

GROUND LEASE OR BUILD-TO-SUIT

Valley River Way

1003 VALLEY RIVER WAY / EUGENE, OR 97401

Located across from the regional power center,
Valley River Center



AVAILABLE SPACE

- 5,000 SF – 9,000 SF

LEASE RATE

Ground lease or build-to-suit options

TRAFFIC COUNTS

Valley River Way – ADT 10,808 ('20)

Delta Hwy – 43,976 ADT ('20)

HIGHLIGHTS

- Valley River Center is anchored by Macy's, JCPenney, H&M, Regal Cinemas, BJ's Restaurant & Brewhouse, Round1 Bowling & Amusement, Texas Roadhouse and many more.
- Strong traffic flow and visibility.
- Ground lease or build-to-suit with drive-thru.
- 176' frontage along Delta Hwy.



George Macoubray
503 504 2957
gmacoubray@naielliott.com

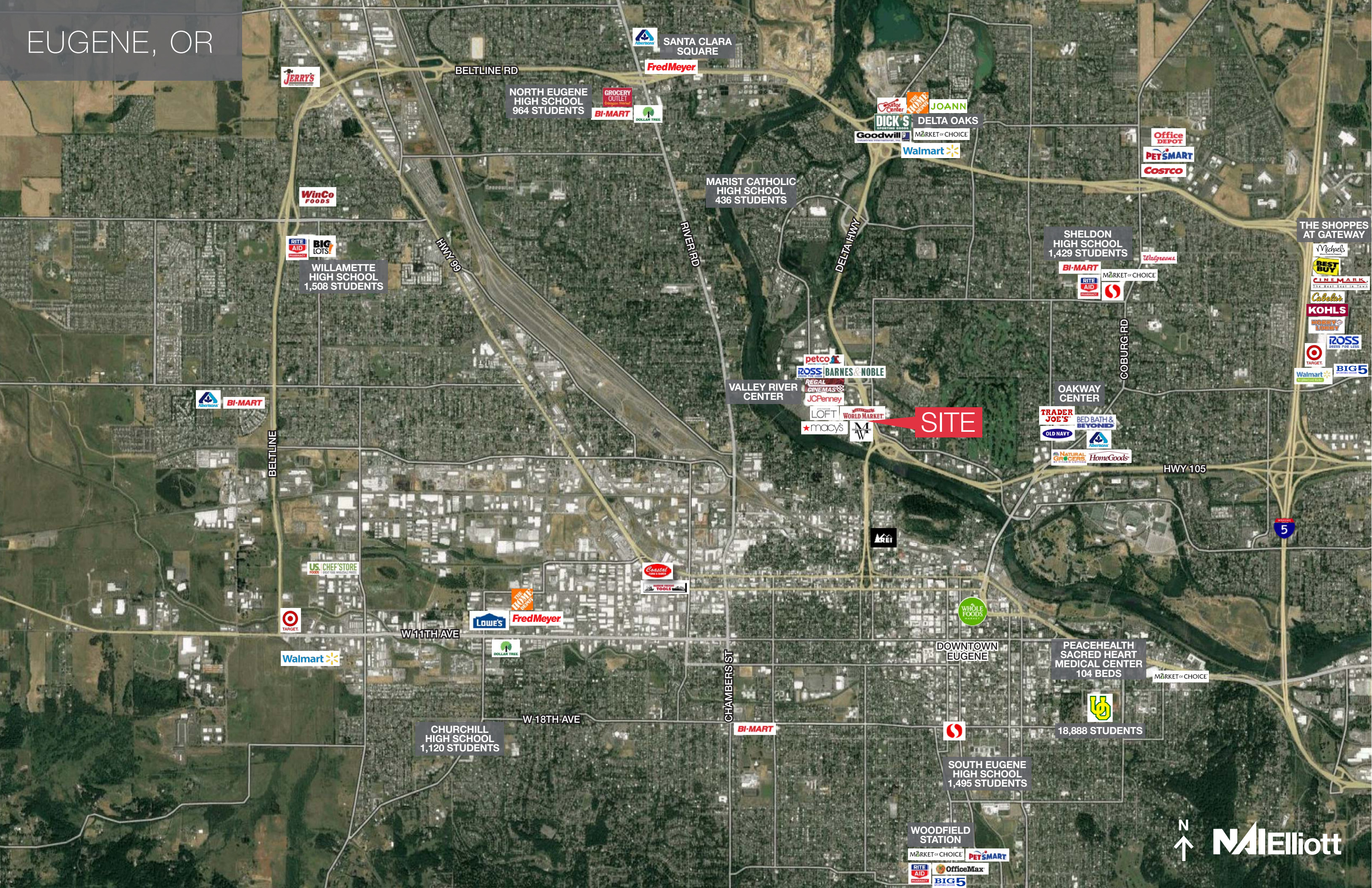
Nick Stanton
503 784 0407
nstanton@naielliott.com

