

1430 NW GARDEN VALLEY BLVD

Roseburg, OR



**31,634 SF
FOR LEASE**

The Carrington Company

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**HIGH PROFILE RETAIL BOX
- FOR LEASE**

PROPERTY SUMMARY

1430 NW Garden Valley Blvd, Roseburg, OR 97471

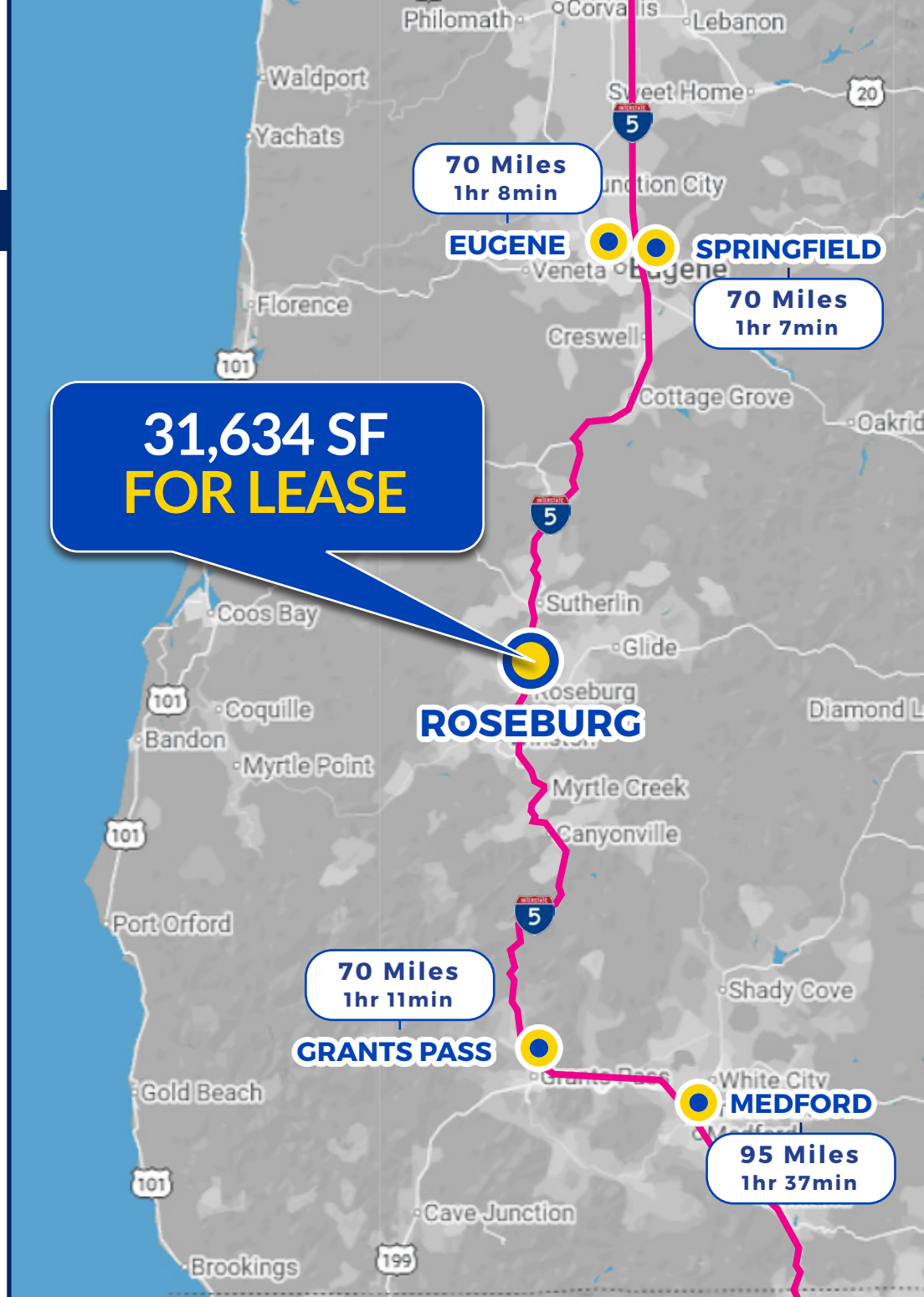
This 31,634 sf high profile retail box has become available for the first time ever following Rite Aid's recent bankruptcy. Roseburg, OR is the county seat to Douglas County's 113,000+ residents and serves as the regional hub for retail, employment, education, medical, entertainment, and logistics in this highly captive region. The building is located in the center of the retail synergy attached to the largest shopping center along I-5 between Eugene & Medford and surrounded by numerous other highly successful national retailers. In addition to the retail activity, Mercy Health's 90 acre medical campus located just down the street employs 1,200, Umpqua Community College has a total enrollment of nearly 11,000, Roseburg Regional Airport is undergoing an expansion, and Roseburg Forest Products the city's largest employer is in midst of a \$700M investment for local expansion. This property represents a unique opportunity to capture the attention of a highly captive and growing customer base in an established I-5 community.

