

FOR LEASE

Available Space - 1,248 SF



1079A VALLEY RIVER WAY - EUGENE, OR

HIGH VISIBILITY RETAIL REGIONAL MALL LOCATION

- EXCELLENT LOCATION ACROSS FROM VALLEY RIVER CENTER
- 1,248 SQUARE FEET
- 225,669 POPULATION IN 5-MILE RADIUS
- 67,000 VEHICLES DAILY ON DELTA HIGHWAY
- VALLEY RIVER CENTER EXPERIENCES OVER 7,600,000 VISITORS ANNUALLY

Lease Rate: \$36.00/SF, NNN

For more information contact:



BILL NEWLAND

bill@campbellre.com | (541) 484-2214

Licensed in the State of Oregon

TIM CAMPBELL

timc@campbellre.com | (541) 285-8865

Licensed in the State of Oregon

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.

PRIME RETAIL LOCATION VALLEY RIVER STATION ACROSS FROM VALLEY RIVER CENTER

Valley River Station is strategically situated with excellent visibility and access from major freeways. This prime commercial center is adjacent to the region's leading super-regional mall, Valley River Center, located along Delta Highway and just one mile west of Interstate 5.

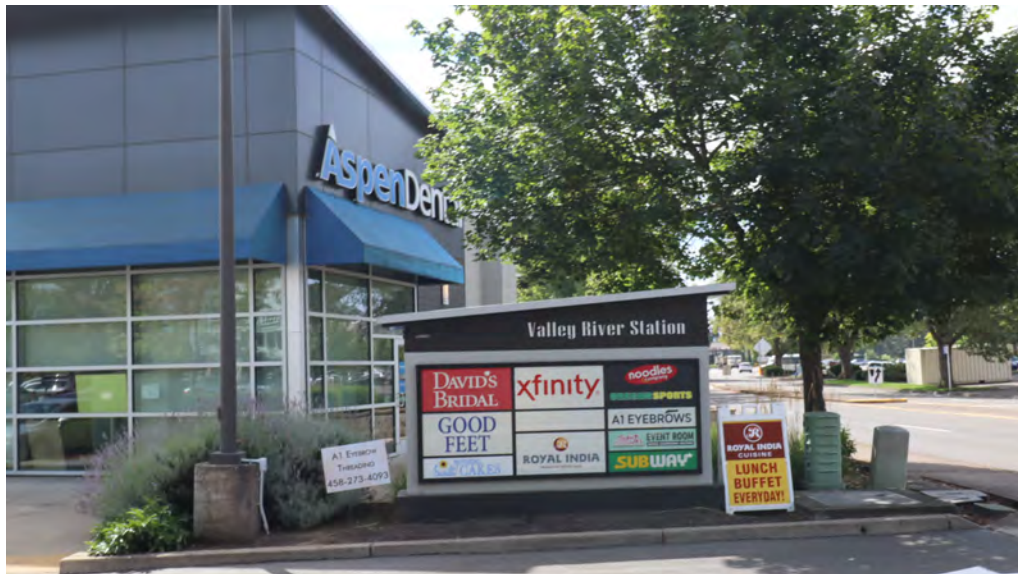
The center hosts a diverse range of well-known tenants, including Red Lobster, Dickie Jo's, Aspen Dental, Noodles & Company, Oregon Sports, Xfinity, and The Good Feet Store.

Valley River Center Mall draws an impressive 7.6 million annual visitors (21,000 daily) and features leading retailers such as Macy's, Regal Cinemas, JC Penney, H&M, Texas Roadhouse, and BJ's Restaurant & Brewery.

The surrounding area is home to a variety of prominent national brands, including Cost Plus - World Market, Olive Garden, Starbucks, Kaiser Permanente, Valley River Inn, Men's Wearhouse, Ross Dress for Less, Barnes & Noble, and Petco.



PHOTOS - 1079A VALLEY RIVER WAY



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.