Bill Newland
541 484 2214
bill@campbellre.com



Tim Campbell
541 484 2214
timc@campbellre.com

EUGENE, OR



JERRY'S

BELTLINE RD

SANTA CLARA SQUARE
Fred Meyer

NORTH EUGENE HIGH SCHOOL
964 STUDENTS

GROCERY OUTLET
BI-MART
DOLLAR TREE

DELTA OAKS
DICK'S
Walmart
MARKET OF CHOICE
JOANN

Office DEPOT
PET SMART
COSTCO

WinCo FOODS

RITE AID
BIG LOTS

WILLAMETTE HIGH SCHOOL
1,508 STUDENTS

MARIST CATHOLIC HIGH SCHOOL
436 STUDENTS

RIVER RD

DELTA HWY

SHELDON HIGH SCHOOL
1,429 STUDENTS

BI-MART
MARKET OF CHOICE
RITE AID

THE SHOPES AT GATEWAY

Michaels
BEST BUY
CINEMARK
Cabela's
KOHLS
Hobby Lobby
ROSS
TARGET
BIG 5

BI-MART

BELTLINE

VALLEY RIVER CENTER

petco
ROSS
BARNES & NOBLE
REGAL CINEMAS
JCPenney
LOFT
macy's
WORLD MARKET

SITE

OAKWAY CENTER

TRADER JOE'S
BED BATH & BEYOND
OLD NAVY
NATURAL GROCEERS
HomeGoods

HWY 105

5

US CHEF STORE

TARGET

W 11TH AVE

Lowe's
Fred Meyer

Coastal
TOOLS

DOLLAR TREE

CHAMBERS ST

BI-MART

WHOLE FOODS

DOWNTOWN EUGENE

PEACEHEALTH SACRED HEART MEDICAL CENTER
104 BEDS

MARKET OF CHOICE

UO

18,888 STUDENTS

CHURCHILL HIGH SCHOOL
1,120 STUDENTS

W 18TH AVE

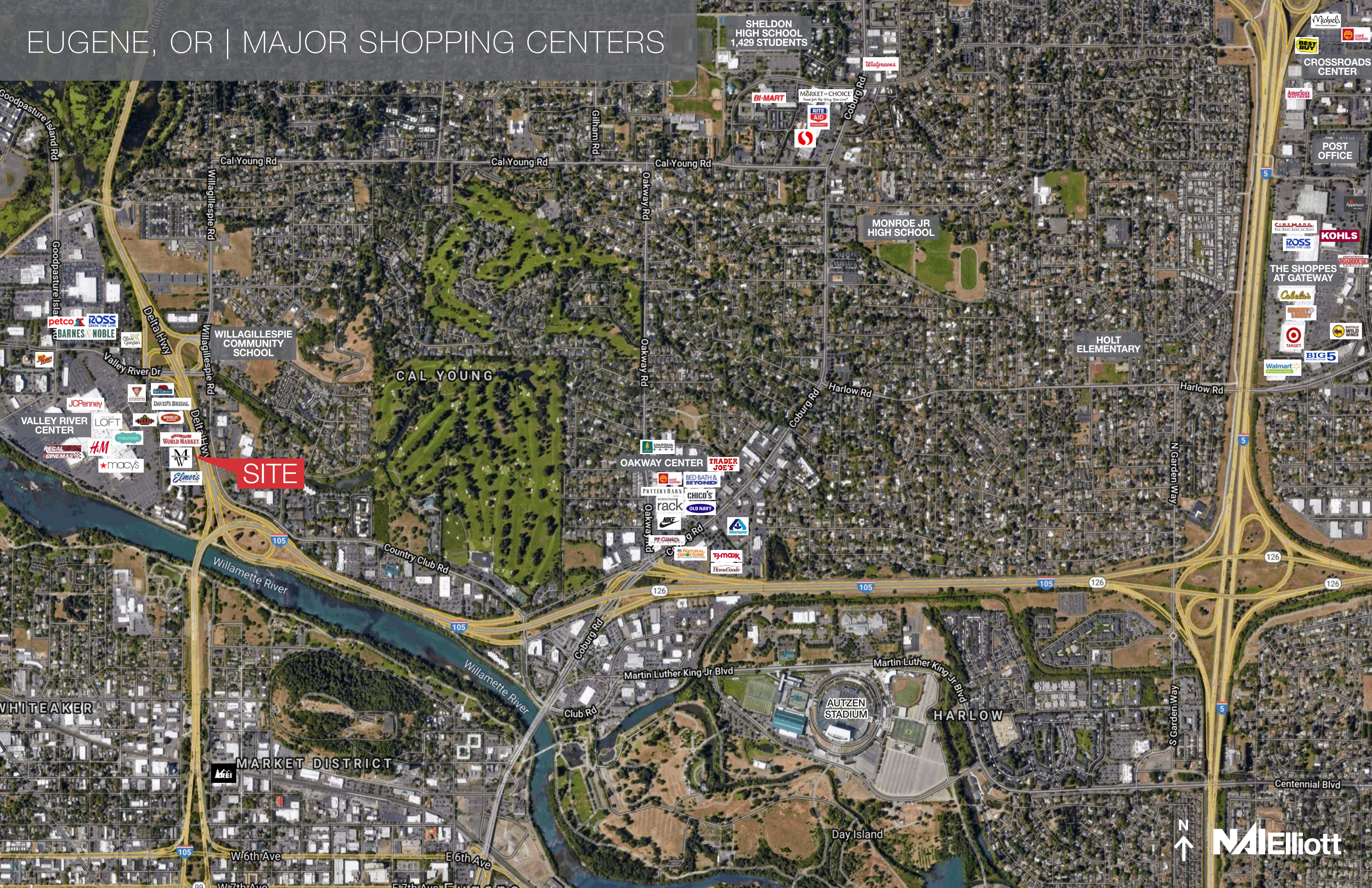
SOUTH EUGENE HIGH SCHOOL
1,495 STUDENTS

WOODFIELD STATION

MARKET OF CHOICE
PET SMART
RITE AID
OfficeMax
BIG 5



EUGENE, OR | MAJOR SHOPPING CENTERS



SHELDON HIGH SCHOOL
1,429 STUDENTS

MONROE JR HIGH SCHOOL

WILLAGILLESPIE COMMUNITY SCHOOL

CAL YOUNG

OAKWAY CENTER

VALLEY RIVER CENTER

SITE

CROSSROADS CENTER

POST OFFICE

THE SHOPPES AT GATEWAY

HOLT ELEMENTARY

TRADER JOE'S

VALLEY RIVER CENTER

REGAL CINEMAS

MACY'S

WORLD MARKET

ELMER'S

LOFT

JCPENNEY

H&M

DAVID'S BRIDAL

WOODLEYS

ROSS

PETCO

BARNES & NOBLE

Good Garden

Walmart

Target

Big 5

Walmart

Walmart

Walmart

Walmart

POTTERY BARN

NIKE

PF GIANCINI

CHICO'S

OLD NAVY

HomeGoods

TJ-maxx

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

TRADER JOE'S

CHICO'S

OLD NAVY

HomeGoods

TJ-maxx

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

TRADER JOE'S

CHICO'S

OLD NAVY

HomeGoods

TJ-maxx

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

TRADER JOE'S

CHICO'S

OLD NAVY

HomeGoods

TJ-maxx

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

TRADER JOE'S

CHICO'S

OLD NAVY

HomeGoods

TJ-maxx

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

TRADER JOE'S

CHICO'S

OLD NAVY

HomeGoods

TJ-maxx

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

TRADER JOE'S

CHICO'S

OLD NAVY

HomeGoods

TJ-maxx

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

TRADER JOE'S

CHICO'S

OLD NAVY

HomeGoods

TJ-maxx

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

EUGENE, OR | VALLEY RIVER CENTER



Goodpasture Island Rd 6,303 ADT (20)

44,688 ADT (20)

13,401 ADT (20)

Delta Hwy

10,808 ADT (20)

43,976 ADT (20)

