



The property has a corner location at River Road and Hunsaker Lane, near Fred Meyer and Santa Clara Square anchored by Albertsons and Office Max. Retirement and assisted living communities, and several medical offices, are located nearby.

There is excellent access from the Santa Clara Crossing property to the Randy Pape Beltway and east to I-5, University of Oregon campus, and downtown Eugene, which is all within a 15-minute drive. An estimated 62,400 cars per day travel along the beltway and 28,900 cars per day along River Road. The 8.24± acre site is available in its entirety, or in two parcels. The sale of either parcel is subject to total bids in the aggregate to equal, or exceed \$3,995,900. Parcel A is 7.69± acres and has the commercial zoning, and had been used at one time as the Santa Clara Elementary School until it was closed and demolished. A former mini-lube facility is located along the property on River Road. Parcel B is .55± acre and contains a vacant three bedroom, two bathroom home along Green Lane. It has Medium Density zoning which will allow up to 16 units.