NOW LEASING

7TH & CHAMBERS

EUGENE, OREGON

RETAIL SPACE WITH DRIVE-THRU | FORMER BANK

LOCATION

1717 W 7th Avenue | Eugene, OR 97402
NWC of 7th Ave (Hwy 126) and Chambers

AVAILABLE SPACE

Up to 6,000 SF

Approximately 32-38 shared parking spaces with Human Bean Coffee

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Chambers Street – 17,582 ADT ('22)
W 7th Avenue – 28,593 ADT ('22)
W 6th Avenue – 28,785 ADT ('22)

HIGHLIGHTS

- Former bank branch available for QSR, ATM, financial, retail, sit down restaurant, service or office uses.
- Located in downtown, near many restaurants, breweries, food carts, etc. Site sits on a signalized intersection with high traffic counts.
- Nearby retailers include McDonalds, Jack in the Box, Harbor Freight Tools and Coastal Farm & Ranch.

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Bob LeFeber 503.807.4174 | bob@cra-nw.com
Sam LeFeber 503.866.1956 | sam@cra-nw.com

503.274.0211
www.cra-nw.com

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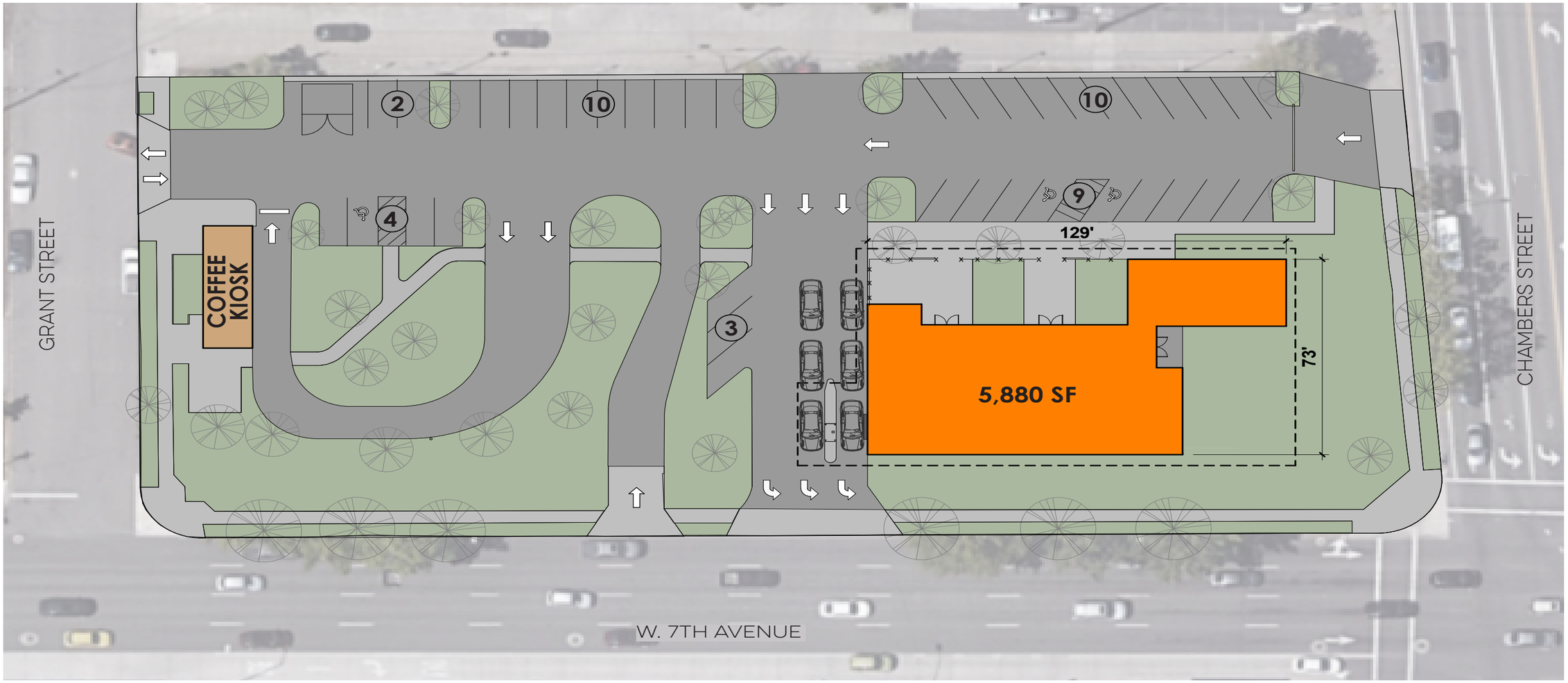
POSSIBLE FINANCIAL SITE PLAN