EUGENE CROSSFIT
OF BETTER THAN YESTERDAY

JCPenney

BOWLING & AMUSEMENT
ROUND1

VALLEY RIVER CENTER

REGAL CINEMAS

GameStop

zumiez

macy's

KENDALL
FORD OF EUGENE

KENDALL LINCOLN OF EUGENE

BARNES & NOBLE

petco

ROSS
DRESS FOR LESS

at&t

Olive Garden

Starbucks

Firestone

RESTAURANT
BEHNDHOUSE

TEXAS

Red Lobster

DAVID'S BRIDAL

AspenDental

NOODLES
& COFFEE

xfinity

LOFT

H&M

WORLD MARKET

STERLINGVISION

Massage Envy

NEW MASTER
COMBEE

M

Elmer's

Valley River Inn

SITE



NA Elliott

Overhead View



NAI Elliott

George Macoubray
503 504 2957
gmacoubray@naielliott.com

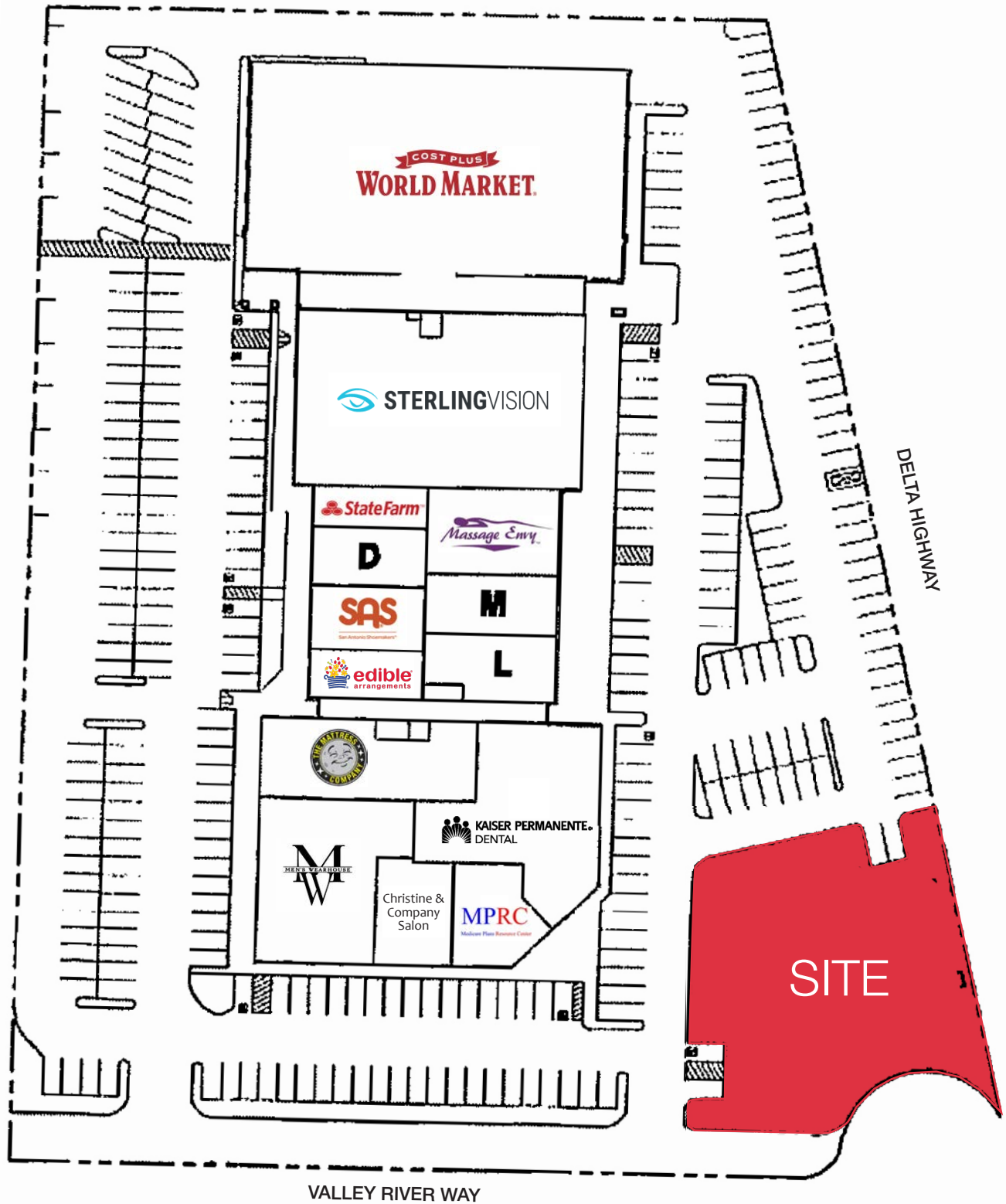
Nick Stanton
503 784 0407
nstanton@naielliott.com

Bill Newland
541 484 2214
bill@campbellre.com

Campbell
COMMERCIAL
REAL ESTATE
Tim Campbell
541 484 2214
timc@campbellre.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.

