

FOR LEASE



1003-1011 VALLEY RIVER WAY - EUGENE, OR

VALLEY RIVER PLAZA RETAIL SPACE

High-Visibility Retail Opportunity Across From Valley River Center

- Suite 115 - 1,883 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 also available for ground lease or build to suit - call for pricing



www.campbellre.com

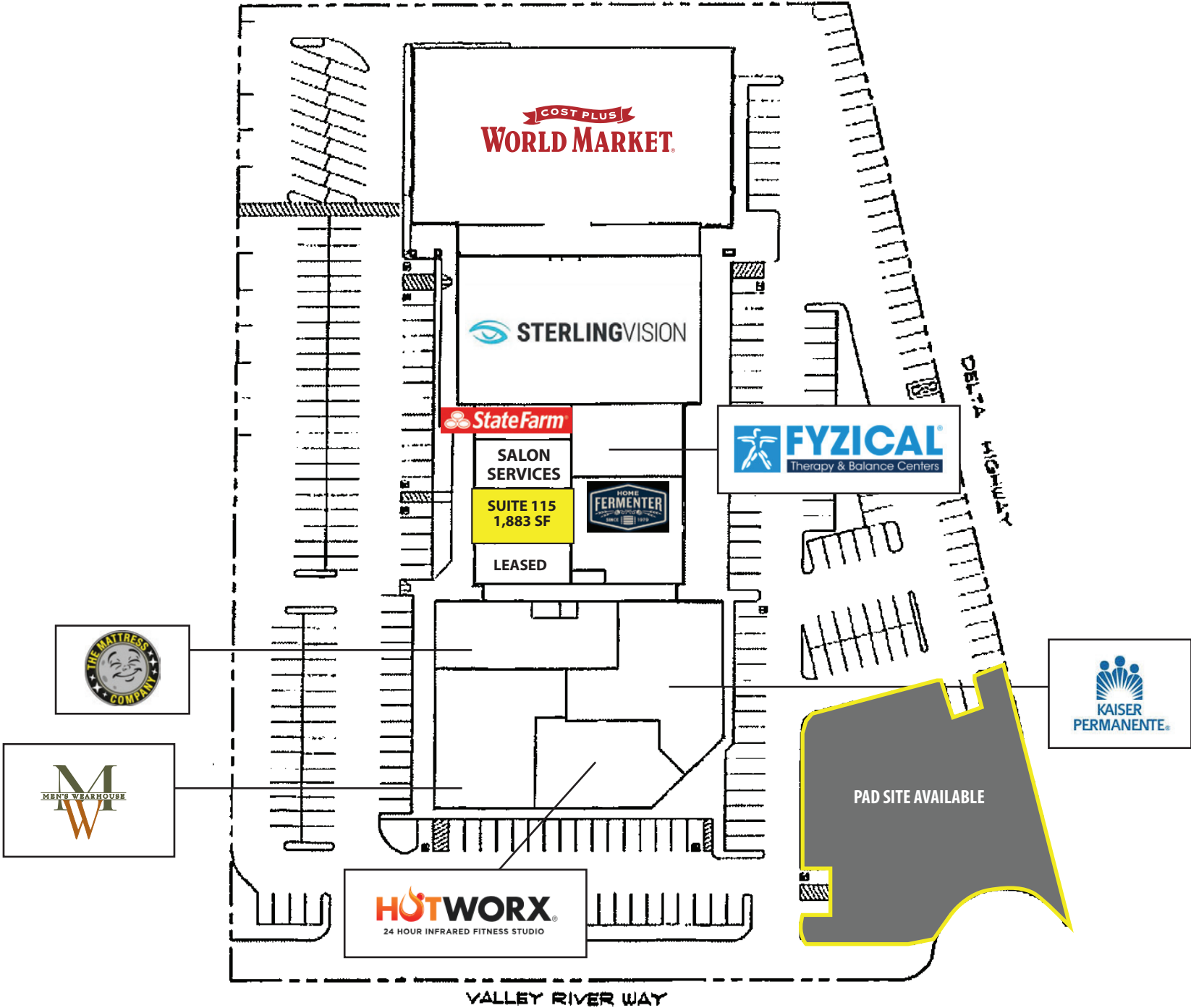
TIM CAMPBELL
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(541) 484-2214

