

1430 NW GARDEN VALLEY BLVD

Roseburg, OR



The Carrington
Company

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HIGH PROFILE RETAIL BOX
- FOR LEASE

PROPERTY SUMMARY

1430 NW Garden Valley Blvd, Roseburg, OR 97471

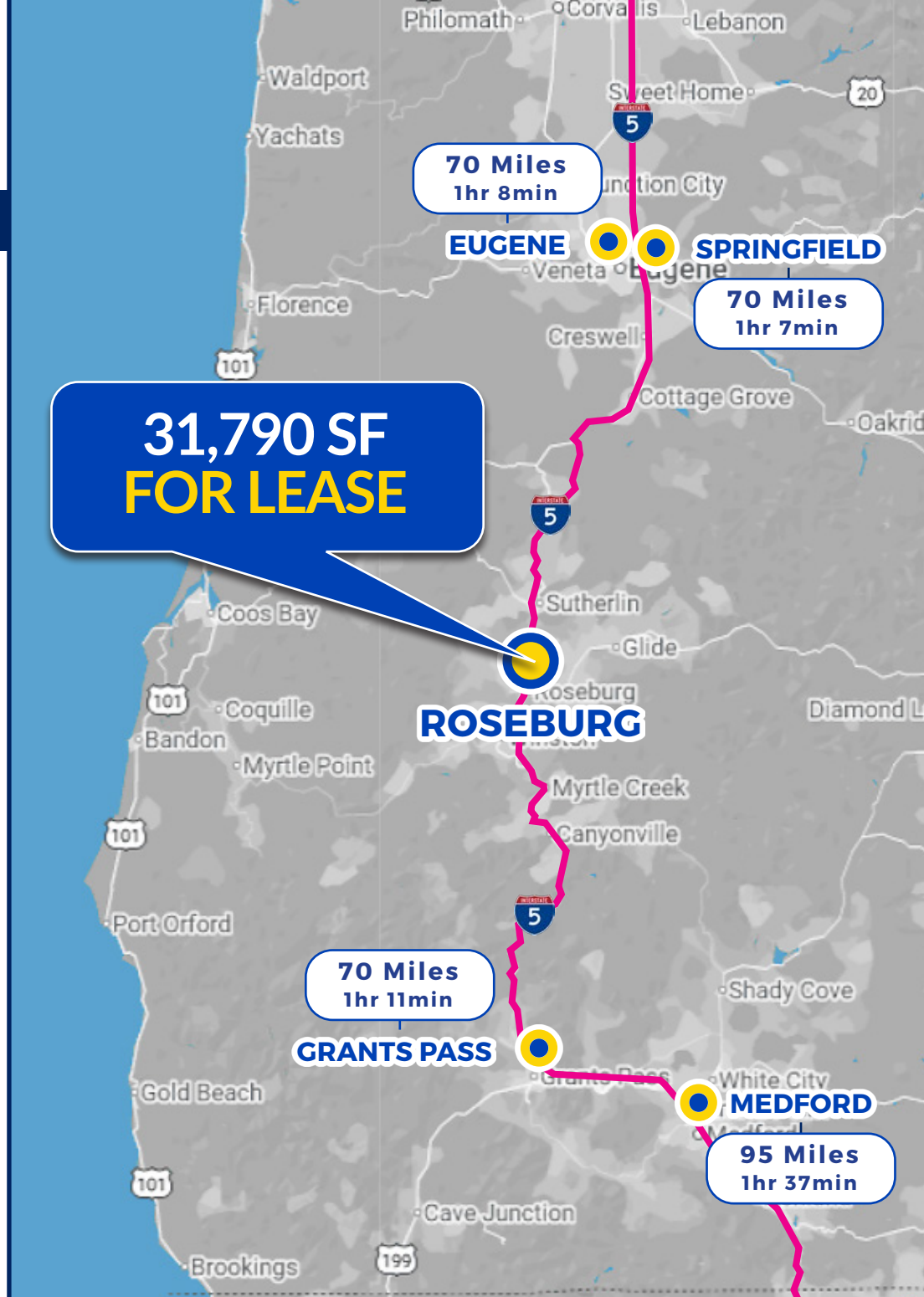
This 31,790 sf high profile retail box has become available for the first time ever following Rite Aid's recent bankruptcy. Roseburg, OR is the county seat to Douglas County's 113,000+ residents and serves as the regional hub for retail, employment, education, medical, entertainment, and logistics in 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: 31,790

