

FOR LEASE



1079 VALLEY RIVER DRIVE - SUITE A - EUGENE, OREGON

HIGH VISIBILITY RETAIL VALLEY RIVER CENTER REGIONAL MALL LOCATION

- 3,330 SF (DIVISIBLE)
- 225,669 POPULATION IN 5-MILE RADIUS
- 67,000 VEHICLES DAILY ON DELTA HWY
- OVER 7,600,000 ANNUAL VISITORS TO VALLEY RIVER CENTER

LEASE RATE: \$34/SF, NNN



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VALLEY RIVER STATION

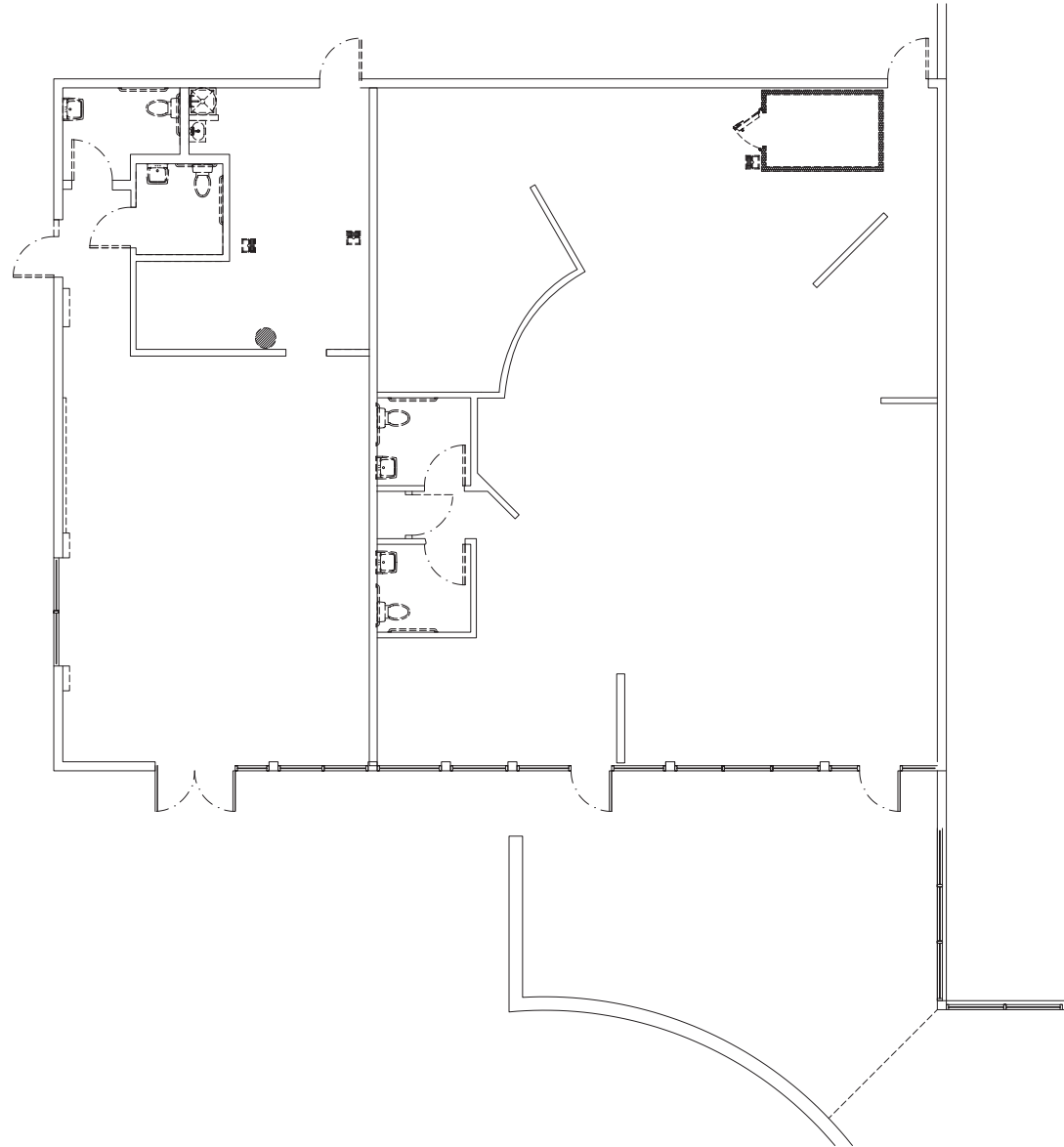
Valley River Station is an excellent location with exceptional freeway visibility and access. The center is located next to Eugene/Springfield's dominant super-regional mall Valley River Center along Delta Highway, approximately one mile west of I-5. Valley River Station tenants include Nothing Bundt Cakes, Red Lobster, Dickie Jo's, Noodles & Company, Subway, Oregon Sports, Xfinity, Good Feet Store and Aspen Dental.

