



EXCELLENT LOCATION ACROSS FROM VALLEY RIVER CENTER REGIONAL MALL

## For Lease - Valley River Plaza Retail

- AVAILABLE SPACES:  
SUITE 106 - 2,786 SF (\$22/SF, NNN)  
SUITE 114 - 1,883 SF (\$28/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:



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

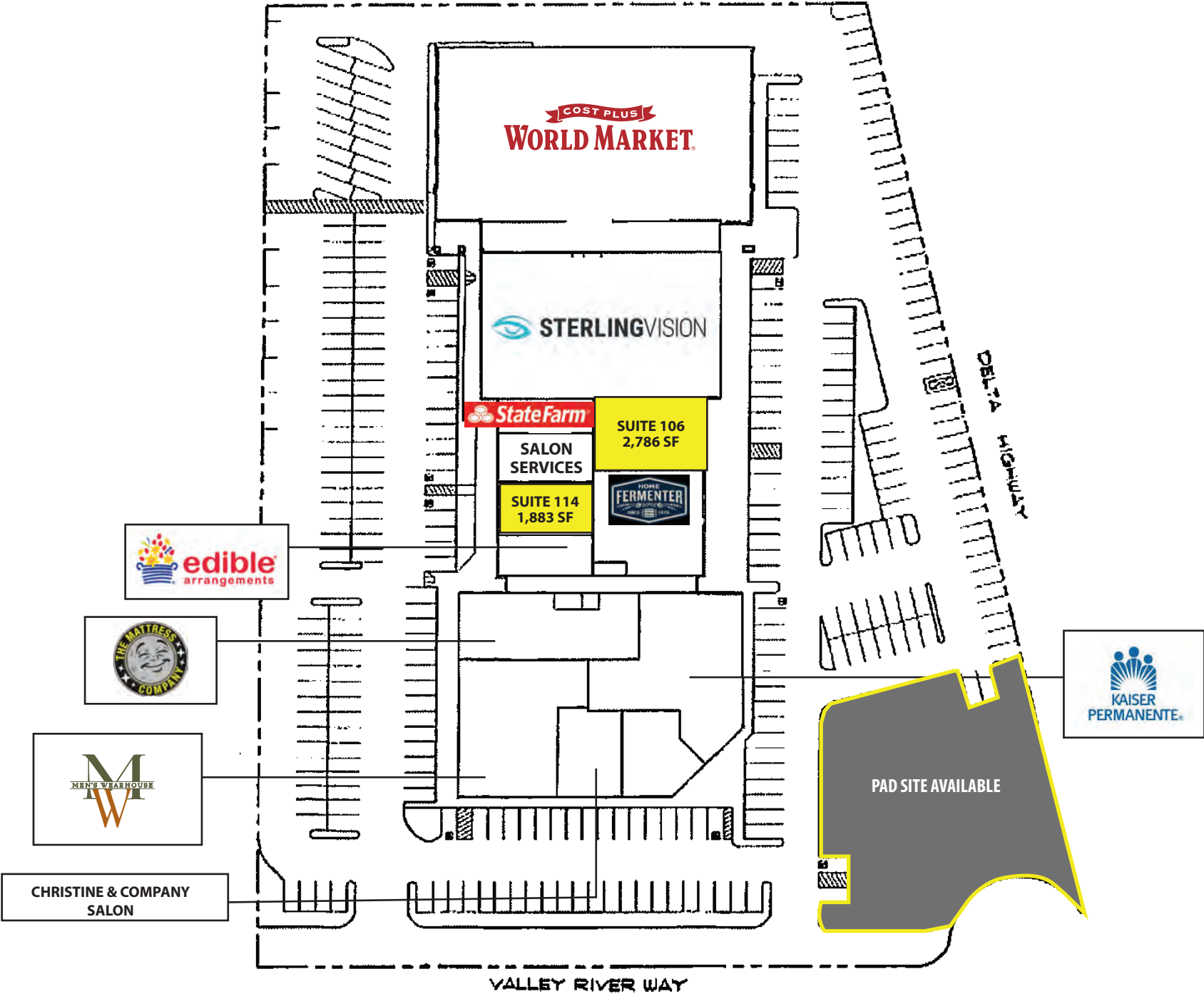
Valley River Plaza is a great location with exceptional freeway visibility and access. The center is located next to Eugene and Springfield's dominant super-regional mall Valley River Center along Delta Highway, approximately one mile west of Interstate 5. Valley River Plaza tenants include: Cost Plus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