Overall Site Plan



NAI Elliott

George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com

Bill Newland
541 484 2214
bill@campbellre.com

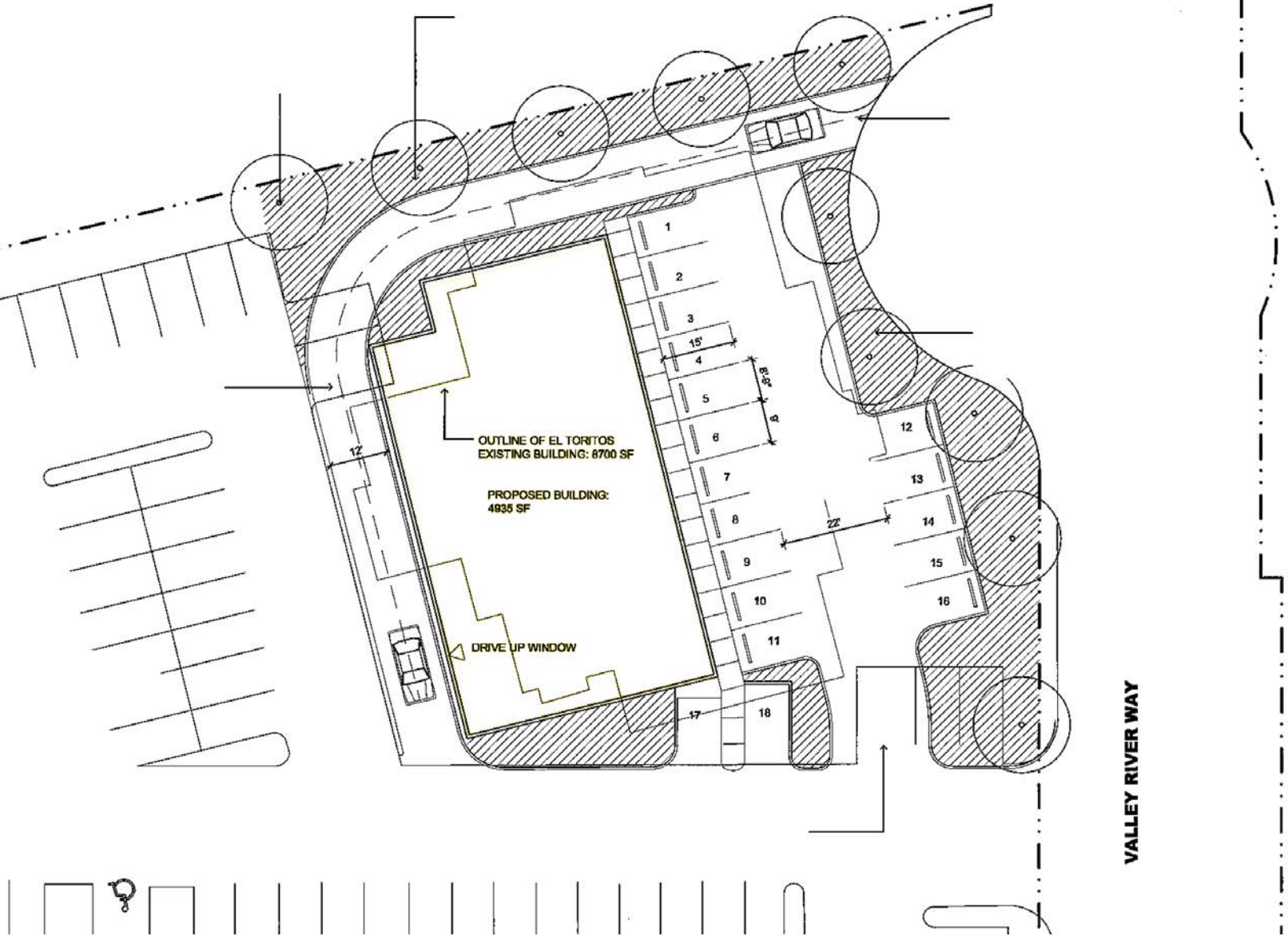
Campbell
COMMERCIAL
REAL ESTATE

Tim Campbell
541 484 2214
