

**FOR LEASE**



## VALLEY RIVER CENTER - EUGENE, OREGON

### VALLEY RIVER CENTER LANE COUNTY'S LARGEST REGIONAL SHOPPING CENTER

- CONVENIENT LOCATION OFF OF DELTA HIGHWAY
- ANCHORED BY MACY'S, JCPENNEY, REGAL CINEMA, AND ROUND1
- RETAIL SPACES AVAILABLE FROM 1,019 SF - 12,636 SF

*Call for pricing and additional information*



**BILL NEWLAND**  
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Licensed in the State of Oregon

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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.

# AVAILABLE SPACES

VALLEY  
RIVER  
CENTER

499  
DEPARTMENT OF MOTOR VEHICLES  
8,246 SF

00000  
**macys**  
MALL LEVEL 106,657 SF  
SECOND LEVEL 74,470 SF

REGAL  
CINEMAS  
75,387 SF

ROUND 1  
BOWLING &  
AMUSEMENT  
MALL LEVEL 22,008 SF

LEVEL 2  
58,193 SF AVAILABLE

SPACE P0008  
1,216 SF

SPACE P0004  
4,766 SF

SPACE G0028  
1,019 SF

SPACE E0010  
5,647 SF

SPACE B0004  
1,131 SF

SPACE C0010  
11,058 SF (DIVISIBLE  
TO 3,500 SF)

SPACE B0013  
12,636 SF

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*Campbell*  
COMMERCIAL  
REAL ESTATE



# VALLEY RIVER CENTER - SITE PLAN



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## AREA TENANTS / ATTRACTIONS



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## VALLEY RIVER CENTER - EUGENE, OR



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## MAJOR RETAILERS INCLUDE:

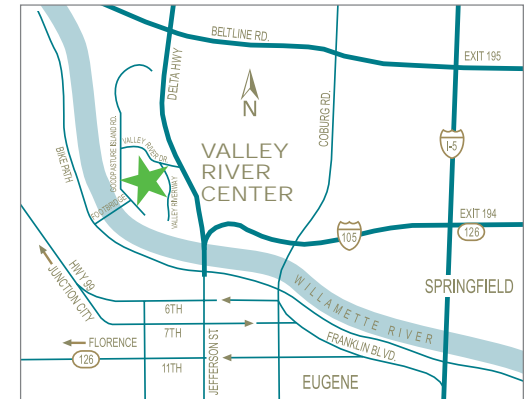
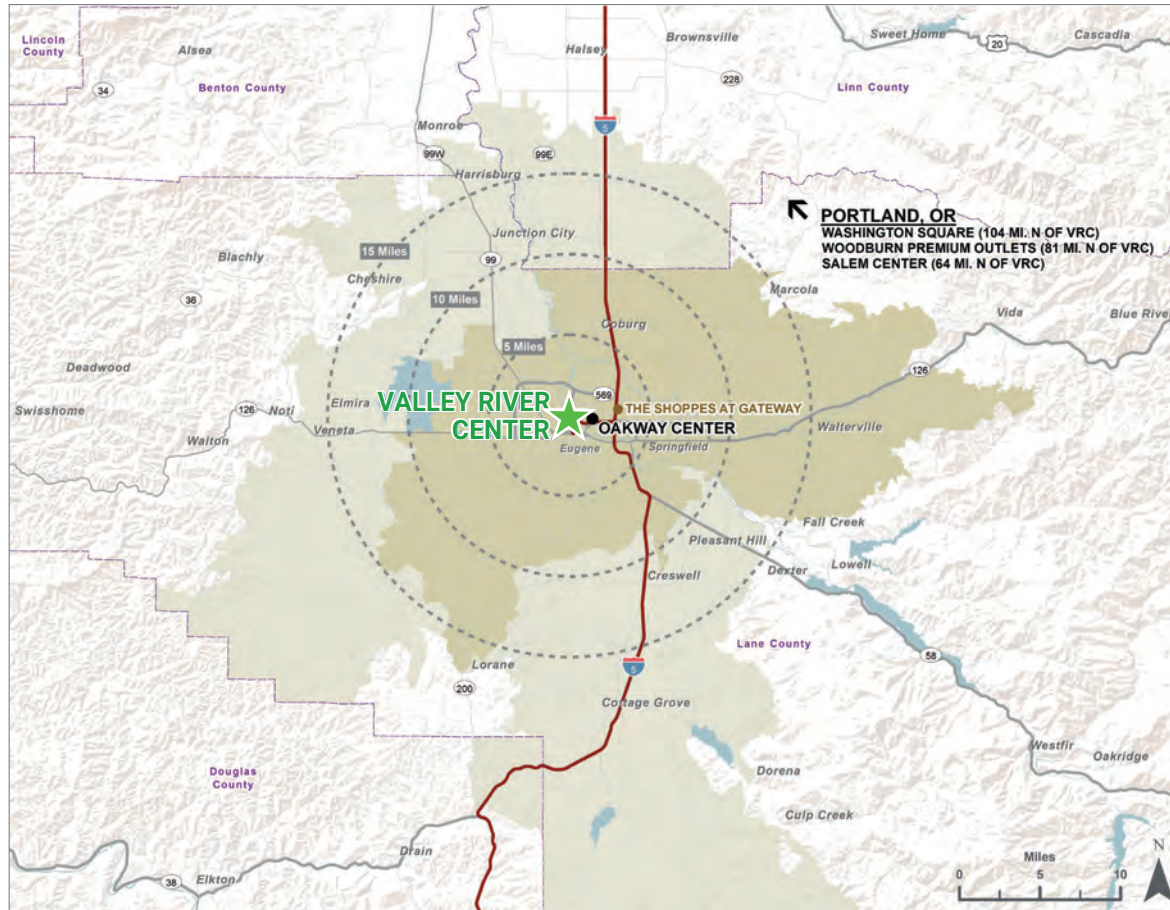
- MACY'S
- JCPENNEY
- ROUND1
- REGAL CINEMAS
- BJ'S RESTAURANT & BREWERY
- TEXAS ROUNHOUSE
- AMERICAN EAGLE OUTFITTERS
- BATH & BODY WORKS
- BUCKLE
- COTTON ON
- FOOT LOCKER
- FUJI STEAKHOUSE
- FOREVER 21
- HOLLISTER
- LOFT
- PACSUN
- SUNGLASS HUT
- TILLY'S
- VICTORIA'S SECRET



