

**GROUND LEASE OR BUILD TO SUIT**

# Valley River Center Macy's Pads

**293 VALLEY RIVER CENTER / EUGENE, OR 97401**



## AVAILABLE SPACES

- Parcel 1 – 34,570 SF
- Parcel 2 – 73,218 SF
- Parcel 3 – 39,693 SF

## LEASE RATE

Please call for details

## TRAFFIC COUNTS

Valley River Way – 6,811 VPD (22)  
Delta Hwy – 18,634 VPD (22)

## HIGHLIGHTS

- High profile pads available adjacent to Macy's at the Regional Power Center, Valley River Center.
- Anchored by Macy's, JCPenny, H&M, Regal Cinemas, BJ's Restaurant, and Texas Roundhouse.
- Ground Lease or Build to Suit, and possible drive-thru available.

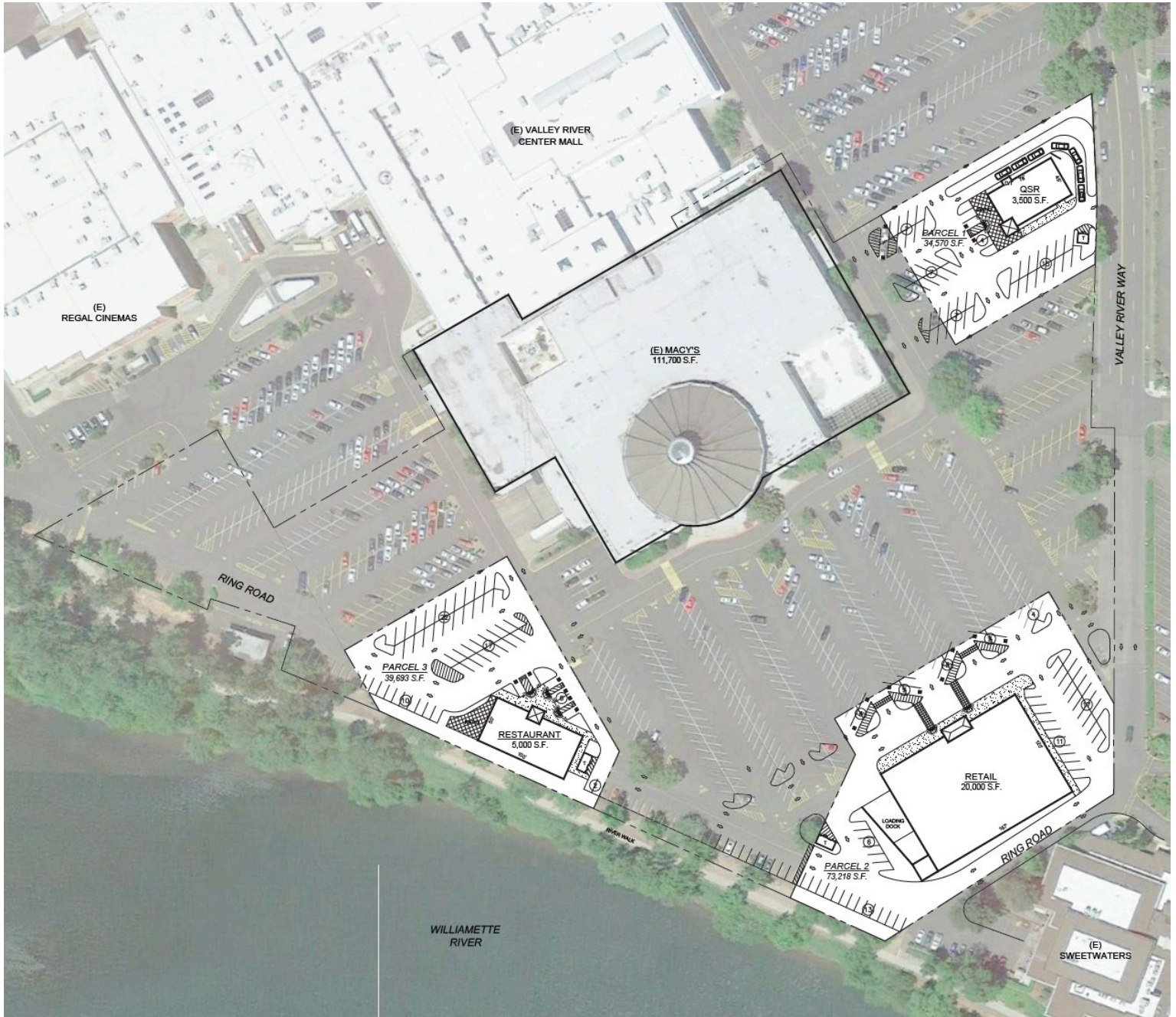


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# Site plan



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# Valley River Center—Close in



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# Shopping centers in Eugene



