

3838 W. 11th AVENUE | EUGENE, OREGON

# HIGH PROFILE DEVELOPMENT SITE

FOR LEASE, GROUND LEASE OR BUILD TO SUIT  
2.491 USABLE ACRES | C-2, COMMUNITY COMMERCIAL



## PROPERTY DETAILS

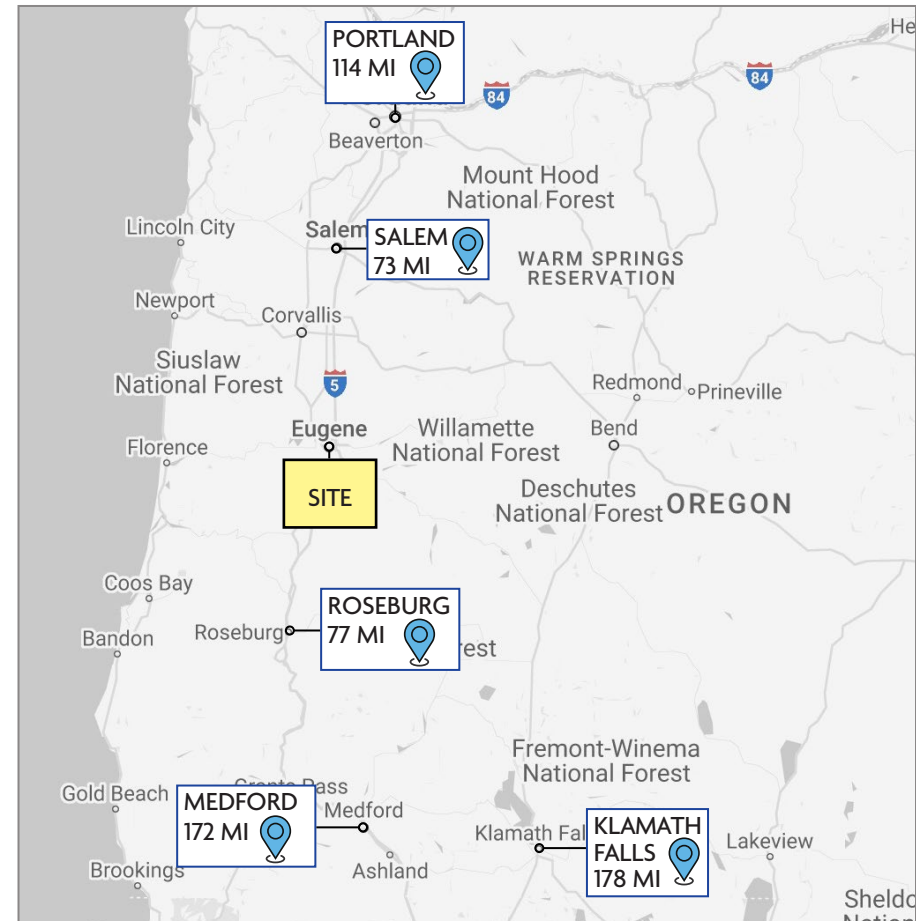
- Located along West 11th Ave./Hwy. 126, a primary local commuter retail corridor
- Fred Meyer, Lowe's, Home Depot half a mile east; Target and Walmart Supercenter one mile west
- 2.491 Usable Acres, Zoned C2 - Community Commercial



**76,327**  
POPULATION IN  
3-MILE RADIUS



**78,690**  
EMPLOYEES IN  
5-MILE RADIUS



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**CHAINLINKS**  
RETAIL ADVISORS

**HSMPACIFIC**  
retail solutions

4260 Galewood Street, Lake Oswego, OR 97035 | [www.hsmpacific.com](http://www.hsmpacific.com)



# HIGH VISIBILITY DEVELOPMENT SITE

## SITE SNAPSHOT

3838 W. 11th Ave., Eugene, OR

Good visibility, located along the W. 11th Ave./Hwy. 126 retail corridor.  
Easy access, with a dedicated turn lane..

2.491 useable acres zoned C-2, Community Commercial.

Ideal location for growing retail, restaurant and service tenants.