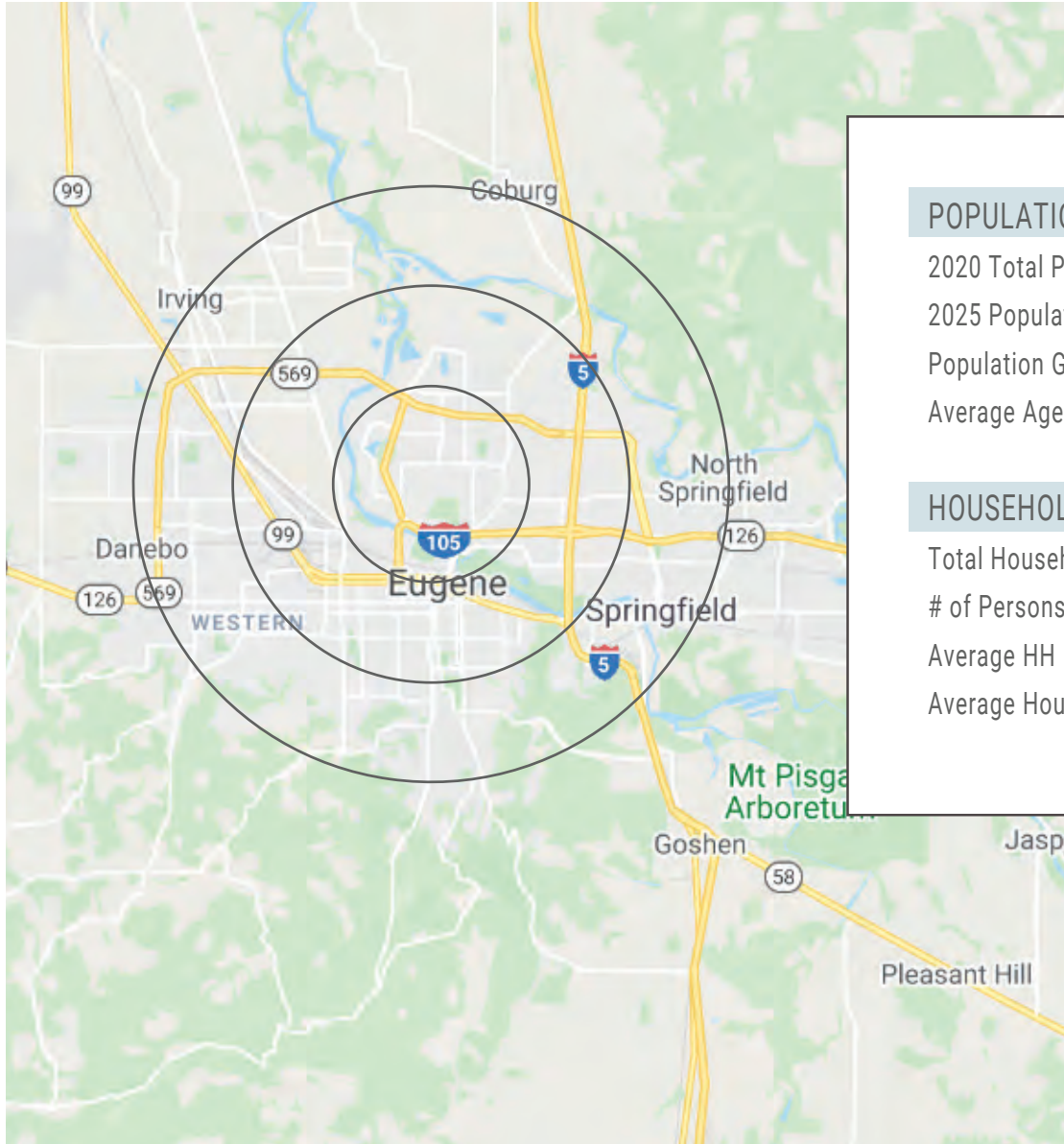
VALLEY RIVER STATION TENANTS



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.



DEMOGRAPHICS MAP - 1079A VALLEY RIVER WAY



POPULATION	1 MILE	3 MILE	5 MILE
2020 Total Population:	10,337	122,447	225,669
2025 Population:	11,142	131,056	240,967
Population Growth 2020-2025:	7.79%	7.03%	6.78%
Average Age:	41.30	37.50	38.80

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households:	4,830	53,107	95,120
# of Persons per HH:	7.66%	7.09%	6.80%
Average HH Income:	\$57,494	47,470	53,250
Average House Value:	\$308,865	\$285,998	\$277,289

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.