SCALE: 1/32" = 1'-0"(11X17)

POSSIBLE SINGLE LANE
DRIVE-THRU SITE PLAN

7TH & CHAMBERS
1717 W 7TH AVENUE
EUGENE, OR

SCALE: 1/32" = 1'-0"(11X17)

EXISTING FLOOR PLAN

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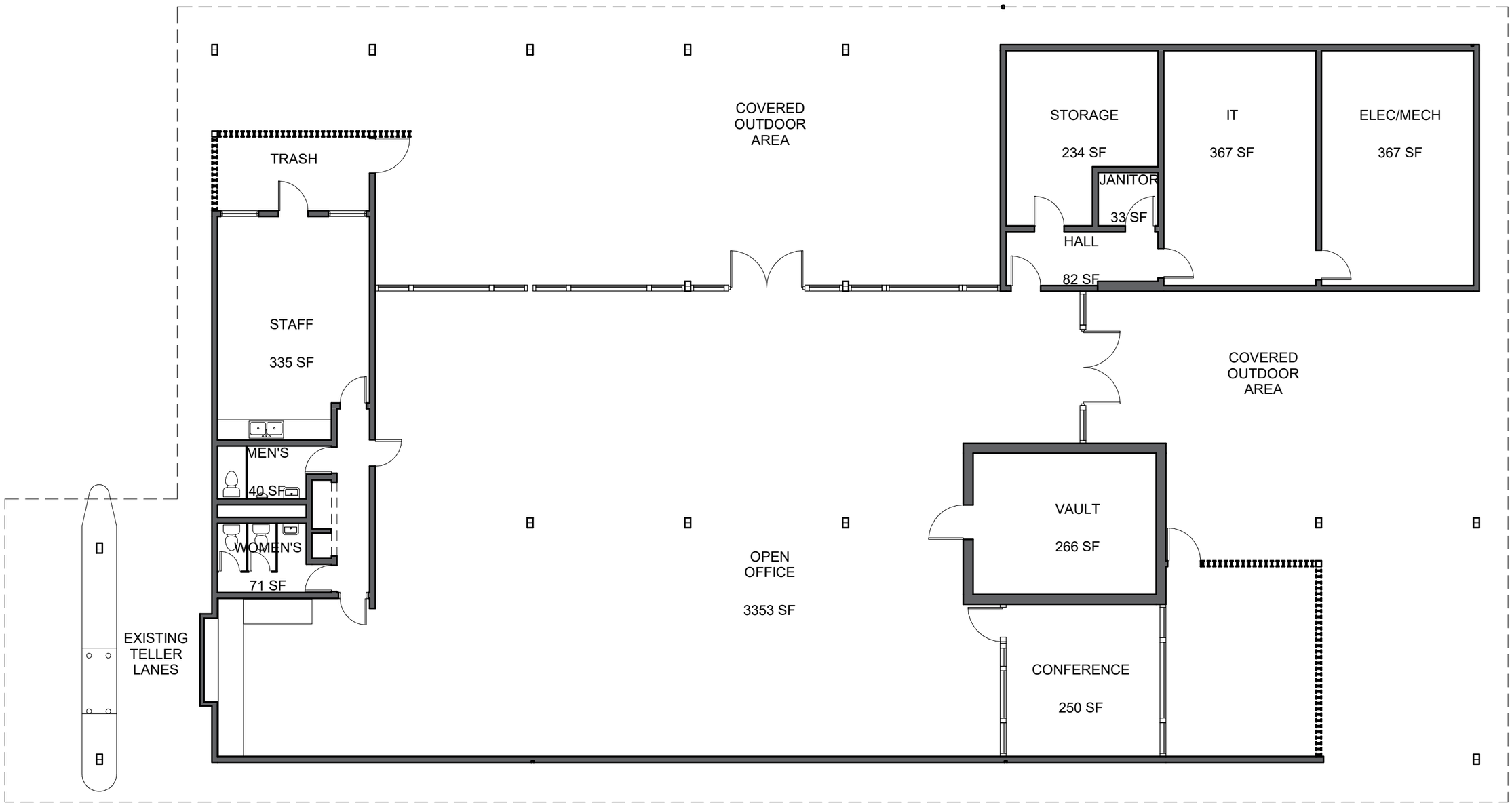


