

FOR LEASE

DELTA HWY

VALLEY RIVER CENTER

VALLEY RIVER CENTER | EUGENE, OREGON

VALLEY RIVER CENTER

LANE COUNTY'S LARGEST REGIONAL SHOPPING CENTER

- CONVENIENT LOCATION OFF OF DELTA HIGHWAY
- ANCHORED BY MACY'S, JCPENNEY, REGAL CINEMA, AND ROUND1
- RETAIL SPACES AVAILABLE FROM **1,019 SF - 12,636 SF**

CALL FOR PRICING AND ADDITIONAL INFORMATION



www.campbellre.com

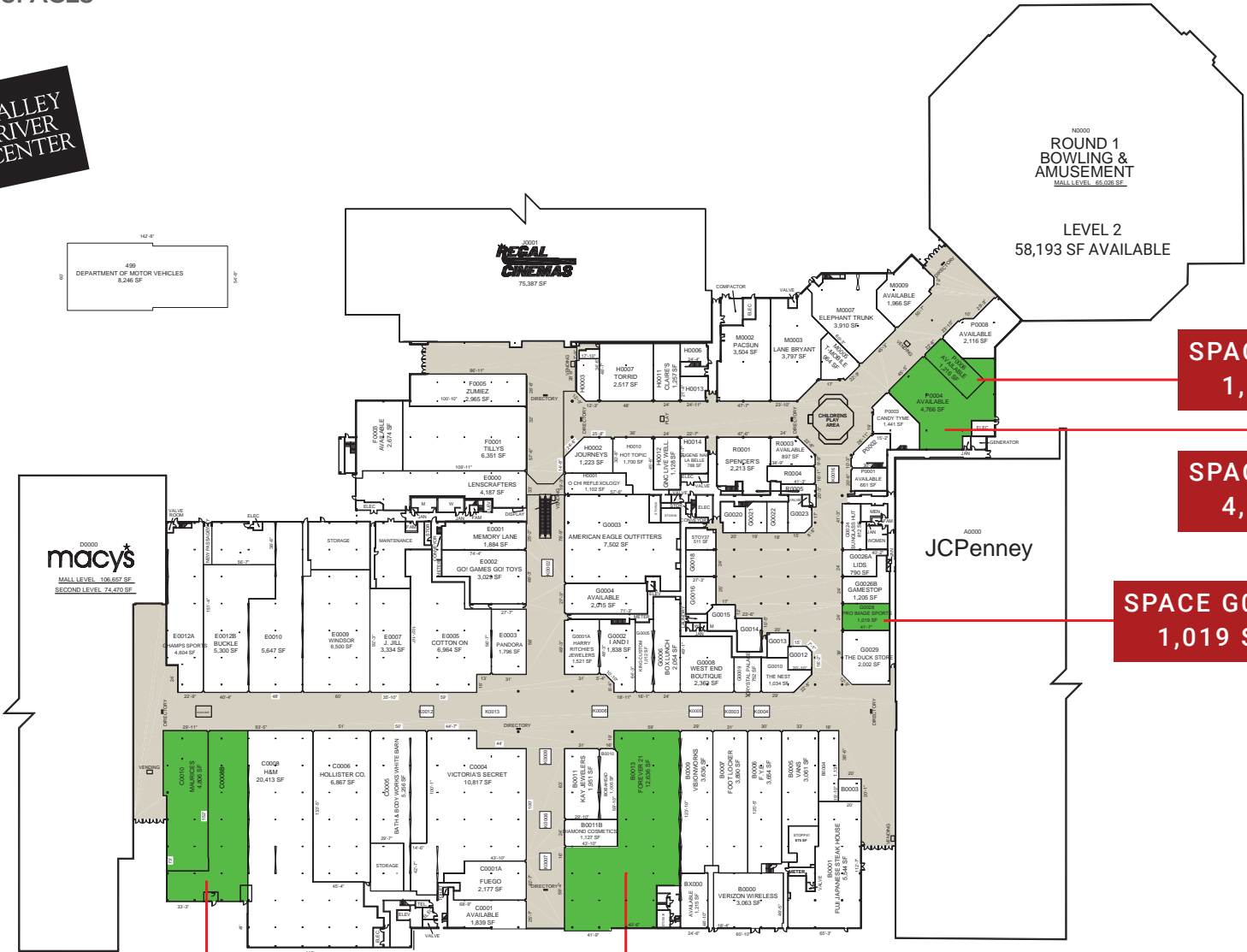
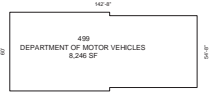
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Licensed in the State of Oregon

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Licensed in the State of Oregon

AVAILABLE SPACES



ROUND 1
BOWLING &
AMUSEMENT
MALL LEVEL - 55,036 SF

LEVEL 2
58,193 SF AVAILABLE

SPACE P006
1,216 SF

SPACE P004
4,766 SF

SPACE G0028
1,019 SF

SPACE C0010
11,058 SF (DIVISIBLE
TO 3,500 SF)

SPACE B0013
12,636 SF

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.