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



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
TRACOR SUPPLY CO.
Aaron's
Rent to Own
SUBWAY



SPINNA EXPRESS **SUPERCUTS**
Starbucks **MOD PIZZA**
Walgreens

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

70/95 Miles
→

GRANTS PASS / MEDFORD

Walmart
Supercentre

NW STEWART BLVD

48,500 VPD
NW VALLEY GARDEN BLVD

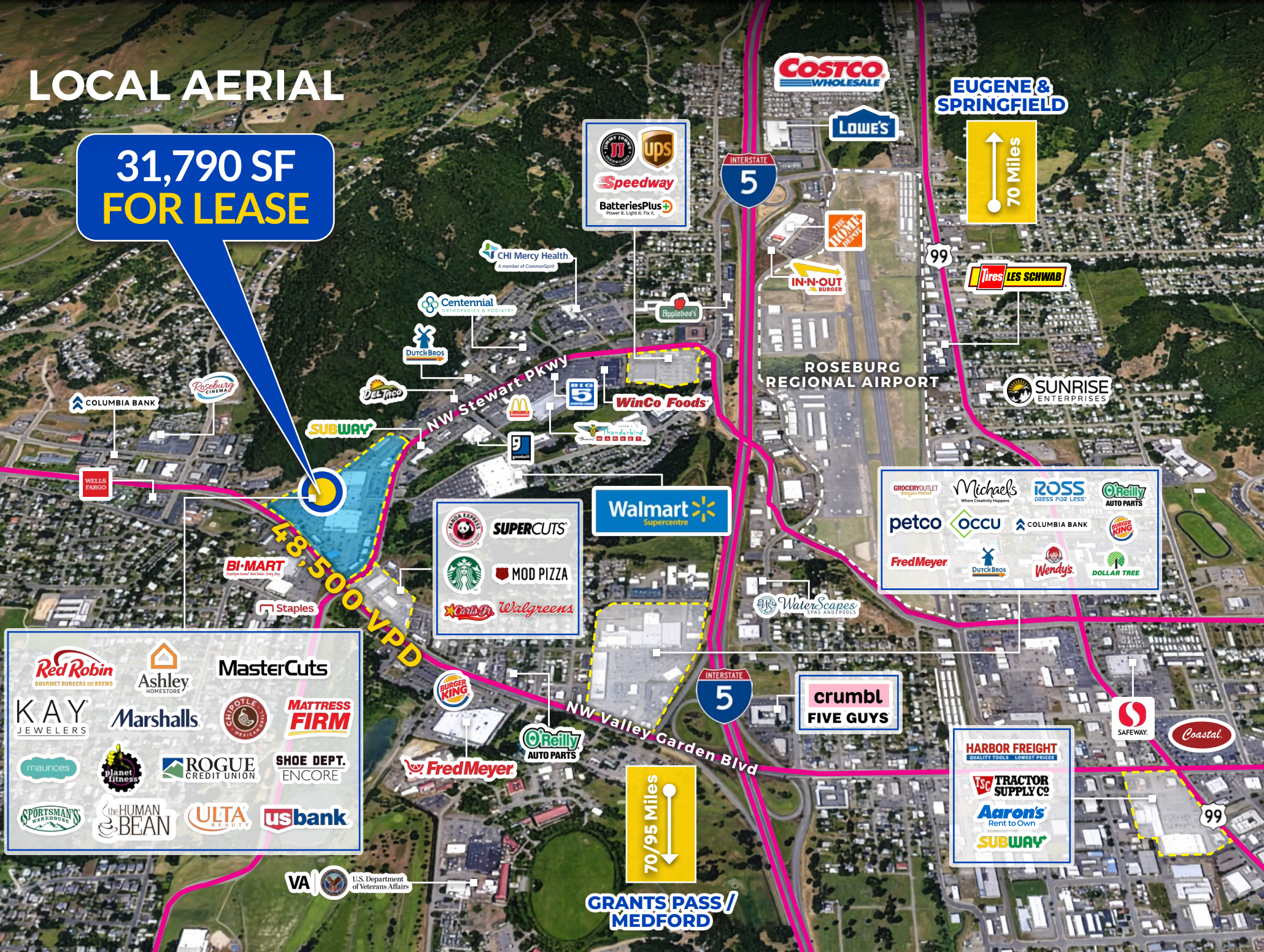
EUGENE & SPRINGFIELD

← 70 Miles

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

LOCAL AERIAL

**31,790 SF
FOR LEASE**



SITE MAP

31,790 SF
FOR LEASE

PYLON SIGN
AT ENTRANCE

Red Robin
GOURMET BURGERS AND BEVS

KAY
JEWELERS

MATTRESS
FIRM

maurices

SHOE DEPT.
ENCORE

SPORTSMAN'S
WAREHOUSE

usbank

Ashley
HOMESTORE

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Marshalls

