: 1,170 SF (\$32.00 per SF, NNN)**
- **SUITE 202: 1,357 - 2,715 SF (\$32.00 per SF, NNN)**

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DEMOGRAPHICS

Coburg Road is one of the most popular retail shopping areas in Eugene. This immediate area has one of Eugene's most affluent submarkets, with some of the highest income levels & demographics.

- SURROUNDING POPULATION

	1 Mile	3 Miles	5 Miles
2010	11,365	103,588	195,276
2015	11,781	107,454	201,261
2020	12,066	110,048	205,822

- 2015 HOUSEHOLD INCOMES

	1 Mile	3 Miles	5 Miles
Median	\$47,858	\$34,905	\$41,437
Average	\$65,430	\$56,411	\$59,352

- MEDIAN HOME VALUE is \$292,000 within 1-Mile Radius



LOCATION

Coburg Station is located within walking distance to Oakway Center. Oakway Center is anchored by Trader Joe's, Pottery Barn, NIKE, Nordstrom Rack, Starbucks, Bed Bath & Beyond and Old Navy. Neighboring national tenants include DSW, Albertsons, TJ Maxx Home Goods & Natural Grocers.



TRAFFIC COUNTS

Coburg Station located on Coburg Rd has daily traffic counts of 35,000. The shopping center also has easy access to and from I-5 with daily counts of over 60,000.



COBURG ROAD SHOPPING CORRIDOR

COBURG STATION TENANTS

Coburg Station is a Class A Retail Center with a strong tenant mix of retail, dining, healthcare and service providers. Anchored by national tenants Mattress Firm, At&t, Gentle Dental and Chipotle Mexican Grill.

MATTRESS FIRM

CITY NAILS & SPA

GENTAL DENTAL

COMPLETE NUTRITION

AT&T

CAFE 440

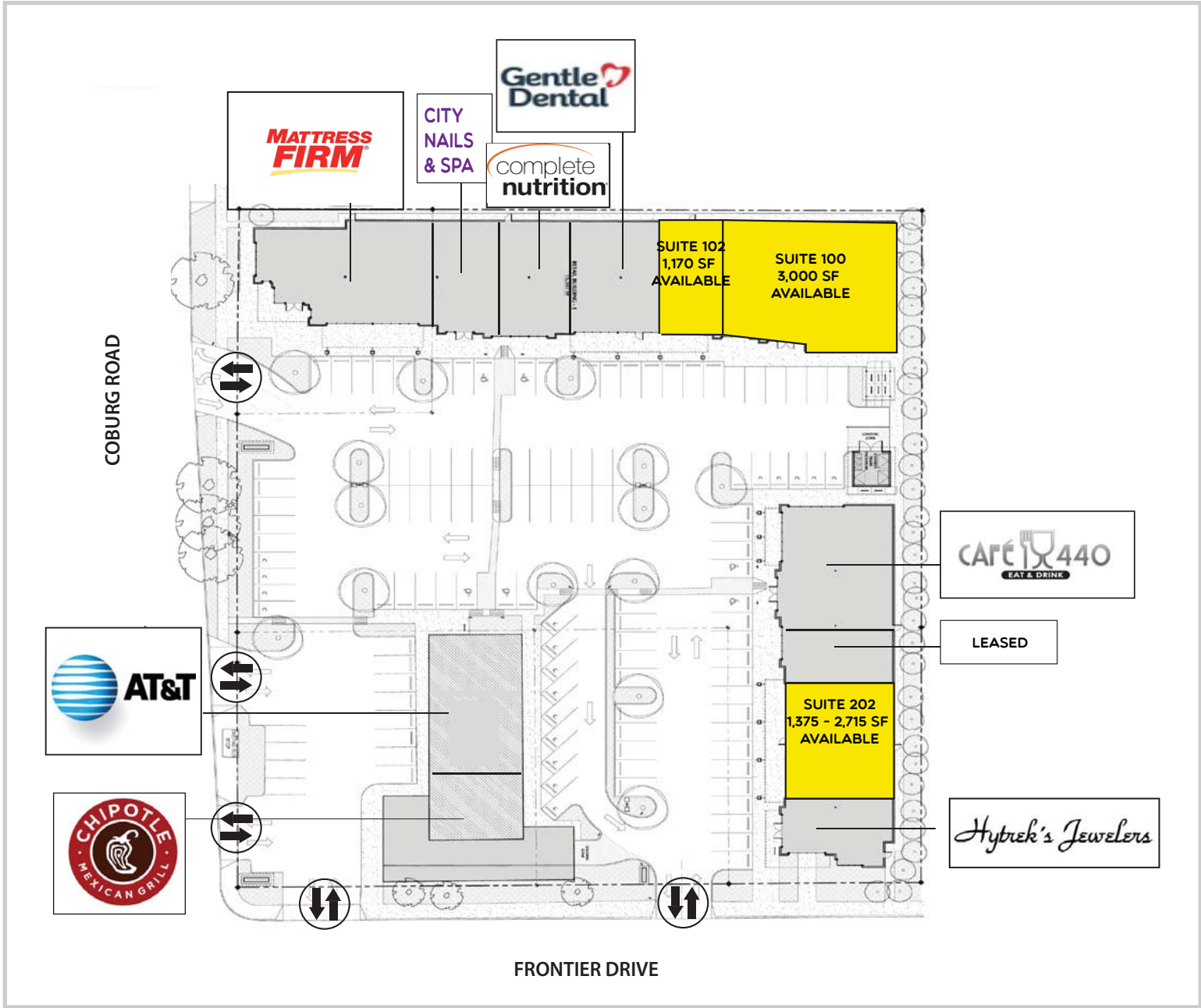
CHIPOTLE MEXICAN GRILL

HYTREK'S JEWELERS

PERFECT EYEBROW THREADING



COBURG STATION SITE PLAN



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