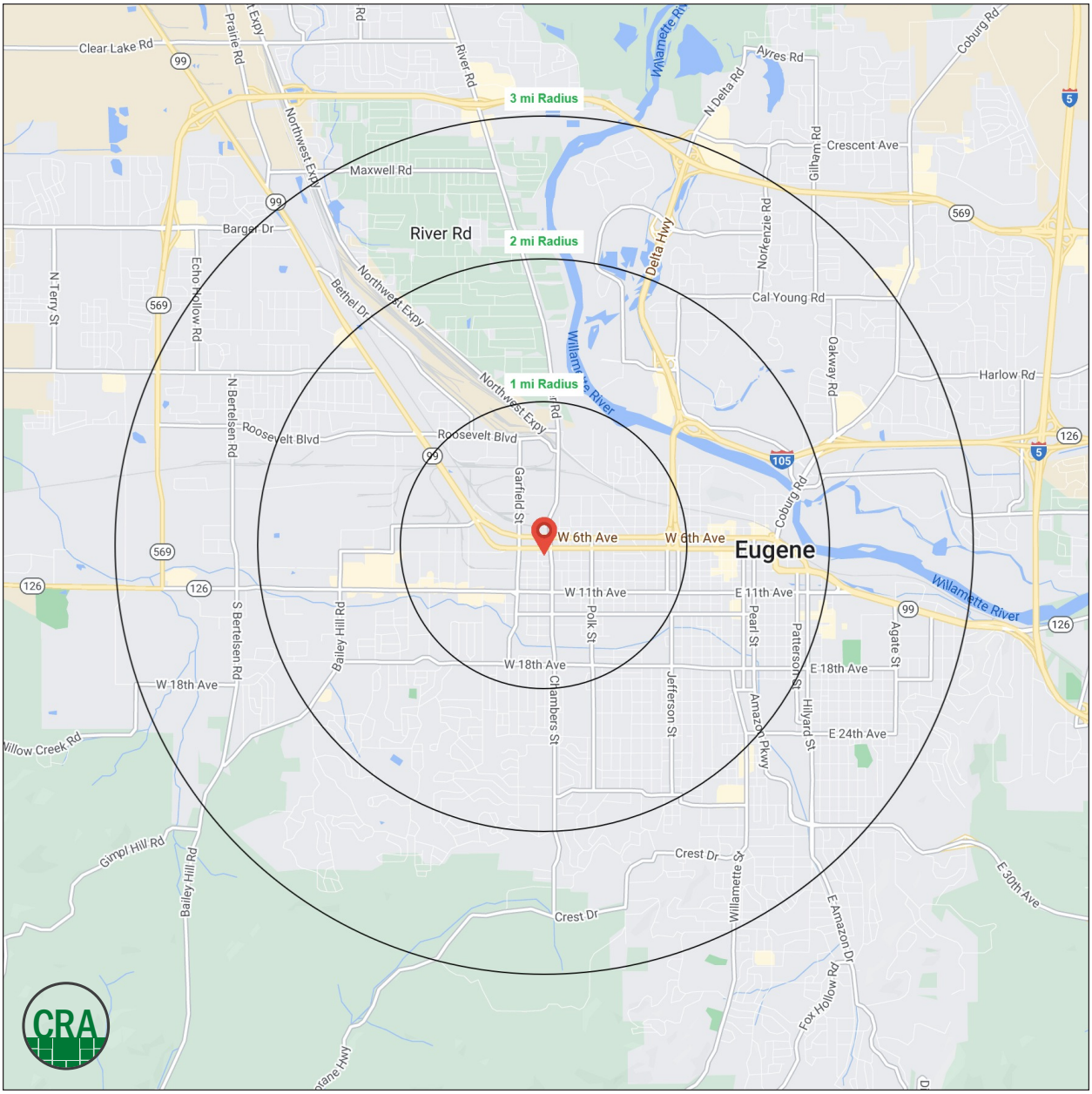
7TH & CHAMBERS
1717 W 7TH AVENUE
EUGENE, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	13,855	56,393	115,408
Projected Population 2028	14,290	58,152	118,811
Average HH Income	$64,280	$76,543	$89,488
Median Home Value	$338,774	$381,026	$397,595
Daytime Demographics 16+	15,425	63,130	106,299
Some College or Higher	77.0%	77.0%	78.2%