PROPERTY SITE PLAN

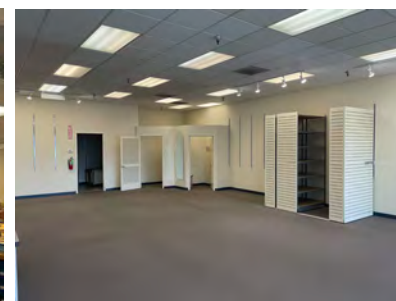
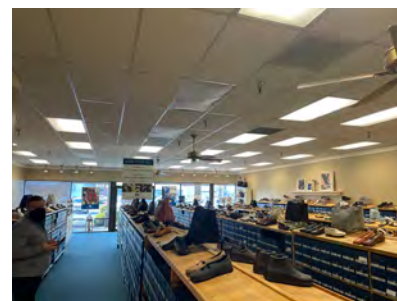


## AVAILABLE SUITES

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**Fully built-out massage space with beautiful finishes, formally Massage Envy**



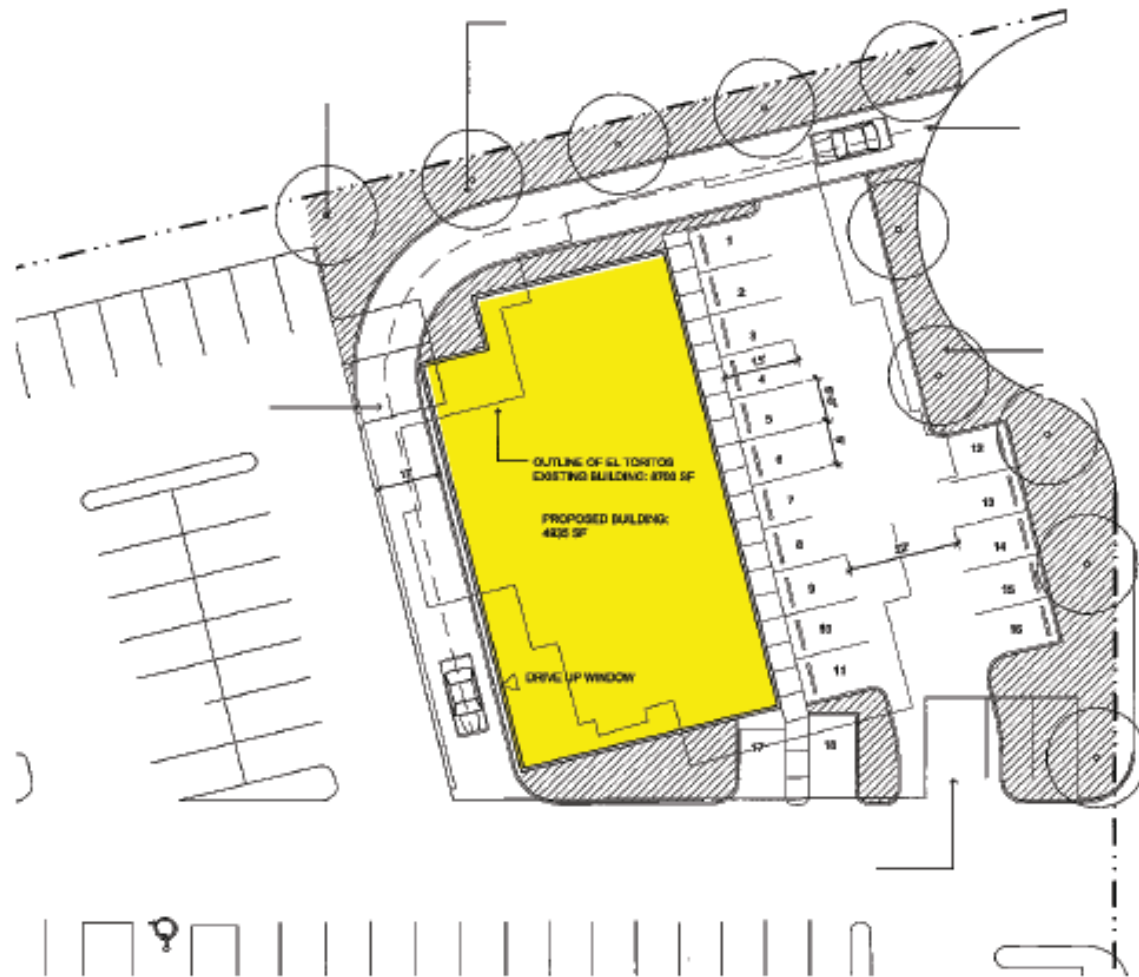


# PROPERTY LOCATION



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1003 VALLEY RIVER WAY | SITE PLAN A





1003 VALLEY RIVER WAY | SITE PLAN B

