

Shadow Anchored by Super Walmart / Jerry's / Wilco

END CAP: 3,990 SF
RENT: \$1.85/ SF NNN



OLYMPIC STREET CENTER

2329 Olympic Street

Springfield, Oregon

- **Newer Retail Center** - **High quality building** - **Excellent location**
Wonderful open space with high ceilings with lots of natural light
- **Superb visibility and 7 days/week traffic on front, back, and side of building**
- **SE corner of Olympic Street and 23rd Street at the entrance to Jerry's Home Improvement Center. Large retailers surrounding this location: Super Walmart, Jerry's, and Wilco**
- **Space size: 3,990 sf - Lease rent: \$1.85/sf NNN - NNN: \$0.32/sf +/-**
- **Existing tenants: Verizon, H & R Block, Tan Republic, Vape Game and Patty's Deli**
- *Dynamic, growing area, easy access to freeways, large retail anchors nearby* -

PENNINGTON REALTY, INC.

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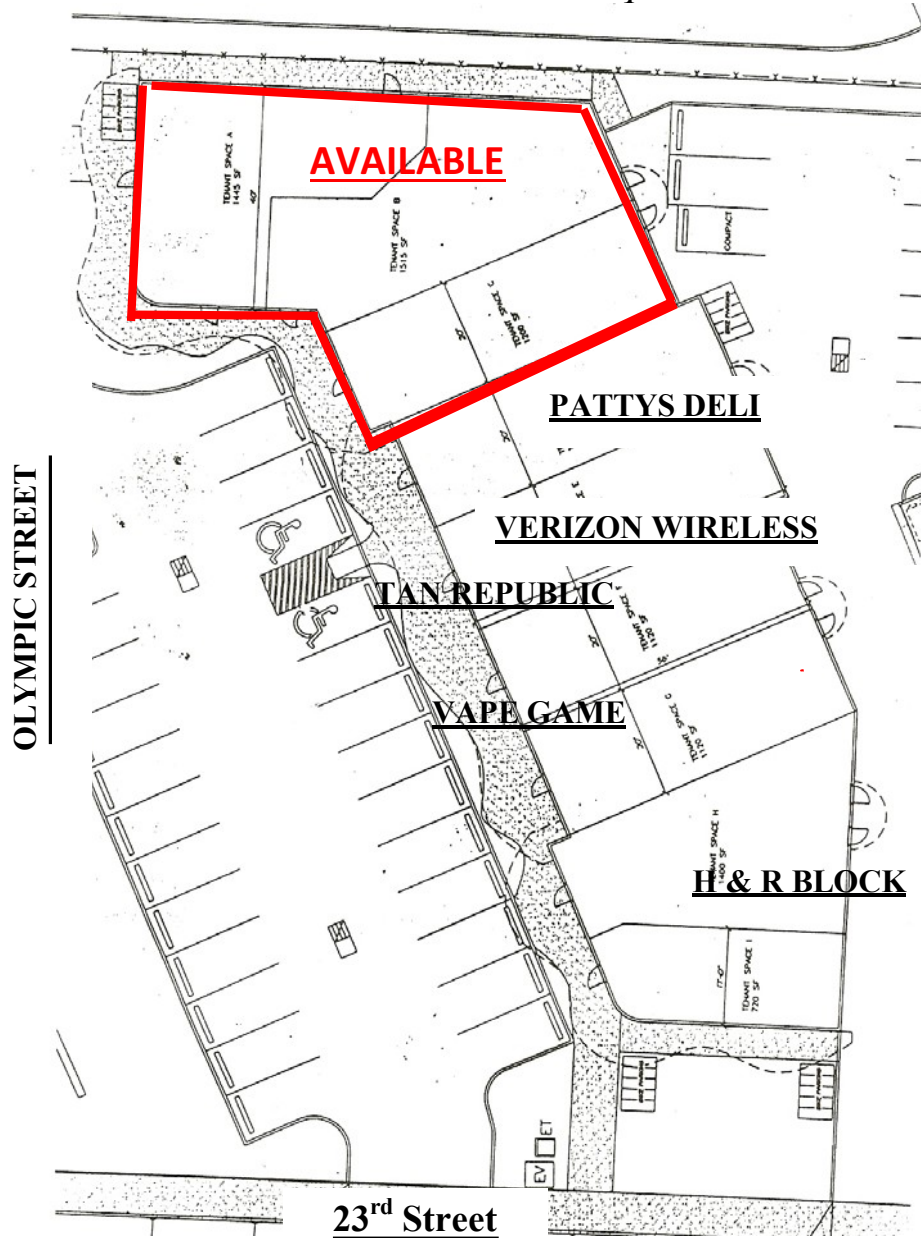
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JACK PENNINGTON
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This information has been secured from sources deemed to be reliable. However, no warranty is made by Owner or owner's agent as to the accuracy thereof and is subject to changes,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

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<u>Space</u>	<u>Tenant</u>	<u>Size (Sq. Ft.)</u>
END CAP	Available	3,990
D	CJs Deli	1,200
E	Verizon	1,200
F	Tan Republic	1,120
G	Vape Game	1,428
H-I	H & R Block	1,800

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