

# RIVER ROAD PLAZA

155 Silver Lane | Eugene, OR 97404

OWNER/USER  
OPPORTUNITY



## OFFERING SUMMARY

Sale price:	\$5,500,000
Proforma Cap Rate:	7.19%
Occupancy:	56%

## PROPERTY OVERVIEW

Leasable SF:	± 32,548 SF
Land Size:	± 3.44 acres (149,767 SF)
Year Built:	1980
Zoning:	C-2 Community Commercial

## INVESTMENT HIGHLIGHTS

- Offered well below replacement cost at \$168.98 PSF
- Direct access to OR-569 with ± 77,700 VPD
- Eugene's population grew 10.9% over the past 9 years
- Located near North Eugene High School, River Road Transit Station, dense housing, and retail corridors
- Home to several long-standing and nationally recognized tenants

OUTLINES ARE ESTIMATED



03.09.2026

To view the full Offering Memorandum, please contact:

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INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

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