GILBERT CENTER

EMERALD SHOPPING CENTER

DELTA OAKS SHOPPING CENTER

SHELDON PLAZA

THE SHOPPES AT GATEWAY

VALLEY RIVER CENTER

Lane Bryant  
Eugene DMV  
GameStop  
Nail La Belle  
Hot Topic  
American Eagle Store  
Torrid  
Rue21  
Champs Sports  
H&M  
Hollister Co.  
Kay Jewelers  
LOFT  
Victoria's Secret  
Buckle  
Verizon  
The Duck Store  
Foot Locker  
Fuego / Attic Salt  
Fuji Japanese Steakhouse  
Sarku Japan  
Zumiez  
Maurices  
Binyon Optical

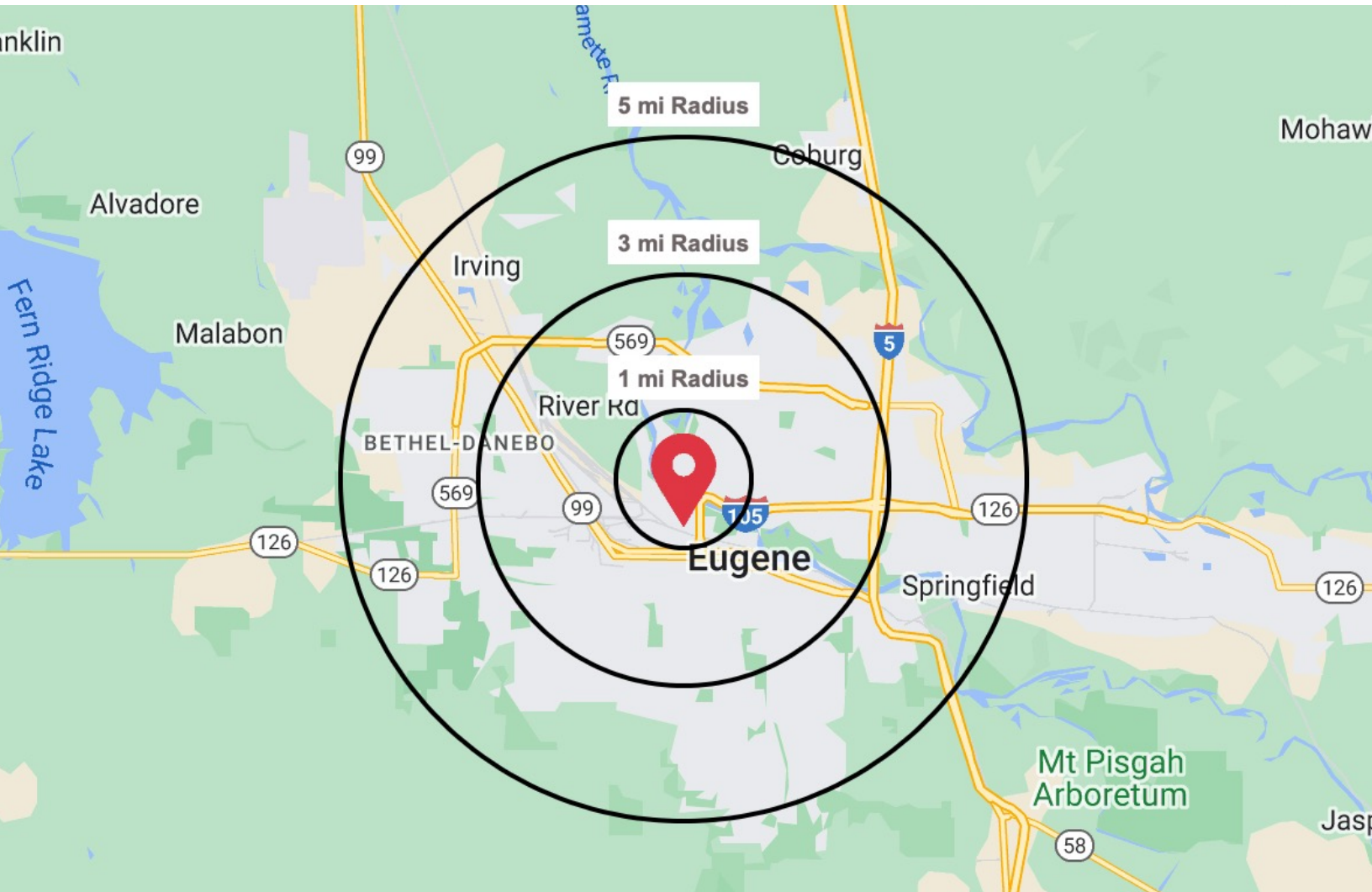
SITE

OAKWAY CENTER

5TH STREET PUBLIC MARKET

PIONEER PLAZA

# Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2022	9,488	126,088	225,224
Projected Total Population 2027	9,948	132,747	234,430
Average HH Income	\$66,537	\$72,166	\$76,843
Median Home Value	\$326,458	\$322,509	\$313,300
Estimated Total Households	4,497	53,380	93,716
Daytime Demographics 16+	8,199	108,794	190,453
Some College or Higher	78.7%	76.4%	74.1%

