

FOR LEASE

AVAILABLE RESTAURANT
4,267 SF SPACE



1079 VALLEY RIVER DRIVE - SUITE C - EUGENE, OREGON

RESTAURANT SPACE

4,267 SQUARE FEET | VALLEY RIVER STATION

- EXISTING RESTAURANT SPACE
- HOOD AND GREASE INTERCEPTOR IN PLACE
- GREAT LOCATION ACROSS FROM VALLEY RIVER CENTER

Lease Rate: \$34.23/SF, NNN



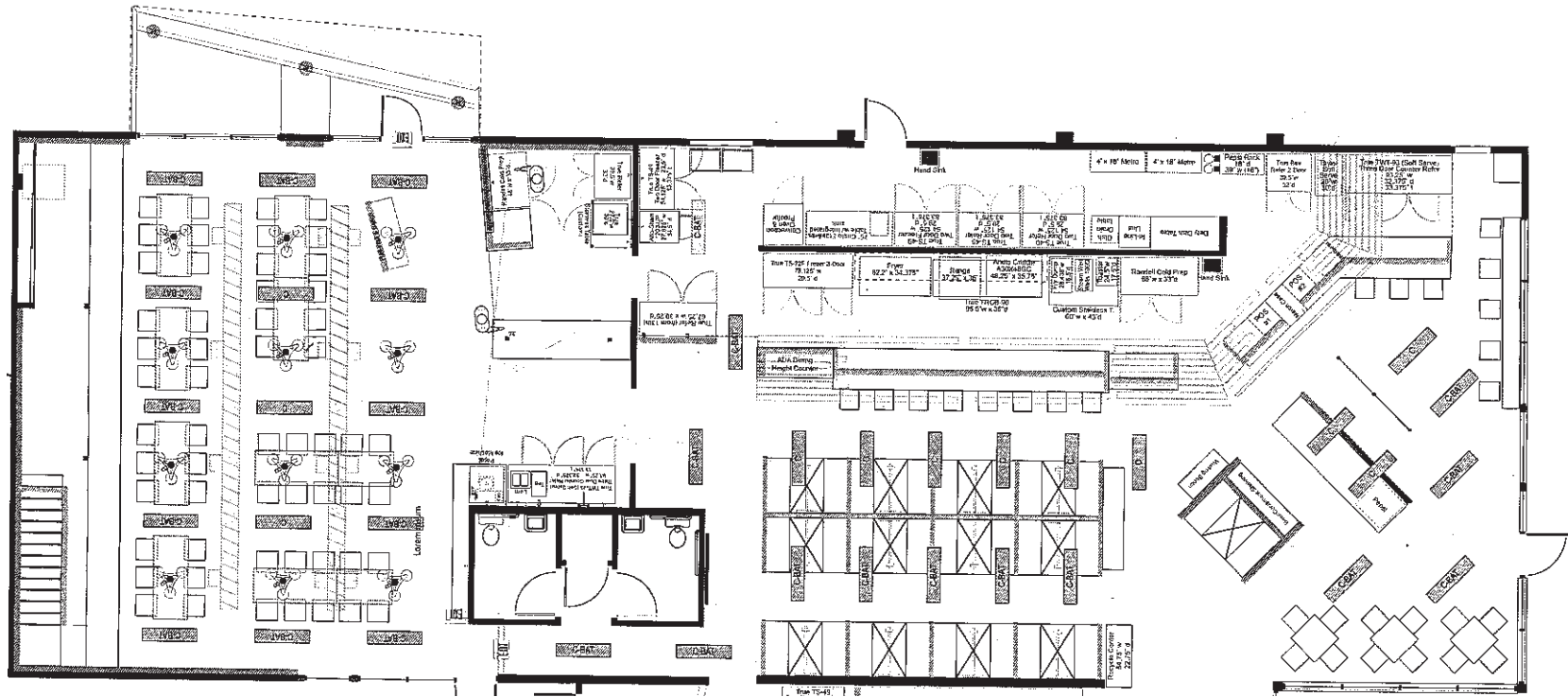
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RESTAURANT FLOOR PLAN



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VALLEY RIVER STATION

Valley River Station is an excellent location with exceptional freeway visibility and access. The center is located next to Eugene/Springfield's dominant super-regional mall Valley River Center along Delta Highway, approximately one mile west of I-5.