timc@campbellre.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.

Site Plan Option A

with drive-thru



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com

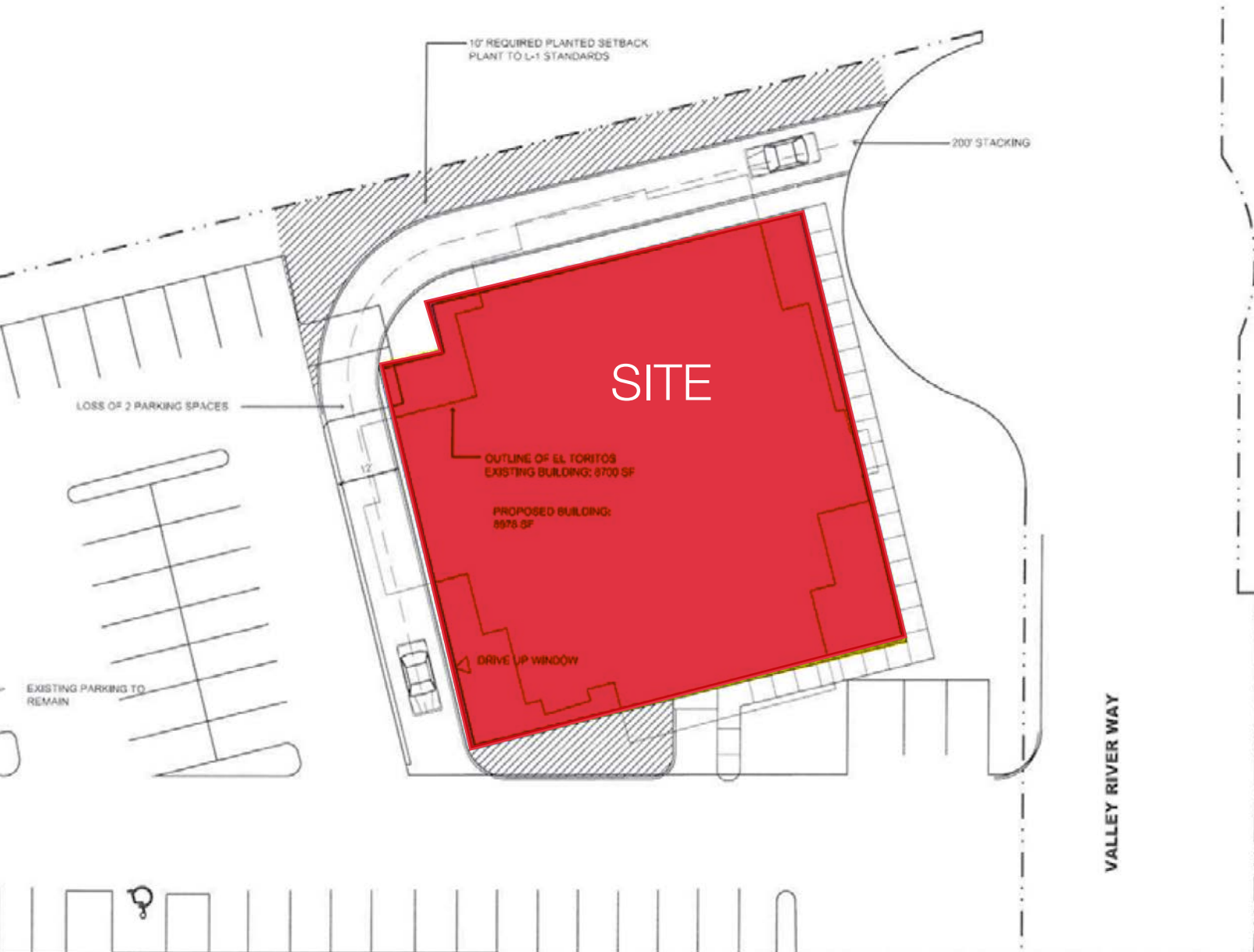
Bill Newland
541 484 2214
bill@campbellre.com