Licensed in the State of Oregon

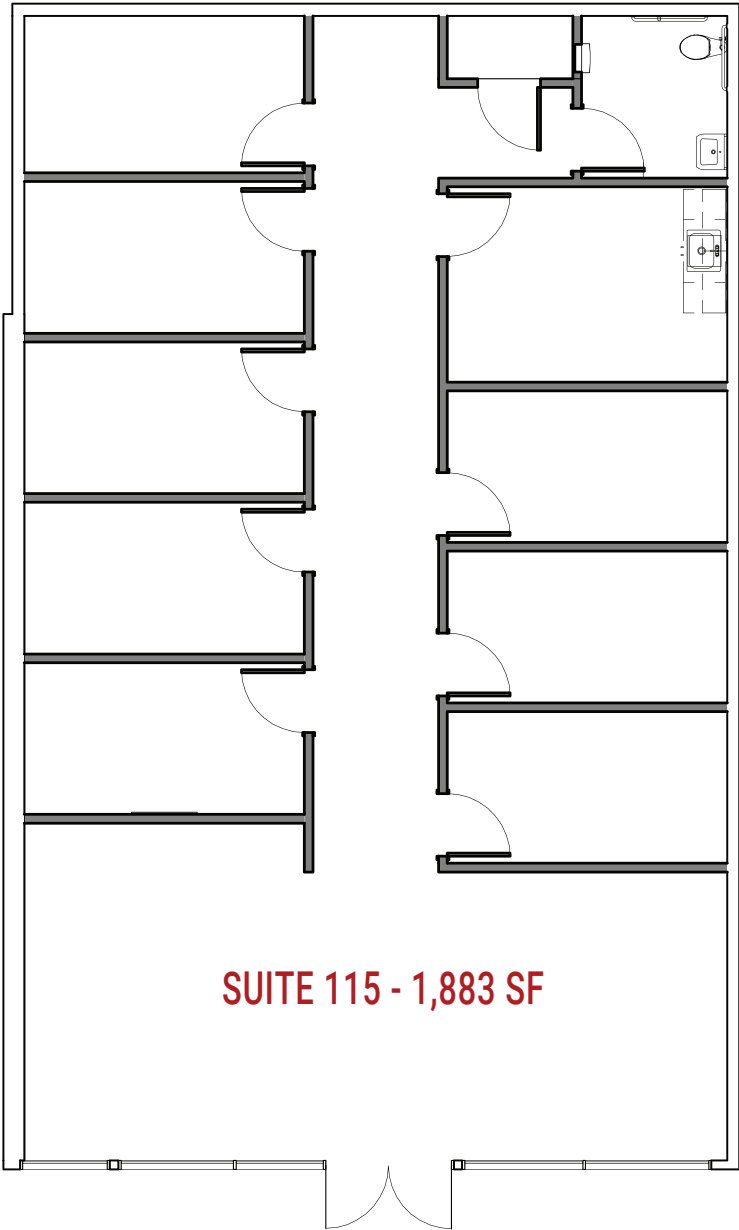
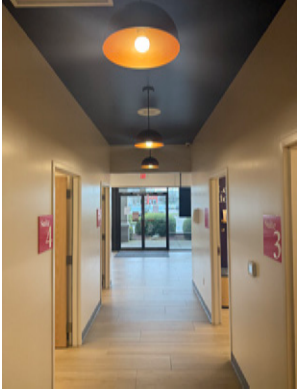
BILL NEWLAND
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PROPERTY SITE PLAN