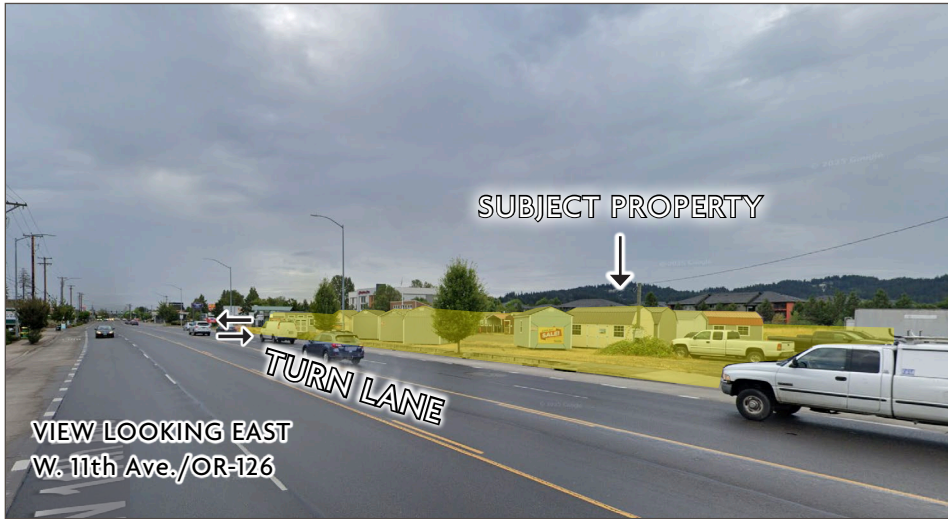




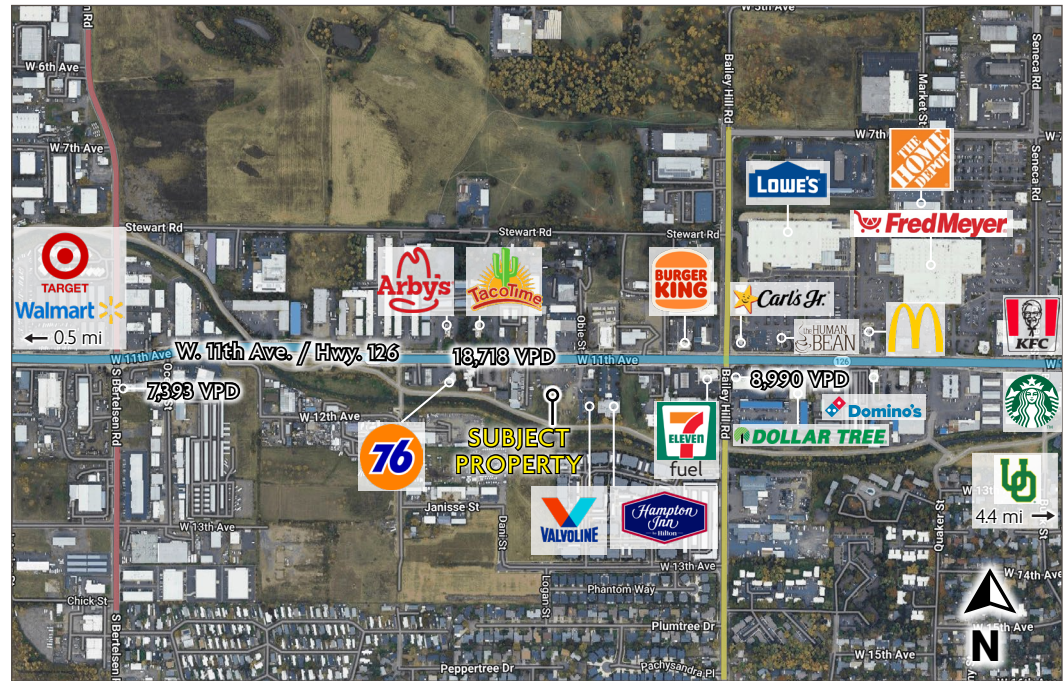
# HIGH PROFILE DEVELOPMENT SITE

## SITE VIEWS

3838 WEST 11th AVE., EUGENE, OR



Excellent fit for:  
Quick Service Restaurants • Coffee Shops • Family-Friendly Diners