Tim Campbell
541 484 2214
timc@campbellre.com

Site Plan Option B

with no drive-thru



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com

Bill Newland
541 484 2214
bill@campbellre.com

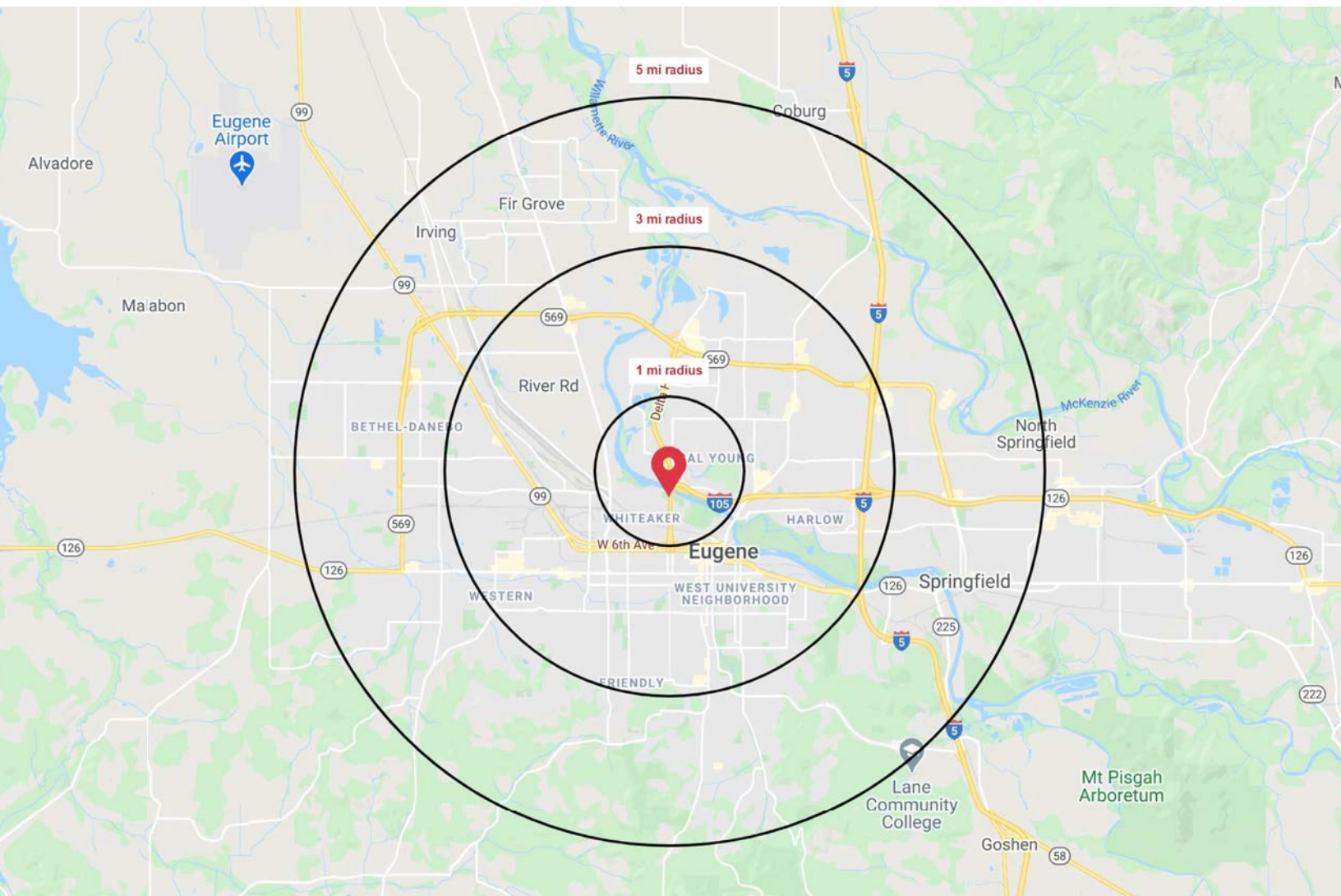


Tim Campbell
541 484 2214
timc@campbellre.com

Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	9,315	124,131	227,053
Projected Total Population 2025	9,765	129,911	237,533
Average HH Income	\$71,213	\$72,476	\$76,385
Median Home Value	\$329,632	\$310,509	\$293,305
Estimated Total Households	4,601	54,064	95,675
Daytime Demographics 16+	17,759	122,151	189,601
Some College or Higher	76.1%	77.1%	73.9%

Source: Regis – SitesUSA (2021)



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com

Bill Newland
541 484 2214
bill@campbellre.com



Tim Campbell
541 484 2214
timc@campbellre.com

Demographics — Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 44.0671/-123.1013

