

FOR LEASE



EXCELLENT LOCATION ACROSS FROM VALLEY RIVER CENTER REGIONAL MALL

VALLEY RIVER PLAZA RETAIL

- AVAILABLE SPACES:
 - SUITE 108 - 2,037 SF (\$18/SF, NNN)
 - SUITE 119 - 1,898 SF (\$22/SF, NNN)
- STRONG DEMOGRAPHICS: 214,018 POPULATION IN 5 MILE RADIUS
- HIGH VISIBILITY: TRAFFIC COUNTS EXCEEDS 67,000 VEHICLES PER DAY
- PAD SITE AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT - CALL FOR PRICING

For more information contact:



www.campbellre.com

TIM CAMPBELL
timc@campbellre.com
(541) 484-2214

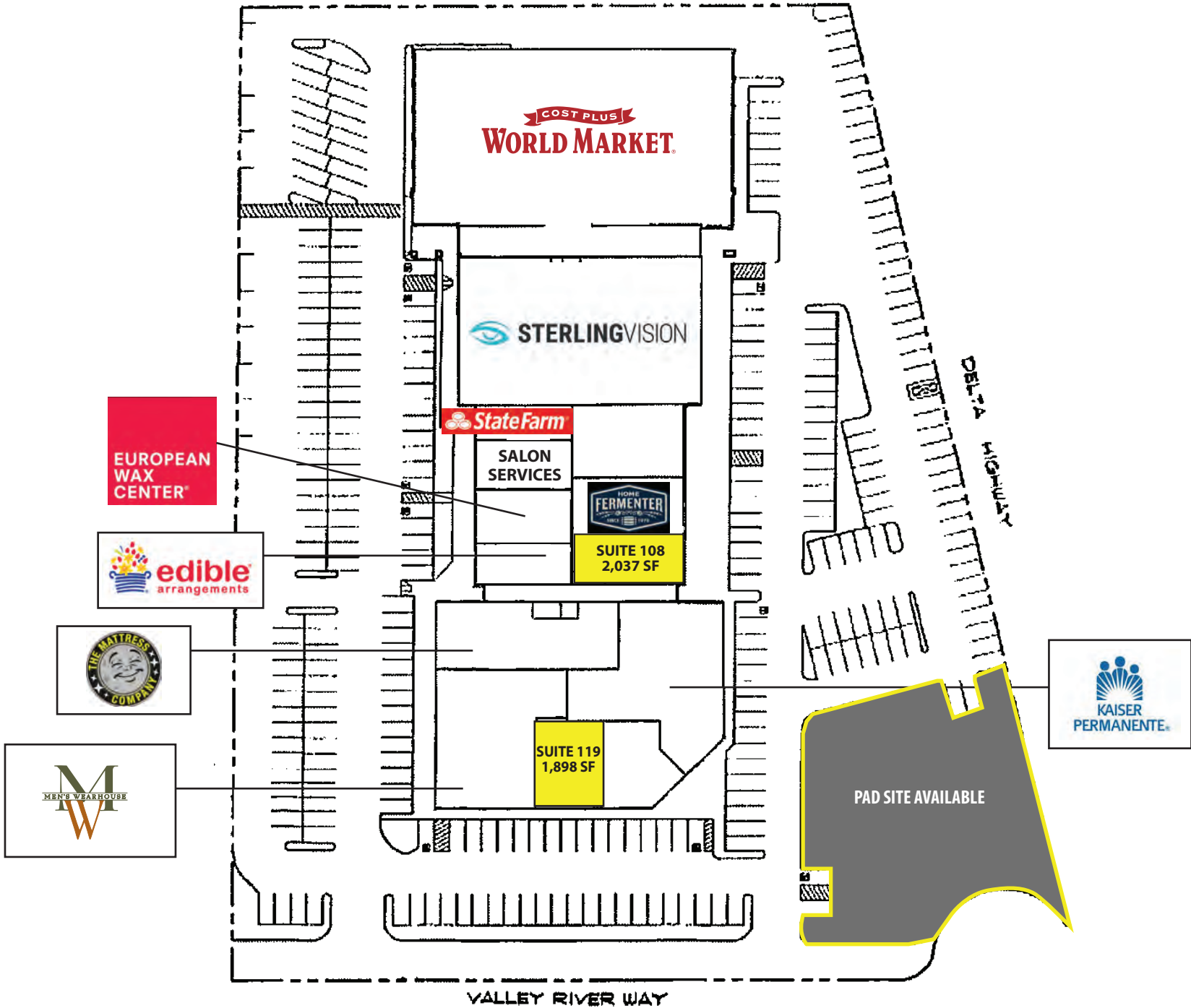
Licensed in the State of Oregon

BILL NEWLAND
bill@campbellre.com
(541) 484-2214

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.

PROPERTY SITE PLAN