Availability

- ▶ Total available square footage: 31,634

Location Features

- ▶ Captive market of 113,000+
- ▶ Located in the largest shopping center on I-5 between Eugene & Medford
- ▶ Drive thru pick up window
- ▶ Double truck dock
- ▶ Electronic reader board pylon
- ▶ New roof in 2023



Site Photos





EUGENE & SPRINGFIELD



WinCo Foods

CHI Mercy Health
A member of CommonSpirit



NW STEWART BLVD

NW VALLEY GARDEN BLVD 48,500 VPD



BI-MART
Employees Owned. Real Value. Every Day.

Staples



GRANTS PASS / MEDFORD

SAFeway Coastal
HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES
TRACTOR SUPPLY CO.
Aaron's
 Rent to Own
SUBWAY



GROCERY OUTLET
 Michaels Where Creativity Happens
 ROSS DRESS FOR LESS
 O'Reilly AUTO PARTS
 petco occu COLUMBIA BANK
 Burger King
 Fred Meyer Dutch Bros Wendy's DOLLAR TREE

70/95 Miles
 →

GRANTS PASS / MEDFORD

STARBUCKS
SUPERCUTS
 Starbucks MOD PIZZA
 XEROX Walgreens

Walmart
 Supercentre

NW STEWART BLVD

48,500 VPD
NW VALLEY GARDEN BLVD



EUGENE & SPRINGFIELD

← 70 Miles

Red Robin GOURMET BURGERS AND BREWS
 Ashley HOMESTORE
 MasterCuts maurices planet fitness
 ROGUE CREDIT UNION SHOE DEPT. ENCORE
 KAY JEWELERS Marshalls CHIPOTLE MEXICAN GRILL MATTRESS FIRM SPORTSMAN'S WAREHOUSE the HUMAN BEAN ULTA BEAUTY usbank

LOCAL AERIAL

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Red Robin GOURMET BURGERS AND BEERS	Ashley HOMESTORE	MasterCuts
KAY JEWELERS	Marshalls	MATTRESS FIRM
maurices	planet fitness	ROGUE CREDIT UNION
SPORTSMAN'S WAREHOUSE	the HUMAN BEAN	SHOE DEPT. ENCORE
ULTA	usbank	

STARBUCKS	MOD PIZZA
Walgreens	

Walmart
Supercentre

GROCERY OUTLET	Michaels	ROSS	O'Reilly
petco	occu	COLUMBIA BANK	BURGER KING
Fred Meyer	Dutch Bros	Wendy's	DOLLAR TREE