Valley River Way Eugene, OR 97401		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	9,572	124,507	227,201
	2025 Projected Population	10,034	130,298	237,688
	2010 Census Population	8,910	110,293	206,008
	2000 Census Population	9,037	103,056	189,917
	Projected Annual Growth 2020 to 2025	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2020	0.3%	1.0%	1.0%
HOUSEHOLDS	2020 Estimated Households	4,712	54,240	95,743
	2025 Projected Households	4,883	56,276	99,310
	2010 Census Households	4,384	48,047	87,083
	2000 Census Households	4,224	44,291	78,845
	Projected Annual Growth 2020 to 2025	0.7%	0.8%	0.7%
	Historical Annual Growth 2000 to 2020	0.6%	1.1%	1.1%
AGE	2020 Est. Population Under 10 Years	7.4%	8.6%	9.7%
	2020 Est. Population 10 to 19 Years	7.8%	12.6%	11.9%
	2020 Est. Population 20 to 29 Years	20.5%	24.1%	19.9%
	2020 Est. Population 30 to 44 Years	21.4%	18.2%	19.2%
	2020 Est. Population 45 to 59 Years	16.7%	14.5%	15.9%
	2020 Est. Population 60 to 74 Years	17.4%	14.5%	15.9%
	2020 Est. Population 75 Years or Over	8.8%	7.5%	7.5%
	2020 Est. Median Age	40.4	35.2	36.9
MARITAL STATUS & GENDER	2020 Est. Male Population	50.7%	49.1%	48.9%
	2020 Est. Female Population	49.3%	50.9%	51.1%
	2020 Est. Never Married	41.9%	46.9%	40.1%
	2020 Est. Now Married	28.4%	32.3%	37.1%
	2020 Est. Separated or Divorced	23.9%	16.8%	18.1%
	2020 Est. Widowed	5.7%	4.0%	4.7%
INCOME	2020 Est. HH Income \$200,000 or More	5.7%	5.6%	5.2%
	2020 Est. HH Income \$150,000 to \$199,999	6.0%	4.7%	5.1%
	2020 Est. HH Income \$100,000 to \$149,999	11.8%	12.2%	13.5%
	2020 Est. HH Income \$75,000 to \$99,999	9.3%	11.7%	13.3%
	2020 Est. HH Income \$50,000 to \$74,999	15.8%	17.8%	19.0%
	2020 Est. HH Income \$35,000 to \$49,999	13.4%	12.4%	13.0%
	2020 Est. HH Income \$25,000 to \$34,999	8.1%	9.1%	9.1%
	2020 Est. HH Income \$15,000 to \$24,999	11.1%	8.9%	8.0%
	2020 Est. HH Income Under \$15,000	18.8%	17.5%	13.7%
	2020 Est. Average Household Income	\$70,132	\$72,577	\$76,405
	2020 Est. Median Household Income	\$50,150	\$54,026	\$59,624
	2020 Est. Per Capita Income	\$35,510	\$32,206	\$32,563
2020 Est. Total Businesses	1,189	7,703	10,683	
2020 Est. Total Employees	14,908	75,973	108,074	

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
©2020, Sites USA, Chandler AZ 480-491-1112 Demographic source: Applied Geographic Solutions 4/2020, TIGER Geography



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com

Bill Newland
541 484 2214
bill@campbellre.com



Tim Campbell
541 484 2214
timc@campbellre.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.

Demographics — Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 44.0671/-123.1013

Valley River Way Eugene, OR 97401		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	83.3%	82.1%	82.9%
	2020 Est. Black	2.1%	2.1%	1.9%
	2020 Est. Asian or Pacific Islander	3.0%	5.8%	4.8%
	2020 Est. American Indian or Alaska Native	1.2%	1.1%	1.1%
	2020 Est. Other Races	10.3%	9.0%	9.4%
HISPANIC	2020 Est. Hispanic Population	1,069	12,094	23,754
	2020 Est. Hispanic Population	11.2%	9.7%	10.5%
	2025 Proj. Hispanic Population	11.7%	10.1%	10.9%
	2010 Hispanic Population	8.8%	7.7%	8.3%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	7,241	79,942	152,927
	2020 Est. Elementary (Grade Level 0 to 8)	1.7%	1.9%	2.1%
	2020 Est. Some High School (Grade Level 9 to 11)	5.0%	4.0%	4.6%
	2020 Est. High School Graduate	17.8%	16.8%	19.4%
	2020 Est. Some College	27.3%	25.9%	26.0%
	2020 Est. Associate Degree Only	8.2%	9.0%	9.7%
	2020 Est. Bachelor Degree Only	22.9%	23.8%	21.6%
	2020 Est. Graduate Degree	17.1%	18.5%	16.6%
HOUSING	2020 Est. Total Housing Units	4,910	56,043	98,862
	2020 Est. Owner-Occupied	30.0%	39.8%	49.3%
	2020 Est. Renter-Occupied	66.0%	57.0%	47.6%
	2020 Est. Vacant Housing	4.0%	3.2%	3.2%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	1.9%	5.3%	4.2%
	2020 Homes Built 2000 to 2009	5.0%	7.6%	8.8%
	2020 Homes Built 1990 to 1999	11.1%	13.0%	13.8%
	2020 Homes Built 1980 to 1989	12.7%	11.3%	10.3%
	2020 Homes Built 1970 to 1979	21.9%	19.7%	22.3%
	2020 Homes Built 1960 to 1969	21.5%	16.2%	17.2%
	2020 Homes Built 1950 to 1959	8.0%	10.7%	9.5%
	2020 Homes Built Before 1949	13.9%	12.9%	10.7%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.1%	0.9%	1.0%
	2020 Home Value \$500,000 to \$999,999	11.4%	11.7%	10.3%
	2020 Home Value \$400,000 to \$499,999	15.2%	12.0%	10.0%
	2020 Home Value \$300,000 to \$399,999	25.8%	25.2%	24.0%
	2020 Home Value \$200,000 to \$299,999	37.6%	34.5%	35.6%
	2020 Home Value \$150,000 to \$199,999	4.0%	7.6%	9.3%
	2020 Home Value \$100,000 to \$149,999	2.3%	2.7%	2.9%
	2020 Home Value \$50,000 to \$99,999	0.6%	1.7%	1.4%
	2020 Home Value \$25,000 to \$49,999	0.5%	1.8%	2.7%
	2020 Home Value Under \$25,000	1.5%	2.0%	2.8%
	2020 Median Home Value	\$329,263	\$311,289	\$293,318
	2020 Median Rent	\$817	\$904	\$903