AREA TENANTS / ATTRACTIONS



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VALLEY RIVER CENTER - EUGENE, OR



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MAJOR RETAILERS INCLUDE:

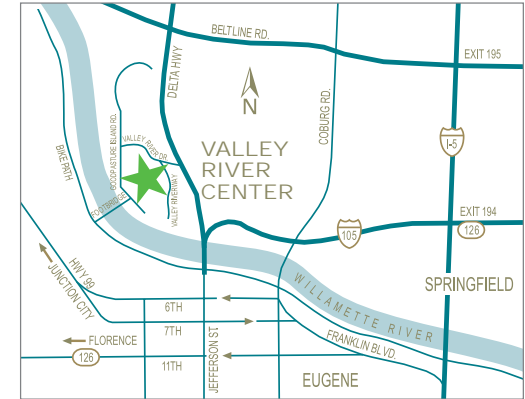
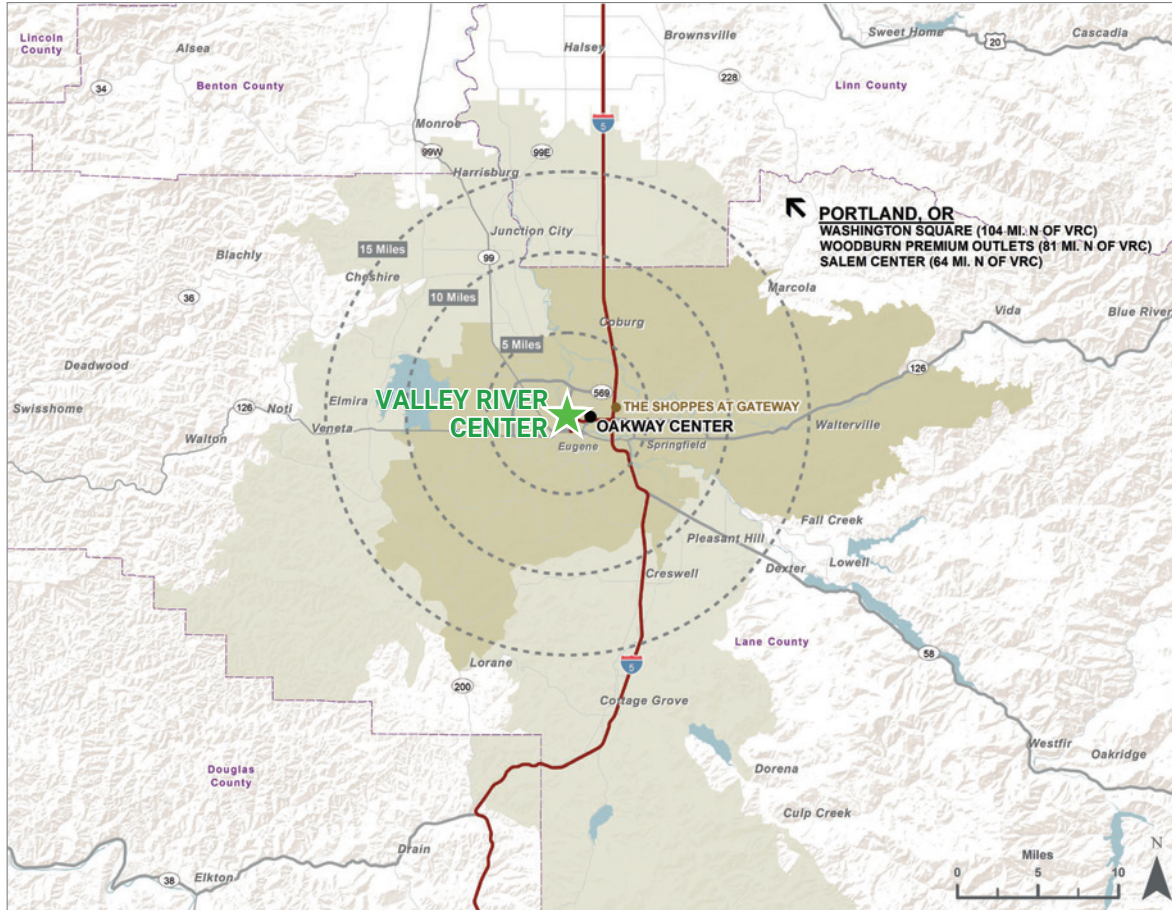
- MACY'S
- JCPENNEY
- ROUND1
- REGAL CINEMAS
- BJ'S RESTAURANT & BREWERY
- TEXAS ROUDHOUSE
- AMERICAN EAGLE OUTFITTERS
- BATH & BODY WORKS
- BUCKLE
- COTTON ON
- FOOT LOCKER
- FUJI STEAKHOUSE
- FOREVER 21
- HOLLISTER
- LOFT
- PACSUN
- SUNGLASS HUT
- TILLY'S
- VICTORIA'S SECRET



