



**PENNINGTON  
REALTY. INC.**

Web site: [jpennington.com](http://jpennington.com)

# FOR LEASE

***Retail or Office Spaces***

**JOIN WALGREENS & 1<sup>st</sup> TECH CREDIT UNION**

**RENT REDUCED!  
NOW: \$0.85/sf NNN**



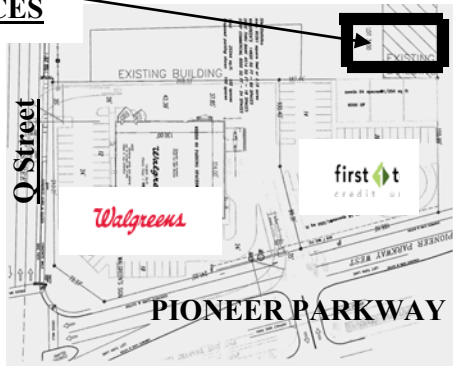
## 1820 PIONEER PARKWAY

(NW Corner of Q St. and Pioneer Parkway)

**Springfield, Oregon**

- **Suite A: 1,675 sf** - Formerly a Goodwill donation site - One restroom
- **Suite C: 1,240 sf**    **Suite D: 1,410 sf**    - Can be combined: **Total: 2,650 sf**
- **- Unfinished spaces: Lessor to provide vanilla shell with bathroom**
- **Lease Rent: \$0.85/sf NNN - 3% annual increases - NNN estimate: \$0.32/sf +/-**
- **Co- tenants: Walgreens, First Tech Credit Union, Patty's Deli -Bay depth: 45'**
- **Located just off I-105 (freeway) on the corner of Pioneer Parkway and Q Street. High traffic count; Pioneer Parkway is the major arterial in the area and main entry road (north) to the new hospital (Riverbend / PeaceHealth)**
- **Easy access on/off freeway - Ample parking - Rapidly growing area**
- **Property also for sale (including 1<sup>st</sup> Tech Credit Union) – call LA for details**

**SUBJECT SPACES**



**Daily Traffic Counts:**

Pioneer Parkway	20,200
Q Street	12,300

**DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	17,556	68,968	148,360
Total Households	7,153	28,288	63,431
Median HH Income	\$31,931	\$35,364	\$35,517
Average HH Income	\$38,424	\$46,681	\$48,435

**PENNINGTON REALTY, INC.**

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**JACK PENNINGTON  
JOHN PENNINGTON, CCIM**

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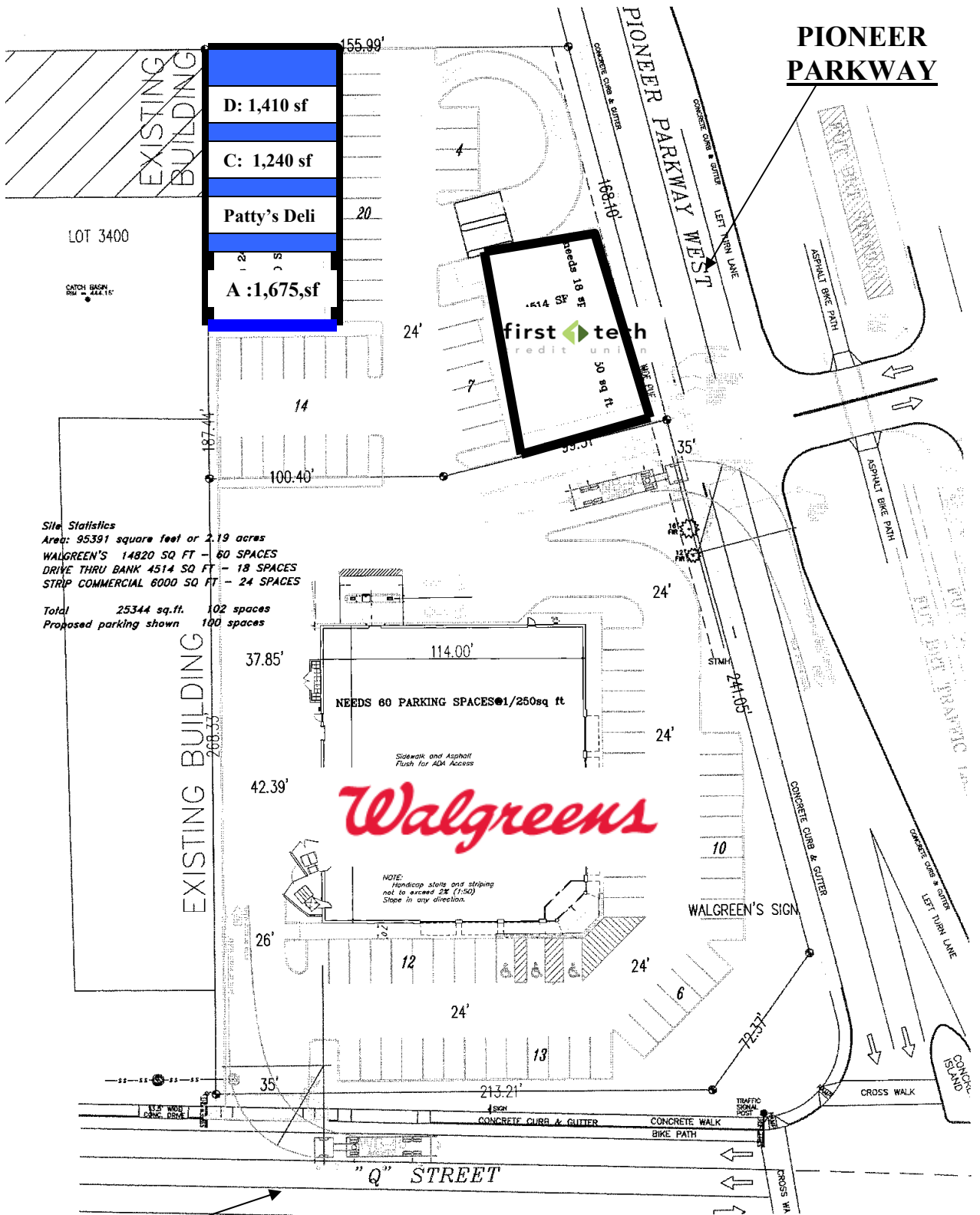
Email: [john@jpennington.com](mailto:john@jpennington.com)



This information has been secured from sources deemed to be reliable. However, no warranty is made by Owner or owner's agent as to the accuracy thereof and is subject to changes, errors, and omissions.

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Springfield, Oregon



Site Statistics  
 Area: 95391 square feet or 2.19 acres  
 WALGREEN'S 14820 SQ FT - 60 SPACES  
 DRIVE THRU BANK 4514 SQ FT - 18 SPACES  
 STRIP COMMERCIAL 6000 SQ FT - 24 SPACES  
 Total 25344 sq.ft. 102 spaces  
 Proposed parking shown 100 spaces

## Walgreens

NOTE:  
 Handicap stalls and striping  
 not to exceed 2% (1:50)  
 Slope in any direction.

**Q STREET**

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