Valley River Center Mall attracts 7,665,000 annual visitors (21,000 daily) with the following tenants: Macy's, Regal Cinemas, JC Penny, H&M, Texas Roadhouse and BJ's Restaurant & Brewery.

The surrounding national area tenants: Cost Plus World Market, Olive Garden, Starbucks, Kaiser Permanente, Valley River Inn, Men's WearHouse, Ross Dress for Less, Barnes & Noble and Petco.



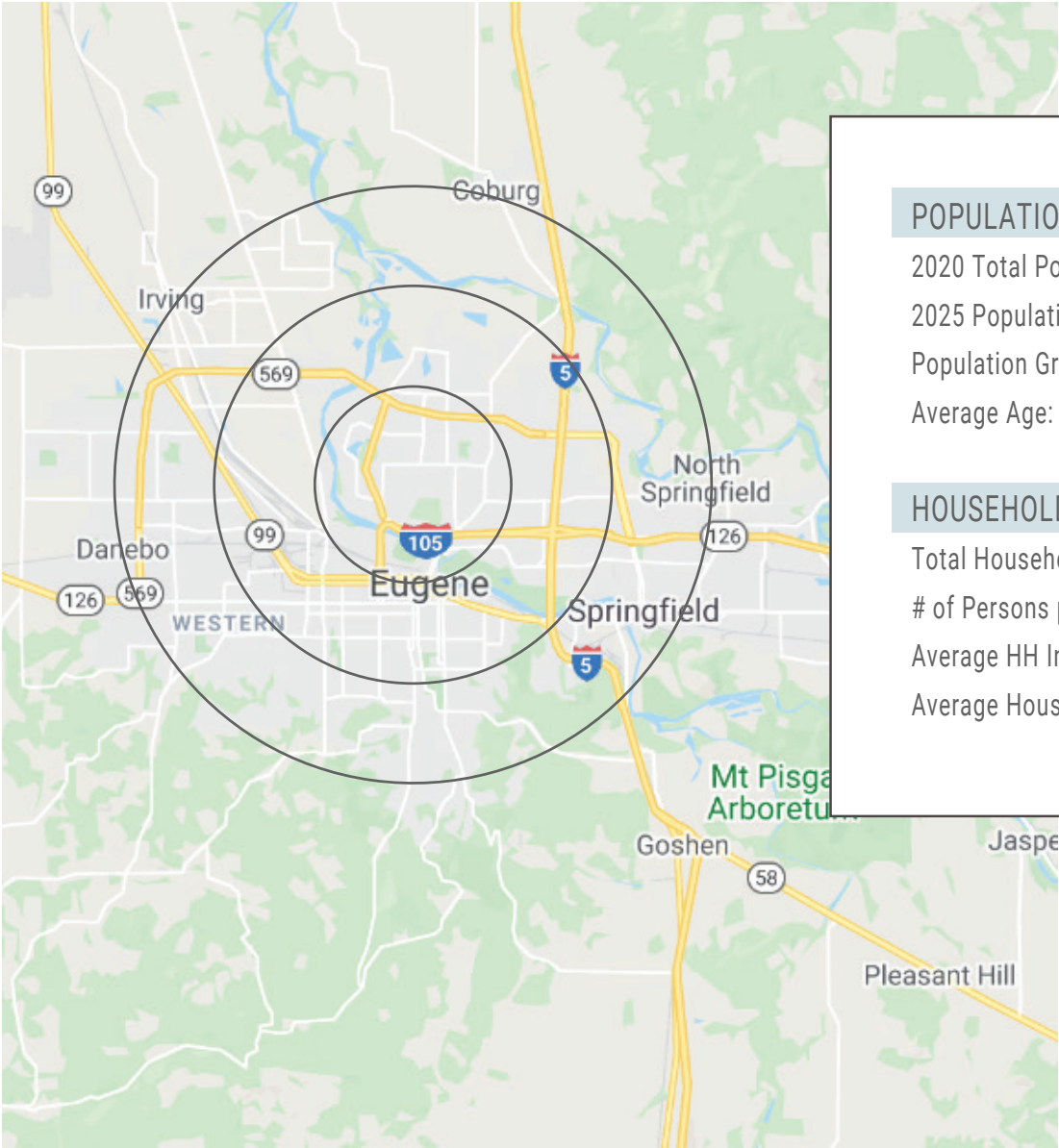
FLOOR PLAN 3,330 SF (DIVISIBLE)



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILE	5 MILE
2020 Total Population:	10,337	122,447	225,669
2025 Population:	11,142	131,056	240,967
Population Growth 2020-2025:	7.79%	7.03%	6.78%
Average Age:	41.30	37.50	38.80

HOUSEHOLDS & INCOME			
Total Households:	4,830	53,107	95,120
# of Persons per HH:	7.66%	7.09%	6.80%
Average HH Income:	\$57,494	47,470	53,250
Average House Value:	\$308,865	\$285,998	\$277,289

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