crumbl
FIVE GUYS

HARBOR FREIGHT
TRACTOR SUPPLY CO
Aarons
SUBWAY

SITE MAP

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PLYLON SIGN
AT ENTRANCE

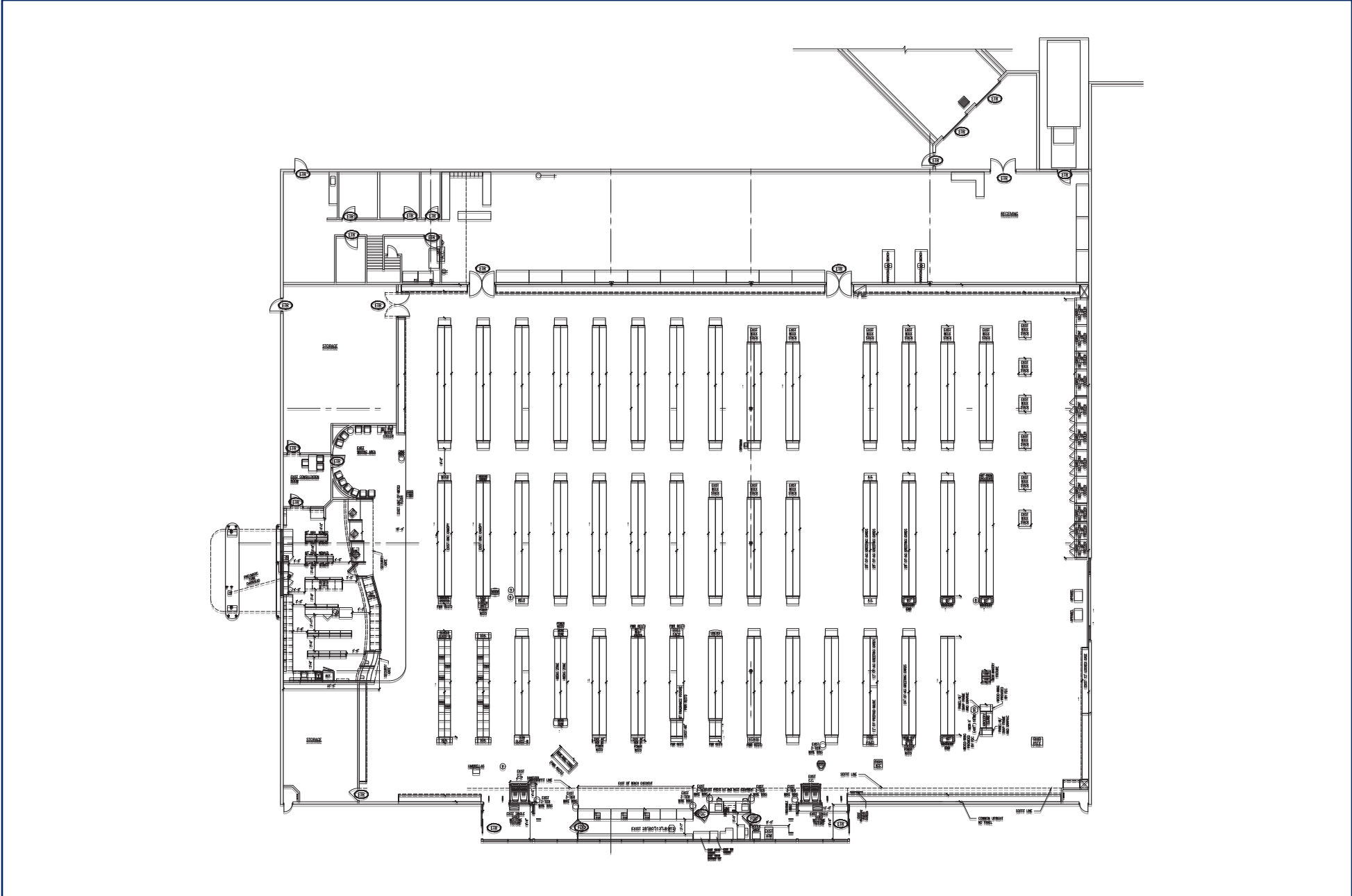


NW STEWART PKWY

NW GARDEN VALLEY BLVD

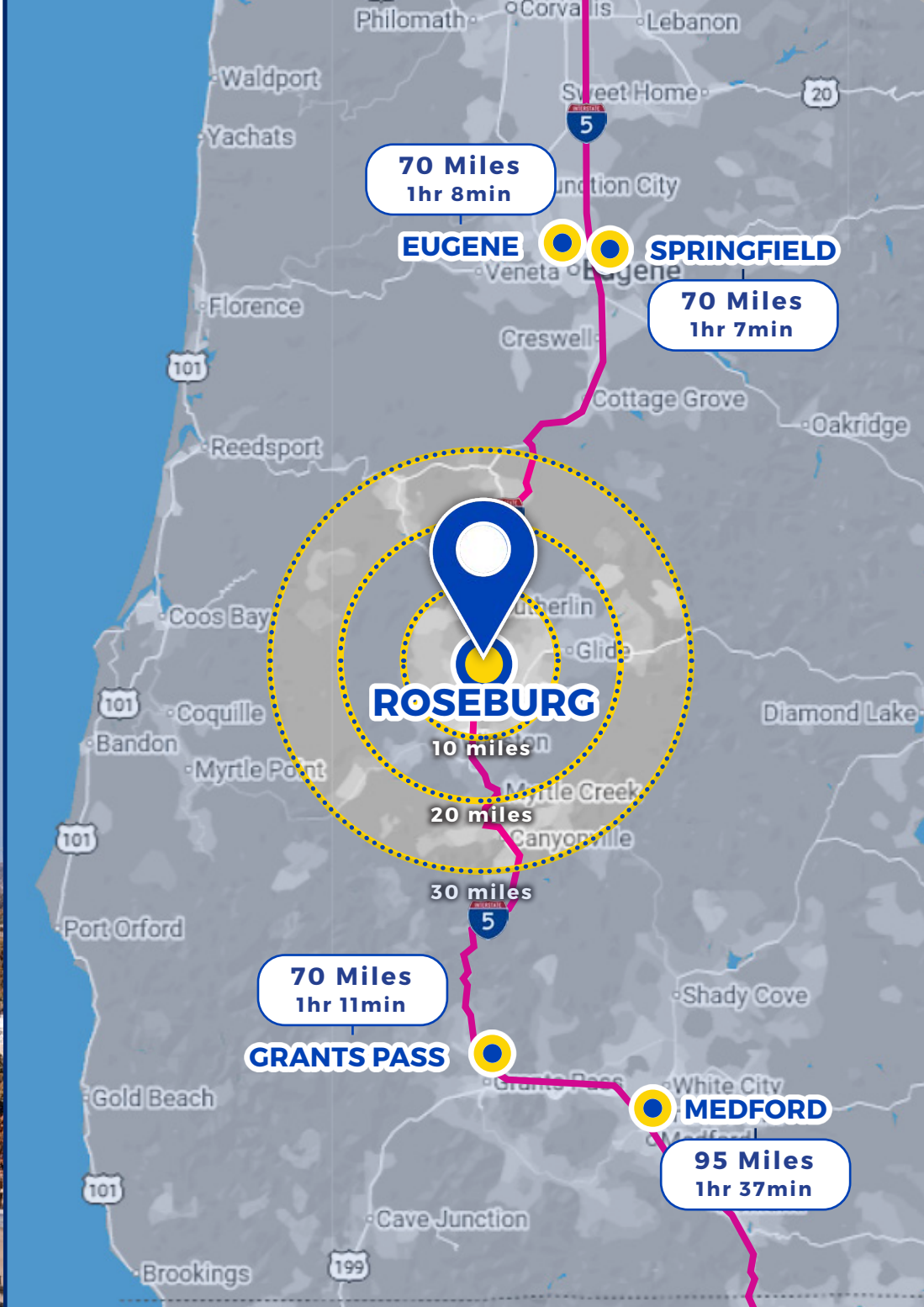
Image © 2025 Airbus

SPACE PLAN



DEMOGRAPHICS

2025 SUMMARY	10 MILES	20 MILES	30 MILES
POPULATION	59,828	92,387	102,627
HOUSEHOLDS	24,747	38,197	42,480
AVG HOUSEHOLD INCOME	\$65,606	\$65,148	\$64,340
AVG MEDIAN INCOME	\$85,896	\$84,972	\$83,897





WinCo Foods



SUBWAY

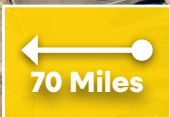
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