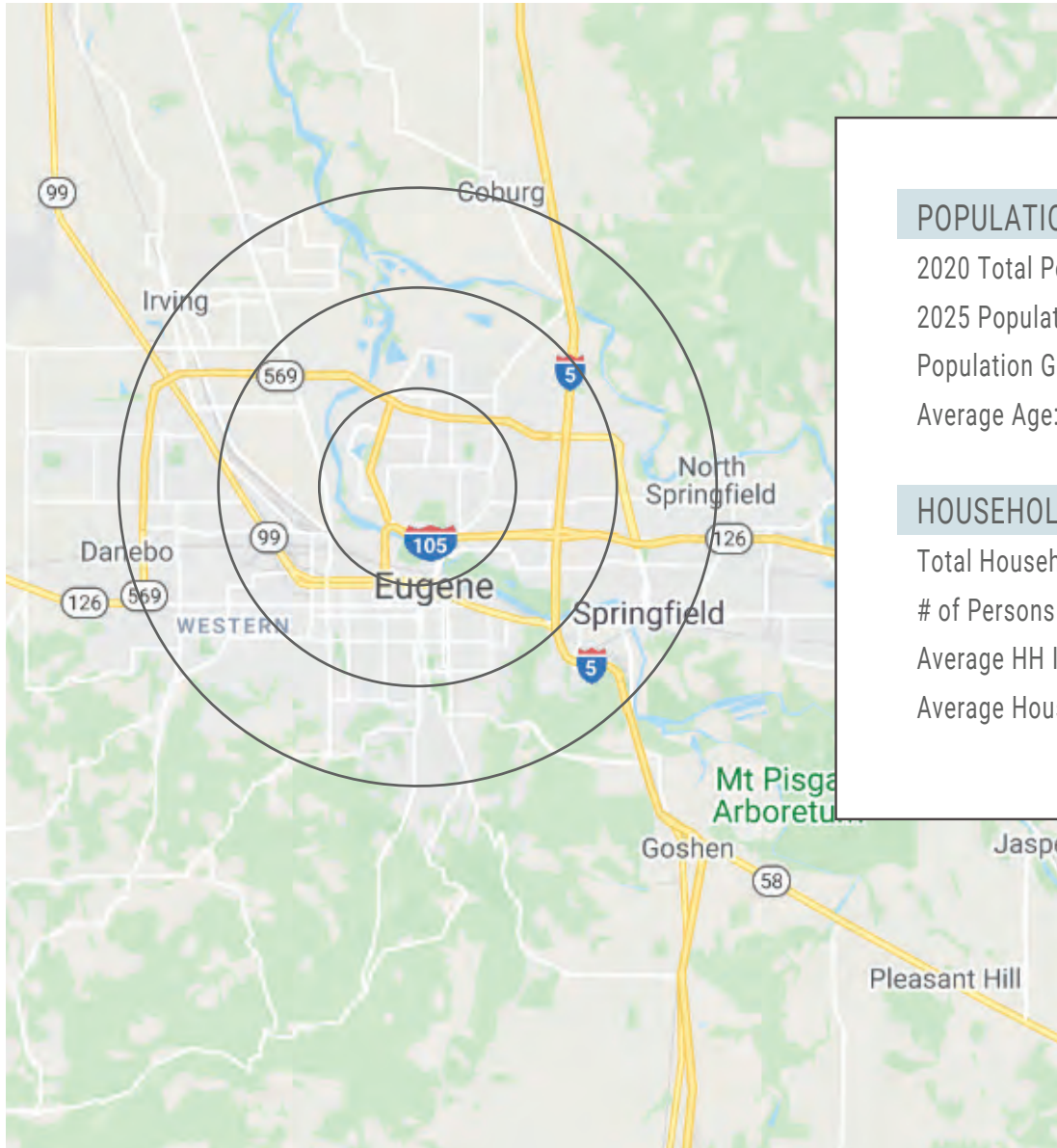
Valley River Station tenants include Nothing Bundt Cakes, Red Lobster, Aspen Dental Noodles & Compan , Oregon Sports, Xfinity, and Good Feet Store.

Valley River Center Mall attracts 7,665,000 annual visitors (21,000 daily) with the following tenants: Macy's, Regal Cinemas, JC Penny, H&M, Texas Roadhouse and BJ's Restaurant & Brewery.

The surrounding national area tenants: Cost Plus World Market, Olive Garden, Starbucks, Kaiser Permanente, Valley River Inn, Men's WearHouse, Ross Dress for Less, Barnes & Noble and Petco.



DEMOGRAPHICS MAP



| 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 |

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