VALLEY RIVER PLAZA 1011-1069 VALLEY RIVER WAY - EUGENE, OR

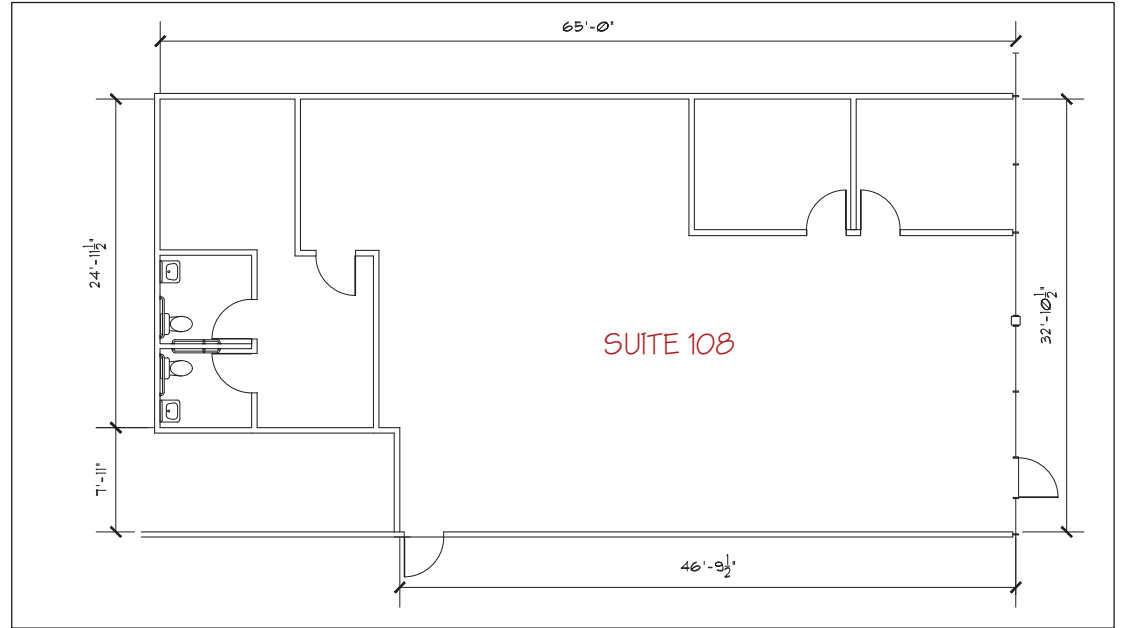
Valley River Plaza is a great location with exceptional freeway visibility and access. The center is located next to Eugene and Springfield's dominant super-regional mall Valley River Center along Delta Highway, approximately one mile west of Interstate 5. Valley River Plaza tenants include: Cost Plus World Market, Men's WearHouse, and Kaiser Permanente Dental.

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

The surrounding area includes: Valley River Inn, Starbucks, Red Lobster, The Good Feet Store, Olive Garden, Barnes and Noble, and Petco.



AVAILABLE SUITES



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.