Source: Regis – SitesUSA (2022)



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# Demographics — Full Profile

## 2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 44.068/-123.1052

293 Valley River Center Eugene, OR 97401	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	9,488	126,088	225,224
2027 Projected Population	9,948	132,747	234,430
2020 Census Population	9,489	125,731	225,277
2010 Census Population	8,647	110,271	203,543
Projected Annual Growth 2022 to 2027	1.0%	1.1%	0.8%
Historical Annual Growth 2010 to 2022	0.8%	1.2%	0.9%
<b>Households</b>			
2022 Estimated Households	4,497	53,380	93,716
2027 Projected Households	4,792	57,510	99,719
2020 Census Households	4,486	53,298	93,780
2010 Census Households	4,141	47,933	86,008
Projected Annual Growth 2022 to 2027	1.3%	1.5%	1.3%
Historical Annual Growth 2010 to 2022	-	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	8.2%	8.3%	9.2%
2022 Est. Population 10 to 19 Years	9.2%	13.7%	12.8%
2022 Est. Population 20 to 29 Years	16.6%	20.9%	17.5%
2022 Est. Population 30 to 44 Years	20.8%	18.0%	18.8%
2022 Est. Population 45 to 59 Years	20.2%	17.0%	18.1%
2022 Est. Population 60 to 74 Years	18.0%	15.1%	16.5%
2022 Est. Population 75 Years or Over	7.0%	7.1%	7.1%
2022 Est. Median Age	40.6	36.5	38.2
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	50.5%	49.7%	49.5%
2022 Est. Female Population	49.5%	50.3%	50.5%
2022 Est. Never Married	39.3%	48.2%	41.0%
2022 Est. Now Married	34.6%	32.6%	38.7%
2022 Est. Separated or Divorced	20.8%	15.4%	16.2%
2022 Est. Widowed	5.3%	3.8%	4.1%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	3.3%	4.7%	5.0%
2022 Est. HH Income \$150,000 to \$199,999	5.4%	4.5%	4.8%
2022 Est. HH Income \$100,000 to \$149,999	14.7%	13.2%	14.3%
2022 Est. HH Income \$75,000 to \$99,999	11.8%	11.7%	13.6%
2022 Est. HH Income \$50,000 to \$74,999	20.2%	16.9%	18.1%
2022 Est. HH Income \$35,000 to \$49,999	13.2%	13.3%	13.5%
2022 Est. HH Income \$25,000 to \$34,999	6.8%	9.9%	9.5%
2022 Est. HH Income \$15,000 to \$24,999	7.9%	9.3%	8.0%
2022 Est. HH Income Under \$15,000	16.7%	16.4%	13.2%
2022 Est. Average Household Income	\$66,537	\$72,166	\$76,843
2022 Est. Median Household Income	\$56,752	\$54,257	\$60,512
2022 Est. Per Capita Income	\$32,036	\$31,519	\$32,571
2022 Est. Total Businesses	1,043	7,772	11,058
2022 Est. Total Employees	10,784	69,501	102,715