DEMOGRAPHIC  
SNAPSHOT  
5-Mile Radius

178,980  
POPULATION

75,764  
HOUSEHOLDS

\$94,281  
AVG. INCOME



EMPLOYEE  
SNAPSHOT  
Drive Time

7,791  
3 MINUTES

14,521  
5 MINUTES

41,397  
10 MINUTES

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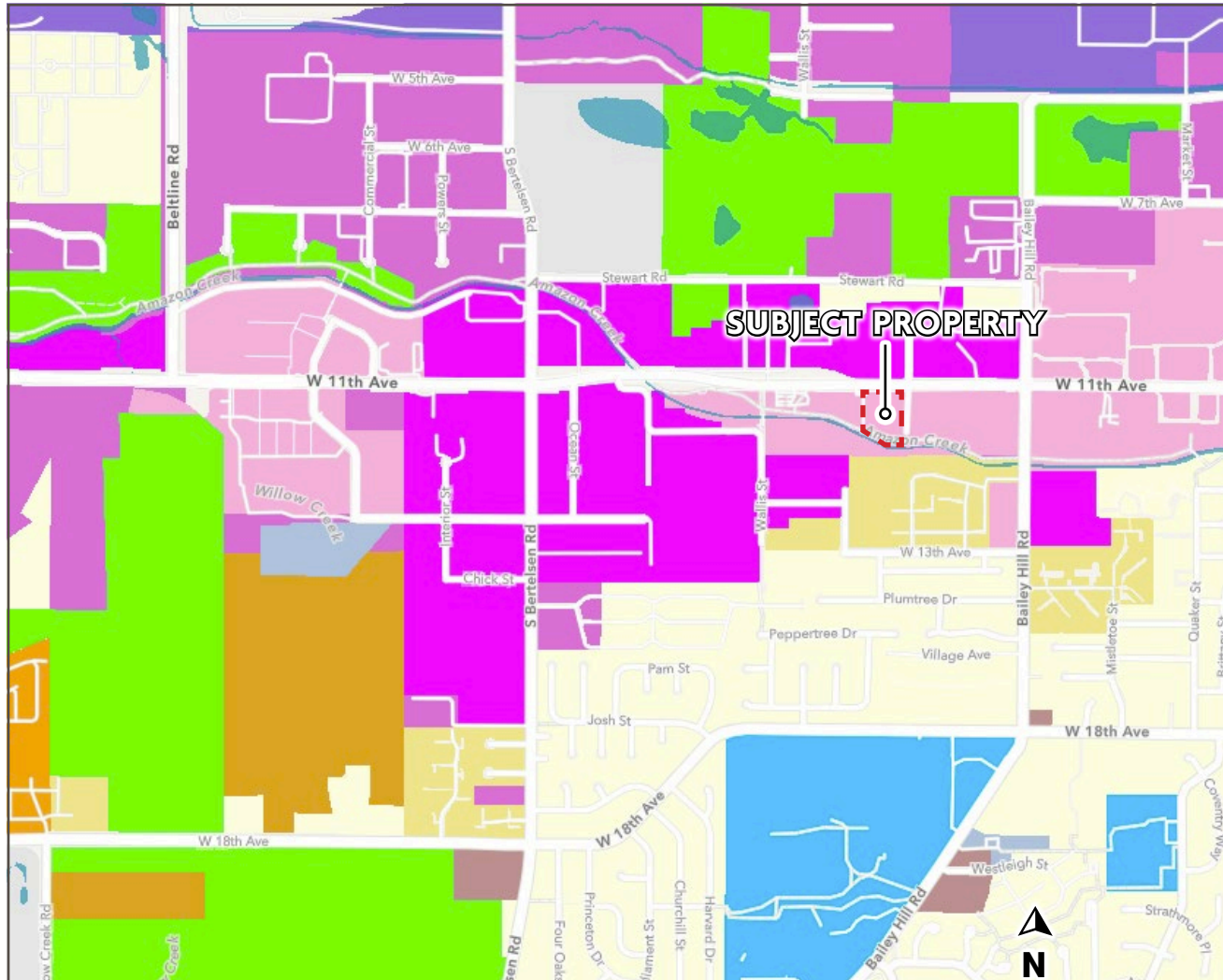
## SITE DESCRIPTION

3838 WEST 11th AVE., EUGENE, OR

- 2.491 USABLE ACRES , THREE PARCELS
- COMMUNITY COMMERCIAL (C2) ZONING
- SURROUNDED BY COMMERCIAL AND MIXED USE EMPLOYMENT USES

9.2110 - Purpose of Eugene C-2 Community Commercial Zone:

The C-2 Community Commercial zone is designed to implement the comprehensive plan by providing areas for community commercial uses. These areas usually include at least 5 acres and not more than 40 acres, and are intended to include a wide range of purchaser goods and entertainment, office, and service needs for a support population smaller than that of the metropolitan area but larger than that of a neighborhood. Housing is also permitted in this zone, which may occur independently on individual lots or parcels, or be located in clusters that share parking facilities and other common areas.



### BASE ZONES

AG   Agricultural	NR   Natural Resource
C-1   Neighborhood Commercial	PL   Public Land
C-2   Community Commercial	PRO   Park, Recreation & Open Space
C-3   Major Commercial	R-1   Low-Density Residential
E-1   Campus Employment	R-2   Medium-Density Residential
E-2   Mixed Use Employment	R-3   Limited High-Density Residential
GO   General Office	R-4   High-Density Residential
I-2   Light-Medium Industrial	S-H   Historic
I-3   Heavy Industrial	S   Special Area

### PROPERTY SUMMARY

PARCEL NO. 1704344101200  
 LOT SIZE (AC): 0.58  
 LOT SIZE (SF): 25,265  
 ZONING: Community Commercial (C2)

PARCEL NO. 1704344101300  
 LOT SIZE (AC): 0.77  
 LOT SIZE (SF): 33,541  
 ZONING: Community Commercial (C2)

PARCEL NO. 1704344101004  
 LOT SIZE (AC): 2.91  
 LOT SIZE (SF): 126,760  
 ZONING: Community Commercial (C2)



# TRADE AREA SNAPSHOT | HIGH PROFILE DEVELOPMENT SITE 3838 WEST 11th AVE., EUGENE, OR



	<b>POPULATION</b> 1 MILE: 8,129 3 MILES: 76,327 5 MILES: 178,980
	<b>EMPLOYEES</b> 1 MILE: 8,038 3 MILES: 39,435 5 MILES: 78,690
	<b>AVERAGE INCOME</b> 1 MILE: \$101,313 3 MILES: \$87,177 5 MILES: \$94,281

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