CHIPOTLE
MEXICAN GRILL

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ROGUE
CREDIT UNION

the HUMAN
& BEAN

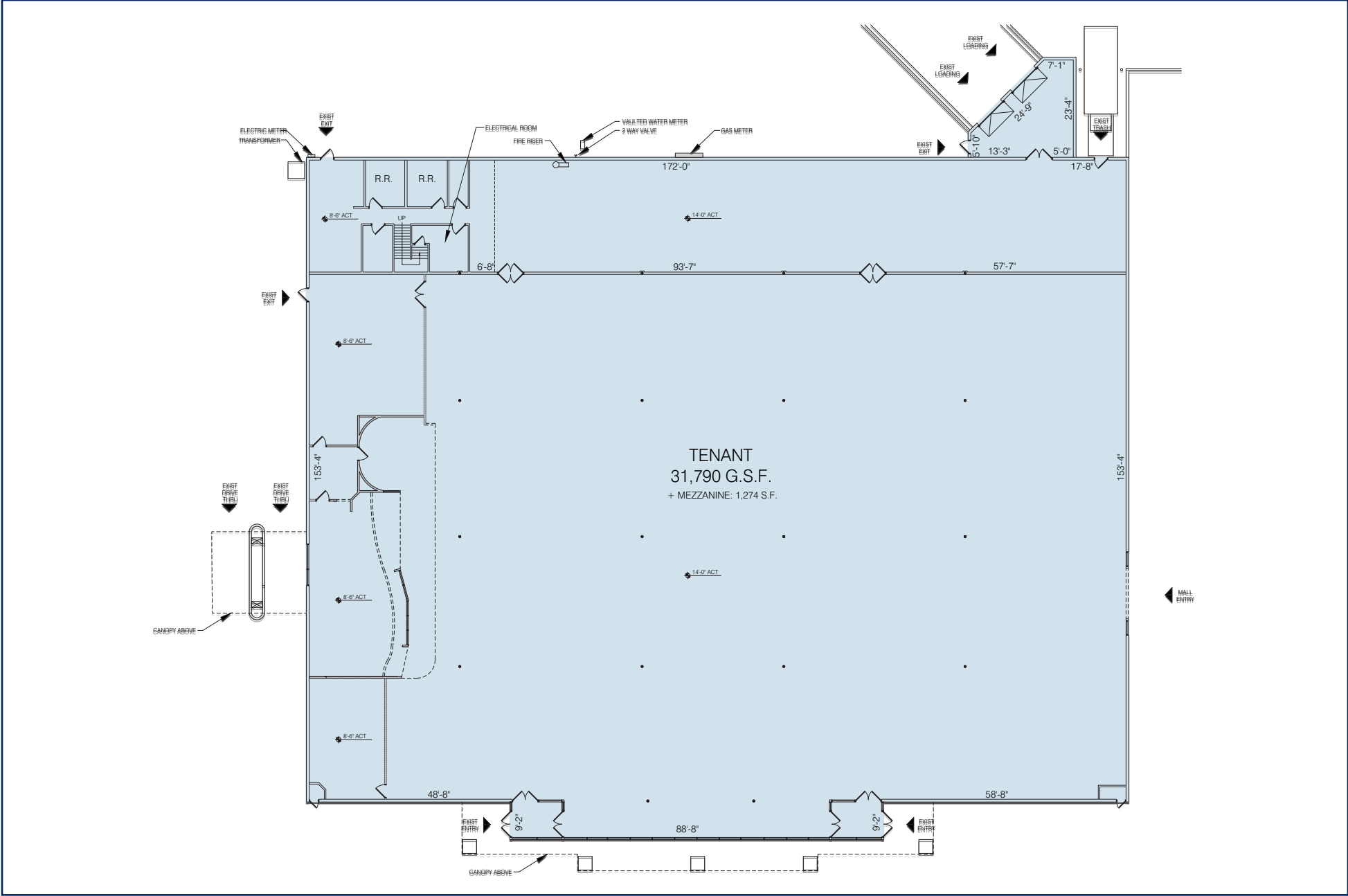
ULTA
BEAUTY

NW STEWART PKWY

NW GARDEN VALLEY BLVD

Image © 2023 Airbus

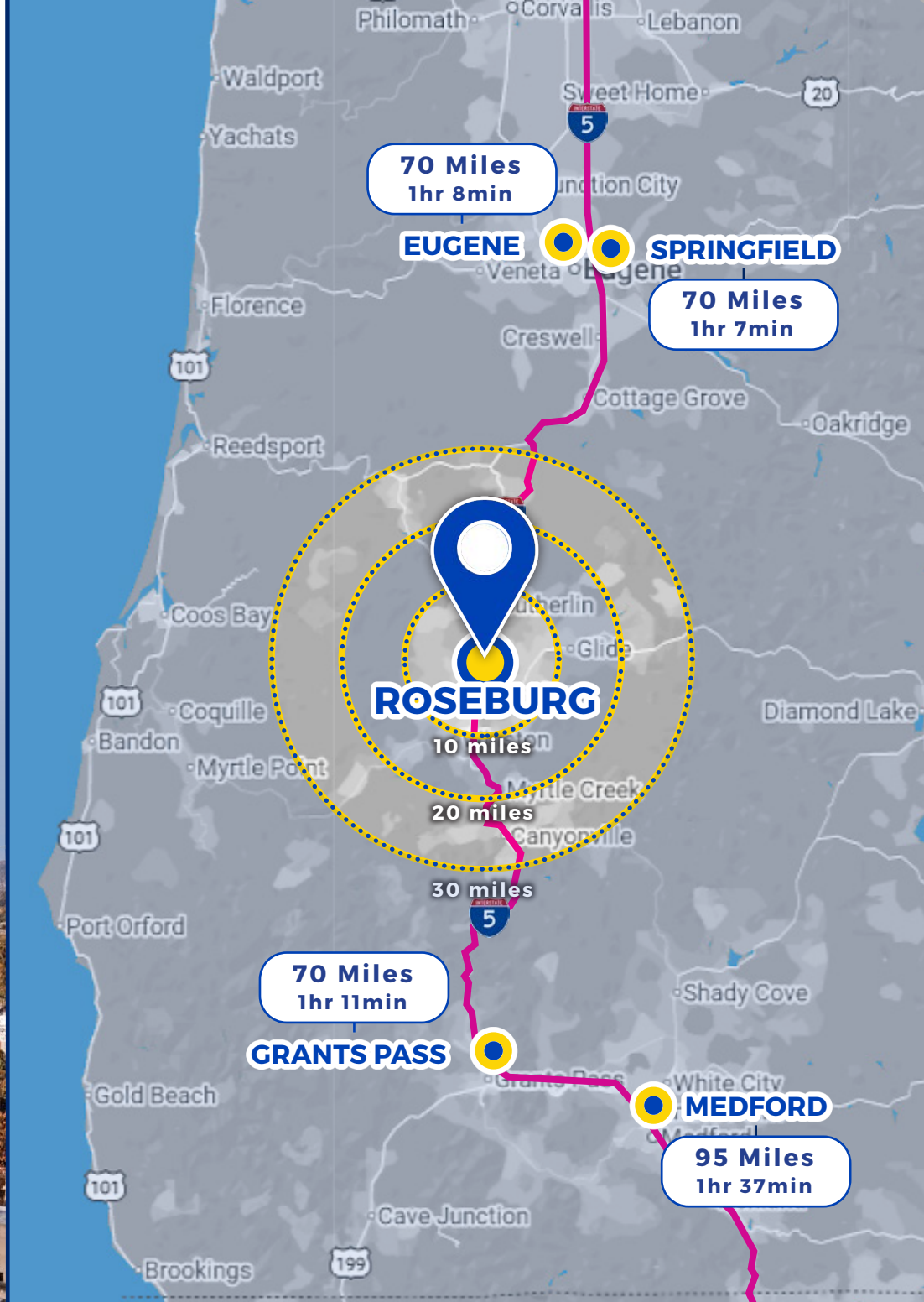
SPACE PLAN



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





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