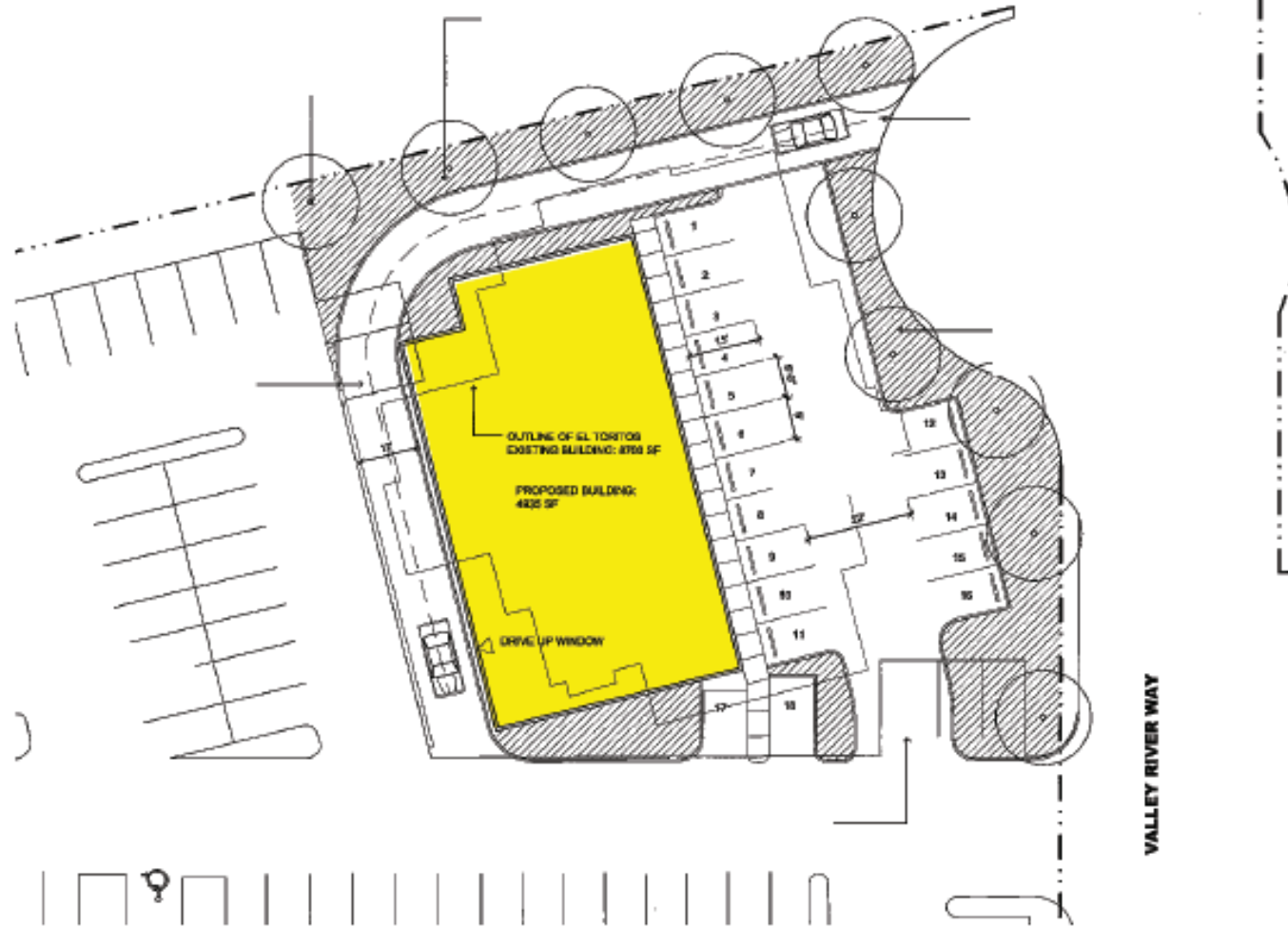
PROPERTY LOCATION



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.

PAD SITE - SITE PLAN A

1003 VALLEY RIVER WAY | SITE PLAN A



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



1003 VALLEY RIVER WAY | SITE PLAN B