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<b>Race</b>			
2022 Est. White	79.0%	73.8%	76.2%
2022 Est. Black	2.1%	1.9%	1.6%
2022 Est. Asian or Pacific Islander	3.0%	7.8%	5.7%
2022 Est. American Indian or Alaska Native	1.2%	1.2%	1.2%
2022 Est. Other Races	14.7%	15.3%	15.3%
<b>Hispanic</b>			
2022 Est. Hispanic Population	1,106	16,919	28,420
2022 Est. Hispanic Population	11.7%	13.4%	12.6%
2027 Proj. Hispanic Population	11.6%	13.3%	12.6%
2020 Hispanic Population	10.5%	12.1%	12.1%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	7,117	82,181	153,068
2022 Est. Elementary (Grade Level 0 to 8)	2.3%	1.8%	1.8%
2022 Est. Some High School (Grade Level 9 to 11)	3.9%	4.1%	4.5%
2022 Est. High School Graduate	15.0%	17.7%	19.7%
2022 Est. Some College	24.2%	25.9%	26.1%
2022 Est. Associate Degree Only	8.1%	9.1%	9.5%
2022 Est. Bachelor Degree Only	23.2%	22.9%	21.3%
2022 Est. Graduate Degree	23.4%	18.5%	17.2%
<b>Housing</b>			
2022 Est. Total Housing Units	4,799	56,358	98,303
2022 Est. Owner-Occupied	36.5%	39.4%	49.6%
2022 Est. Renter-Occupied	57.2%	55.3%	45.7%
2022 Est. Vacant Housing	6.3%	5.3%	4.7%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	5.9%	7.8%	6.4%
2022 Homes Built 2000 to 2009	4.4%	8.8%	10.0%
2022 Homes Built 1990 to 1999	11.8%	12.2%	13.0%
2022 Homes Built 1980 to 1989	11.8%	9.7%	8.9%
2022 Homes Built 1970 to 1979	20.4%	17.9%	20.9%
2022 Homes Built 1960 to 1969	13.0%	12.9%	13.8%
2022 Homes Built 1950 to 1959	7.8%	11.3%	10.1%
2022 Homes Built Before 1949	18.5%	14.0%	12.2%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	0.4%	0.6%	0.7%
2022 Home Value \$500,000 to \$999,999	13.9%	12.4%	11.7%
2022 Home Value \$400,000 to \$499,999	12.4%	15.4%	12.6%
2022 Home Value \$300,000 to \$399,999	28.5%	23.2%	24.1%
2022 Home Value \$200,000 to \$299,999	37.0%	33.6%	35.1%
2022 Home Value \$150,000 to \$199,999	3.8%	6.9%	7.0%
2022 Home Value \$100,000 to \$149,999	1.1%	2.6%	2.6%
2022 Home Value \$50,000 to \$99,999	0.2%	1.6%	1.2%
2022 Home Value \$25,000 to \$49,999	0.3%	1.5%	2.2%
2022 Home Value Under \$25,000	2.5%	2.2%	3.0%
2022 Median Home Value	\$326,458	\$322,509	\$313,300
2022 Median Rent	\$939	\$952	\$954

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<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	8,199	108,794	190,453
2022 Est. Civilian Employed	56.4%	57.0%	58.6%
2022 Est. Civilian Unemployed	3.0%	3.7%	3.2%
2022 Est. in Armed Forces	0.3%	-	0.1%
2022 Est. not in Labor Force	40.3%	39.2%	38.1%
2022 Labor Force Males	50.4%	49.5%	49.3%
2022 Labor Force Females	49.6%	50.5%	50.7%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	4,624	61,985	111,607
2022 Mgmt, Business, & Financial Operations	16.1%	13.8%	13.8%
2022 Professional, Related	34.4%	26.8%	25.9%
2022 Service	18.0%	19.8%	19.0%
2022 Sales, Office	14.7%	20.5%	21.1%
2022 Farming, Fishing, Forestry	1.4%	0.5%	0.6%
2022 Construction, Extraction, Maintenance	5.8%	6.1%	6.9%
2022 Production, Transport, Material Moving	9.6%	12.4%	12.6%
2022 White Collar Workers	65.2%	61.1%	60.9%
2022 Blue Collar Workers	34.8%	38.9%	39.1%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	62.5%	63.9%	67.2%
2022 Drive to Work in Carpool	10.5%	11.3%	11.1%
2022 Travel to Work by Public Transportation	6.3%	4.5%	4.2%
2022 Drive to Work on Motorcycle	-	0.2%	0.2%
2022 Walk or Bicycle to Work	12.0%	12.7%	9.9%
2022 Other Means	0.8%	0.9%	1.1%
2022 Work at Home	7.8%	6.5%	6.3%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	43.1%	43.6%	40.0%
2022 Travel to Work in 15 to 29 Minutes	39.1%	41.7%	43.9%
2022 Travel to Work in 30 to 59 Minutes	12.8%	9.4%	11.0%
2022 Travel to Work in 60 Minutes or More	5.0%	5.3%	5.2%
2022 Average Travel Time to Work	15.8	15.4	16.1
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$238.3 M	\$2.97 B	\$5.44 B
2022 Est. Apparel	\$8.32 M	\$103.92 M	\$190.62 M
2022 Est. Contributions, Gifts	\$13.17 M	\$165.83 M	\$305.7 M
2022 Est. Education, Reading	\$7.39 M	\$93.72 M	\$170.78 M
2022 Est. Entertainment	\$13.19 M	\$164.62 M	\$304.03 M
2022 Est. Food, Beverages, Tobacco	\$37.02 M	\$459.7 M	\$840.72 M
2022 Est. Furnishings, Equipment	\$8.23 M	\$102.54 M	\$189.3 M
2022 Est. Health Care, Insurance	\$21.9 M	\$271.8 M	\$500.62 M
2022 Est. Household Operations, Shelter, Utilities	\$78.33 M	\$973.55 M	\$1.78 B
2022 Est. Miscellaneous Expenses	\$4.5 M	\$55.85 M	\$102.56 M
2022 Est. Personal Care	\$3.21 M	\$39.83 M	\$73.06 M
2022 Est. Transportation	\$43.06 M	\$536.03 M	\$988.78 M

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