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2020, Sites USA, Chandler AZ 480-491-1112 Demographic source: Applied Geographic Solutions 4/2020, TIGER Geography



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com

Bill Newland
541 484 2214
bill@campbellre.com



Tim Campbell
541 484 2214
timc@campbellre.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.

Demographics — Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 44.0671/-123.1013

Valley River Way Eugene, OR 97401		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	8,472	107,807	192,277
	2020 Est. Civilian Employed	57.4%	56.9%	57.4%
	2020 Est. Civilian Unemployed	4.4%	4.4%	4.4%
	2020 Est. in Armed Forces	0.4%	-	0.2%
	2020 Est. not in Labor Force	37.8%	38.6%	38.0%
	2020 Labor Force Males	50.4%	48.8%	48.5%
	2020 Labor Force Females	49.6%	51.2%	51.5%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	4,861	61,370	110,373
	2020 Mgmt, Business, & Financial Operations	16.4%	15.3%	14.9%
	2020 Professional, Related	29.2%	27.5%	26.1%
	2020 Service	22.2%	22.1%	21.5%
	2020 Sales, Office	16.1%	20.0%	20.2%
	2020 Farming, Fishing, Forestry	0.6%	0.7%	0.6%
	2020 Construction, Extraction, Maintenance	5.2%	4.6%	5.5%
	2020 Production, Transport, Material Moving	10.2%	9.9%	11.3%
	2020 White Collar Workers	61.8%	62.7%	61.1%
	2020 Blue Collar Workers	38.2%	37.3%	38.9%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	61.9%	63.5%	67.1%
	2020 Drive to Work in Carpool	12.0%	10.1%	10.6%
	2020 Travel to Work by Public Transportation	4.5%	4.2%	4.2%
	2020 Drive to Work on Motorcycle	-	0.2%	0.2%
	2020 Walk or Bicycle to Work	12.3%	13.5%	9.7%
	2020 Other Means	0.6%	1.2%	1.2%
	2020 Work at Home	8.7%	7.3%	6.9%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	57.1%	49.4%	44.8%
	2020 Travel to Work in 15 to 29 Minutes	34.2%	41.2%	44.5%
	2020 Travel to Work in 30 to 59 Minutes	10.2%	8.1%	9.8%
	2020 Travel to Work in 60 Minutes or More	4.4%	4.0%	3.9%
	2020 Average Travel Time to Work	14.0	14.6	15.5
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$258.12 M	\$3.03 B	\$5.54 B
	2020 Est. Apparel	\$9.04 M	\$106.35 M	\$194.41 M
	2020 Est. Contributions, Gifts	\$14.57 M	\$170.11 M	\$311.3 M
	2020 Est. Education, Reading	\$8.28 M	\$96.77 M	\$174.43 M
	2020 Est. Entertainment	\$14.28 M	\$168.35 M	\$309.75 M
	2020 Est. Food, Beverages, Tobacco	\$39.91 M	\$469.12 M	\$856.67 M
	2020 Est. Furnishings, Equipment	\$8.88 M	\$104.76 M	\$192.77 M
	2020 Est. Health Care, Insurance	\$23.55 M	\$276.85 M	\$509.6 M
	2020 Est. Household Operations, Shelter, Utilities	\$85.24 M	\$994.65 M	\$1.81 B
	2020 Est. Miscellaneous Expenses	\$4.88 M	\$57.03 M	\$104.48 M
	2020 Est. Personal Care	\$3.46 M	\$40.64 M	\$74.4 M
	2020 Est. Transportation	\$46.04 M	\$546.5 M	\$1.01 B

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2020, Sites USA, Chandler AZ 480-491-1112 Demographic source: Applied Geographic Solutions 4/2020, TIGER Geography



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com

Bill Newland
541 484 2214
bill@campbellre.com



Tim Campbell
541 484 2214
timc@campbellre.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.