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## TRADE AREA MAP



### LEGEND

- ★ VALLEY RIVER CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



## DEMOGRAPHIC SUMMARY

Source: U.S. Census Bureau. ESRI 2023

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		EUGENE-SPRINGFIELD, OR [MSA]	
2023 Total Population	294,814		357,903		388,866	
2028 Total Population	297,724		361,646		393,024	
2023-2028 Population Growth	1.0%		1.0%		1.1%	
HOUSEHOLDS						
2023 Total Households	121,247		145,429		159,650	
2028 Total Households	123,226		147,842		162,303	
2023-2028 Household Growth	1.6%		1.7%		1.7%	
INCOME						
Average Household Income	\$92,184		\$91,968		\$91,829	
Median Household Income	\$64,201		\$64,786		\$64,442	
Per Capita Income	\$38,147		\$37,558		\$37,890	
HOUSEHOLD INCOME RANGES						
\$50,000 +	74,304	61.3%	89,636	61.6%	98,033	61.4%
\$75,000 +	53,418	44.1%	64,607	44.4%	70,597	44.2%
\$100,000 +	36,507	30.1%	43,679	30.0%	47,524	29.8%
\$150,000 +	15,864	13.1%	18,786	12.9%	20,572	12.9%
AGE						
Median Age	38.8		39.8		41.3	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	78,079	38.4%	89,808	36.0%	97,035	35.2%
White Collar	85,043	61.5%	99,921	60.4%	105,172	59.9%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	949		6,848		9,524	
Total Employees	11,093		77,412		113,926	
Daytime Population	17,034		156,302		249,603	

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## SHOP TAX-FREE EVERYDAY IN OREGON

BETWEEN 2023 AND 2030,  
THE ADDITION OF NEARLY  
**24K NEW JOBS** IS PROJECTED  
TO LEAD TO A 15% BOOST  
IN EMPLOYMENT

## EUGENE'S AVERAGE COMMUTE TIME IS 18 MINUTES

COMPARED TO THE NATIONAL  
AVERAGE OF 26 MINUTES

EUGENE IS THE **3RD MOST  
POPULATED CITY** IN OREGON  
AND LANE COUNTY IS THE 4TH  
MOST POPULATED COUNTY

EUGENE AIRPORT IS THE  
**2ND BUSIEST AIRPORT**  
IN OREGON, PROVIDING DAILY  
SERVICE TO PORTLAND, SEATTLE,  
PHOENIX, BAY AREA, LOS ANGELES,  
SALT LAKE, DENVER AND CHICAGO

**#1 BEST PLACE FOR  
YOUNG PROFESSIONALS  
IN LANE COUNTY**

(NICHE, 2023)

\$1.4 BILLION GENERATED  
IN REVENUE FROM 2023  
**TOURISM SPENDING**, WITH  
AN ESTIMATED \$153.4 MILLION  
ECONOMIC IMPACT FROM  
HOSTING THE WORLD ATHLETICS  
CHAMPIONSHIPS, \$13.6 MILLION  
ESTIMATED ECONOMIC IMPACT  
FROM SPORTING EVENTS

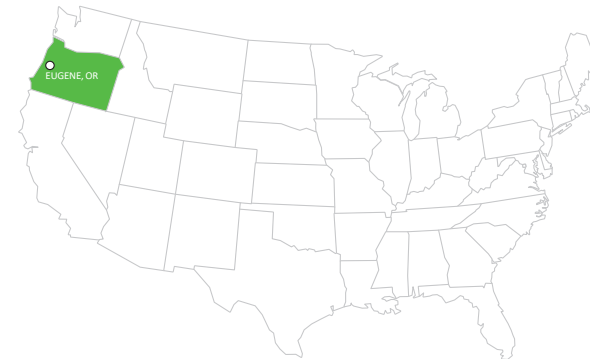
ON TRACK TO BE THE **6TH  
FASTEST** GROWING STATE FOR  
INTERNATIONAL TOURISM

AMENITIES, ECONOMY,  
DEMOS, HOUSING AND  
MORE PLACES EUGENE  
ON THE TOP 100 BEST  
PLACES TO LIVE IN  
THE U.S.

(#31 LIVEABILITY, 2022)

**#58 OF 228  
HEALTHIEST CITIES  
IN AMERICA**

(NICHE, 2022)



OREGON COUNTRY FAIR IS  
THE LARGEST NONPROFIT  
ARTISAN FAIR ON THE WEST  
COAST AND ATTRACTS OVER  
**45K PEOPLE** TO THE  
AREA OVER 3 DAYS

**BIRTHPLACE OF NIKE** AND KNOWN AS “TRACK TOWN USA”

THE SURROUNDING AREA IS HOME TO MORE THAN **70K STUDENTS**  
WHO ATTEND NEARBY COLLEGES AND UNIVERSITIES

THE UNIVERSITY OF OREGON HOSTS ANNUAL NATIONAL AND  
INTERNATIONAL TRACK AND FIELD EVENTS AT HISTORIC HAYWARD  
FIELD, INCLUDING THE 2022 WORLD CHAMPIONSHIPS