SUITE 115 - 1,883 SF



VALLEY RIVER PLAZA | LOCATION OVERVIEW

- **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

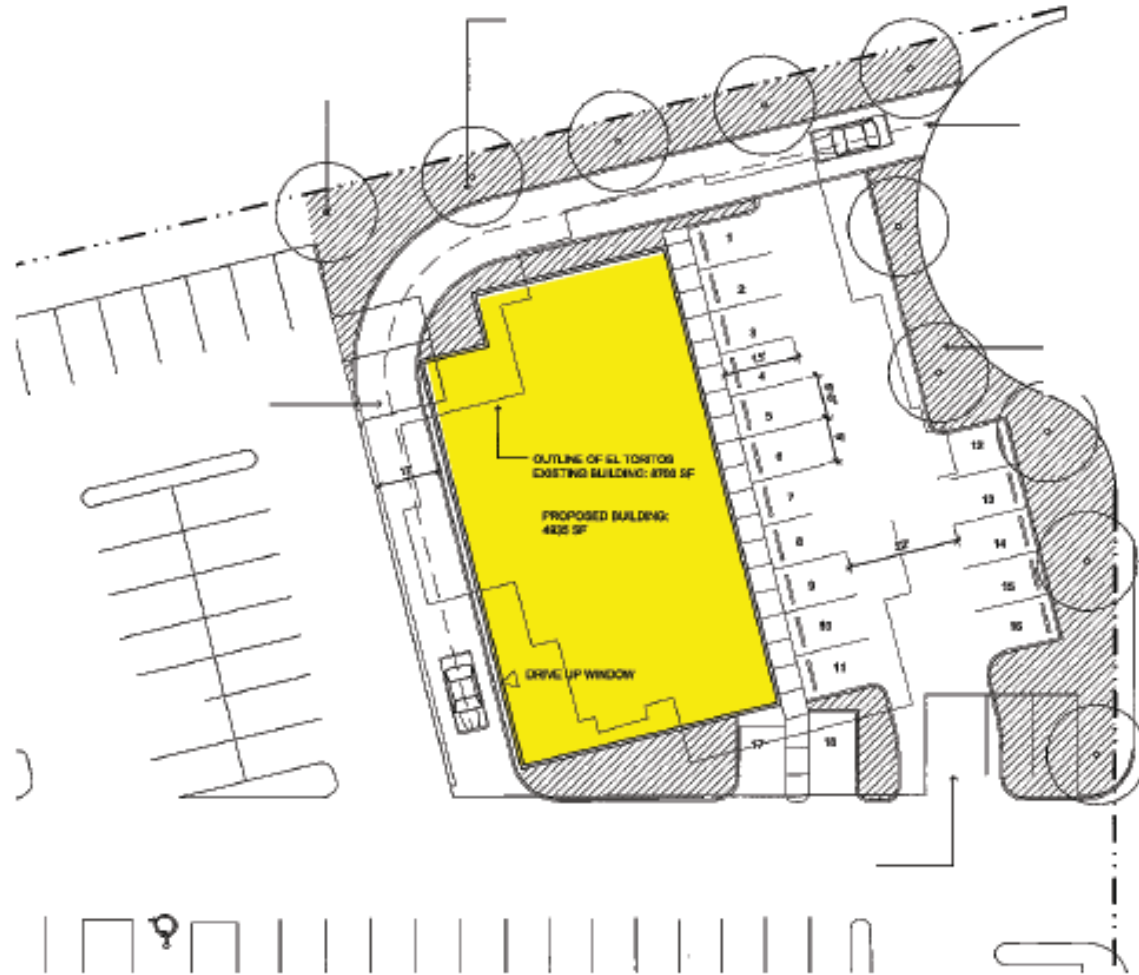


PROPERTY LOCATION



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.

1003 VALLEY RIVER WAY | SITE PLAN A



VALLEY RIVER WAY



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1003 VALLEY RIVER WAY | SITE PLAN B