13,855
Estimated Population 2023
1 MILE RADIUS

32.2
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 44.0524/-123.119

1717 W 7th Ave Eugene, OR 97402	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	13,855	56,393	115,408
2028 Projected Population	14,290	58,152	118,811
2020 Census Population	13,726	55,716	114,778
2010 Census Population	13,413	50,483	102,086
Projected Annual Growth 2023 to 2028	0.6%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	0.3%	0.9%	1.0%
2023 Median Age	32.2	34.9	35.2
Households			
2023 Estimated Households	6,893	25,688	49,335
2028 Projected Households	7,270	27,097	51,997
2020 Census Households	6,732	25,067	48,455
2010 Census Households	6,502	23,219	44,159
Projected Annual Growth 2023 to 2028	1.1%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	0.5%	0.8%	0.9%
Race and Ethnicity			
2023 Estimated White	79.6%	77.9%	76.2%
2023 Estimated Black or African American	2.9%	2.6%	2.0%
2023 Estimated Asian or Pacific Islander	2.8%	5.3%	8.8%
2023 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
2023 Estimated Other Races	13.4%	13.0%	12.1%
2023 Estimated Hispanic	13.9%	15.2%	13.0%
Income			
2023 Estimated Average Household Income	$64,280	$76,543	$89,488
2023 Estimated Median Household Income	$41,939	$50,617	$59,761
2023 Estimated Per Capita Income	$32,430	$35,968	$39,222
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.4%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	4.7%	3.8%	3.7%
2023 Estimated High School Graduate	15.5%	16.8%	16.1%
2023 Estimated Some College	30.1%	27.6%	25.4%
2023 Estimated Associates Degree Only	8.8%	7.9%	8.8%
2023 Estimated Bachelors Degree Only	20.5%	22.9%	23.3%
2023 Estimated Graduate Degree	17.5%	18.7%	20.6%
Business			
2023 Estimated Total Businesses	1,267	5,122	7,475
2023 Estimated Total Employees	11,416	43,593	63,732
2023 Estimated Employee Population per Business	9.0	8.5	8.5
2023 Estimated Residential Population per Business	10.9	11.0	15.4

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

BOB LEFEBER 503.807.4174 | bob@cra-nw.com
SAM LEFEBER 503.866.1956 | sam@cra-nw.com

KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

COMMERCIAL REALTY ADVISORS NORTHWEST LLC
Licensed brokers in Oregon & Washington

15350 SW Sequoia Pkwy, Suite 198 • Portland, Oregon 97224
www.cra-nw.com **503.274.0211**

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