

FOR LEASE



EXCELLENT LOCATION ACROSS FROM VALLEY RIVER CENTER REGIONAL MALL

## VALLEY RIVER PLAZA RETAIL SPACE

- AVAILABLE SPACE: SUITE 116 - 1,055 SF (\$30/SF, NNN)
- STRONG DEMOGRAPHICS: 214,018 POPULATION IN 5 MILE RADIUS
- HIGH VISIBILITY: TRAFFIC COUNTS EXCEEDS 67,000 VEHICLES PER DAY
- PAD SITE AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT - CALL FOR PRICING

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# VALLEY RIVER PLAZA | LOCATION OVERVIEW

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- **Strategically positioned neighborhood retail center** with exceptional freeway visibility along **Delta Highway**, approximately **one mile west of I-5**
- **Directly adjacent to Valley River Center**, Eugene & Springfield's dominant **super-regional mall**, providing strong regional draw and consistent daily traffic
- **Established tenant mix** including **Cost Plus World Market**, **Men's Wearhouse**, and **Kaiser Permanente Dental**, driving repeat visitation and daily service demand
- **Valley River Center** attracts approximately **7.7 million annual visitors (21,000+ daily)** and is anchored by major national retailers and entertainment uses
- **Surrounded by dense retail, hospitality, and dining amenities**, including Valley River Inn, Starbucks, Red Lobster, Olive Garden, Barnes & Noble, Petco, and additional national brands
- **Highly trafficked retail corridor** serving both local neighborhoods and the broader Eugene–Springfield trade area



PROPERTY SITE PLAN

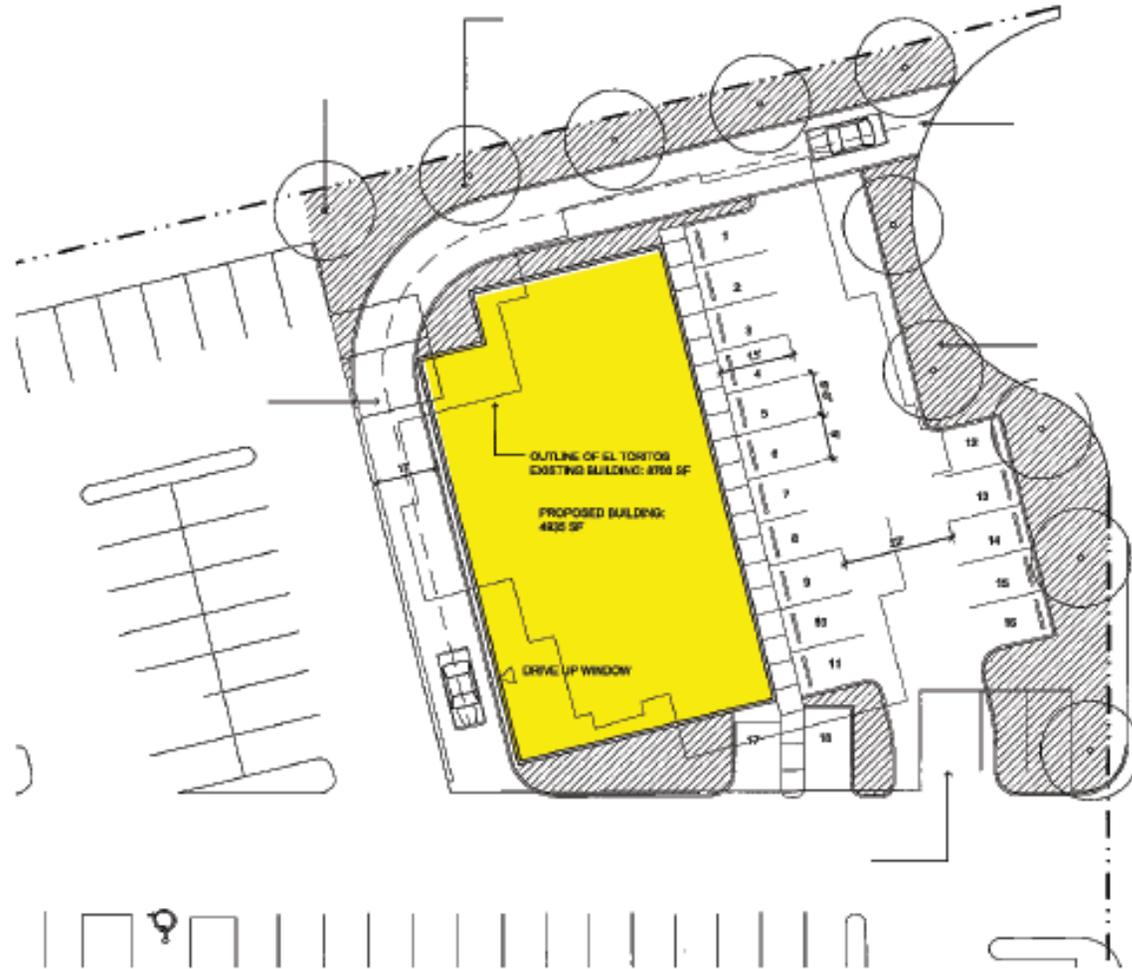


# PROPERTY LOCATION



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1003 VALLEY RIVER WAY | SITE PLAN A



VALLEY RIVER WAY



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1003 VALLEY RIVER WAY | SITE PLAN B