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TRADE AREA MAP



LEGEND

- ★ VALLEY RIVER CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



DEMOGRAPHIC SUMMARY

Source: U.S. Census Bureau. ESRI 2023

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		EUGENE-SPRINGFIELD, OR [MSA]	
2023 Total Population	294,814		357,903		388,866	
2028 Total Population	297,724		361,646		393,024	
2023-2028 Population Growth	1.0%		1.0%		1.1%	
HOUSEHOLDS						
2023 Total Households	121,247		145,429		159,650	
2028 Total Households	123,226		147,842		162,303	
2023-2028 Household Growth	1.6%		1.7%		1.7%	
INCOME						
Average Household Income	\$92,184		\$91,968		\$91,829	
Median Household Income	\$64,201		\$64,786		\$64,442	
Per Capita Income	\$38,147		\$37,558		\$37,890	
HOUSEHOLD INCOME RANGES						
\$50,000 +	74,304	61.3%	89,636	61.6%	98,033	61.4%
\$75,000 +	53,418	44.1%	64,607	44.4%	70,597	44.2%
\$100,000 +	36,507	30.1%	43,679	30.0%	47,524	29.8%
\$150,000 +	15,864	13.1%	18,786	12.9%	20,572	12.9%
AGE						
Median Age	38.8		39.8		41.3	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	78,079	38.4%	89,808	36.0%	97,035	35.2%
White Collar	85,043	61.5%	99,921	60.4%	105,172	59.9%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	949		6,848		9,524	
Total Employees	11,093		77,412		113,926	
Daytime Population	17,034		156,302		249,603	

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SHOP TAX-FREE
EVERYDAY IN OREGON

BETWEEN 2023 AND 2030,
THE ADDITION OF NEARLY
24K NEW JOBS IS PROJECTED
TO LEAD TO A 15% BOOST
IN EMPLOYMENT

EUGENE'S AVERAGE
COMMUTE TIME
IS 18 MINUTES

COMPARED TO THE NATIONAL
AVERAGE OF 26 MINUTES

EUGENE IS THE 3RD MOST
POPULATED CITY IN OREGON
AND LANE COUNTY IS THE 4TH
MOST POPULATED COUNTY

EUGENE AIRPORT IS THE
2ND BUSIEST AIRPORT
IN OREGON, PROVIDING DAILY
SERVICE TO PORTLAND, SEATTLE,
PHOENIX, BAY AREA, LOS ANGELES,
SALT LAKE, DENVER AND CHICAGO

#1 BEST PLACE FOR
YOUNG PROFESSIONALS
IN LANE COUNTY

(NICHE, 2023)

\$1.4 BILLION GENERATED
IN REVENUE FROM 2023
TOURISM SPENDING, WITH
AN ESTIMATED \$153.4 MILLION
ECONOMIC IMPACT FROM
HOSTING THE WORLD ATHLETICS
CHAMPIONSHIPS, \$13.6 MILLION
ESTIMATED ECONOMIC IMPACT
FROM SPORTING EVENTS

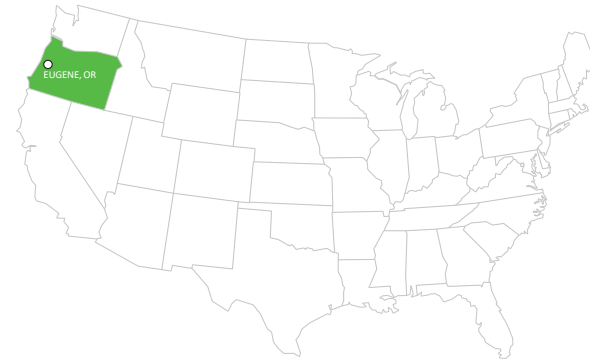
ON TRACK TO BE THE 6TH
FASTEST GROWING STATE FOR
INTERNATIONAL TOURISM

AMENITIES, ECONOMY,
DEMOS, HOUSING AND
MORE PLACES EUGENE
ON THE TOP 100 BEST
PLACES TO LIVE IN
THE U.S.

(#31 LIVEABILITY, 2022)

#58 OF 228
HEALTHIEST CITIES
IN AMERICA

(NICHE, 2022)



OREGON COUNTRY FAIR IS
THE LARGEST NONPROFIT
ARTISAN FAIR ON THE WEST
COAST AND ATTRACTS OVER
45K PEOPLE TO THE
AREA OVER 3 DAYS

BIRTHPLACE OF NIKE AND KNOWN AS “TRACK TOWN USA”

THE SURROUNDING AREA IS HOME TO MORE THAN 70K STUDENTS
WHO ATTEND NEARBY COLLEGES AND UNIVERSITIES

THE UNIVERSITY OF OREGON HOSTS ANNUAL NATIONAL AND
INTERNATIONAL TRACK AND FIELD EVENTS AT HISTORIC HAYWARD
FIELD, INCLUDING THE 2022 WORLD CHAMPIONSHIPS