

FOR LEASE



1003 & 1053 VALLEY RIVER WAY | 1079 VALLEY RIVER DRIVE | EUGENE, OR

HIGH-VISIBILITY REGIONAL RETAIL LOCATION

VALLEY RIVER RETAIL

Three Distinct Retail Opportunities Near Valley River Center

1,883-3,330 SF Retail Spaces | Pad Site Available | 67,000+ ADT



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VALLEY RIVER RETAIL PORTFOLIO OVERVIEW

Valley River Retail offers leasing opportunities across three distinct properties near Valley River Center, Eugene-Springfield's premier regional shopping destination, which attracts more than 7.6 million visitors annually. The properties benefit from prominent visibility and convenient access along the Delta Highway corridor, traveled by more than 67,000 vehicles per day.

The surrounding retail district features Macy's, JCPenney, Regal Cinemas, H&M, World Market, Ross Dress for Less, Barnes & Noble, Petco and the planned ±100,000-square-foot DICK'S House of Sport, expected to open in 2028. Nearby restaurants and services include Olive Garden, Texas Roadhouse, BJ's Restaurant & Brewhouse, Starbucks, Red Lobster, Kaiser Permanente and Valley River Inn—reinforcing the area as one of the region's most active retail destinations.

7.6M+ Annual Visitors

67,000+ Vehicles Per Day on Delta Highway

3 Retail Properties

COMING TO VALLEY RIVER CENTER

±100,000 SF DICK'S HOUSE OF SPORT

Two-level experiential retail destination planned for 2028



- 1 1079 VALLEY RIVER DRIVE
- 2 VALLEY RIVER STATION
- 3 VALLEY RIVER PLAZA

AVAILABILITY AT A GLANCE

Property	Available Space	Lease Rate
1079 Valley River Drive - Suite A	3,330 SF, divisible	\$34/SF, NNN
Valley River Station - Suite 101	1,904 SF	\$30/SF, NNN
Valley River Plaza - Suite 106	2,786 SF	\$22/SF, NNN
Valley River Plaza - Suite 115	1,883 SF	\$30/SF, NNN
Valley River Plaza Pad Site	Ground lease or build-to-suit	Call for pricing



1 1079 VALLEY RIVER DRIVE



2 VALLEY RIVER STATION



3 VALLEY RIVER PLAZA

1

1079 VALLEY RIVER DRIVE

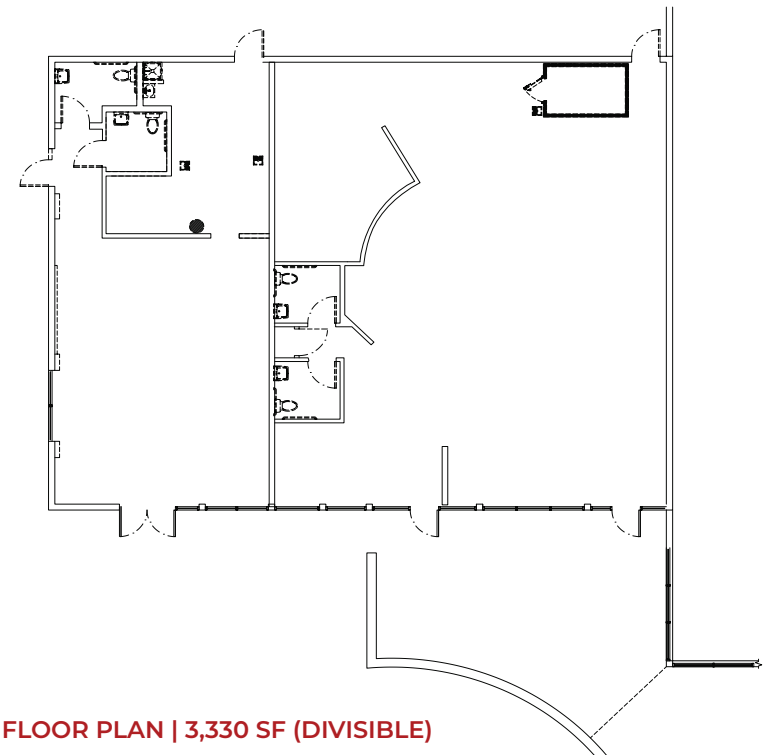
Standalone Retail Building • Suite A • Eugene, Oregon



HIGHLIGHTS

- 3,330 SF retail space—divisible
- High-profile standalone location
- Excellent storefront visibility
- Flexible configuration for multiple uses

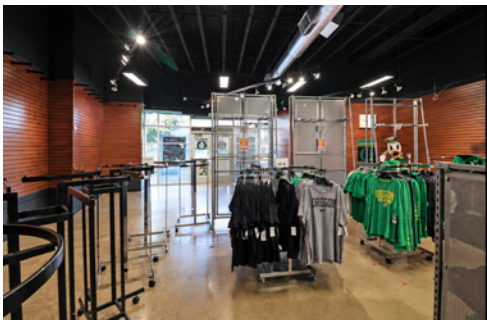
LEASE RATE: \$34.00/SF, NNN



2

VALLEY RIVER STATION

1053 Valley River Way, Suite 101 • Eugene, OR

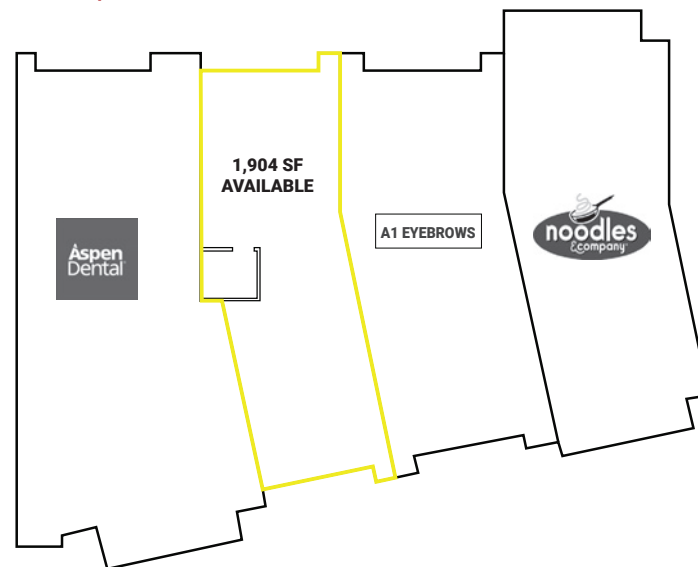


HIGHLIGHTS

- 1,904 SF retail space
- Prominent storefront visibility
- Flexible open retail layout
- Ample on-site parking

LEASE RATE: \$30.00/SF, NNN

FLOOR PLAN | 1,904 SF



3 VALLEY RIVER PLAZA

1003 Valley River Way • Eugene, Oregon

Valley River Plaza is a well-established retail and service center positioned directly across from Valley River Center. Anchored by World Market and complemented by Men's Wearhouse, Kaiser Permanente Dental and additional service-oriented tenants, the property benefits from consistent customer traffic, excellent visibility along Delta Highway and convenient access from Valley River Way.



PROPERTY SITE PLAN



AVAILABILITY

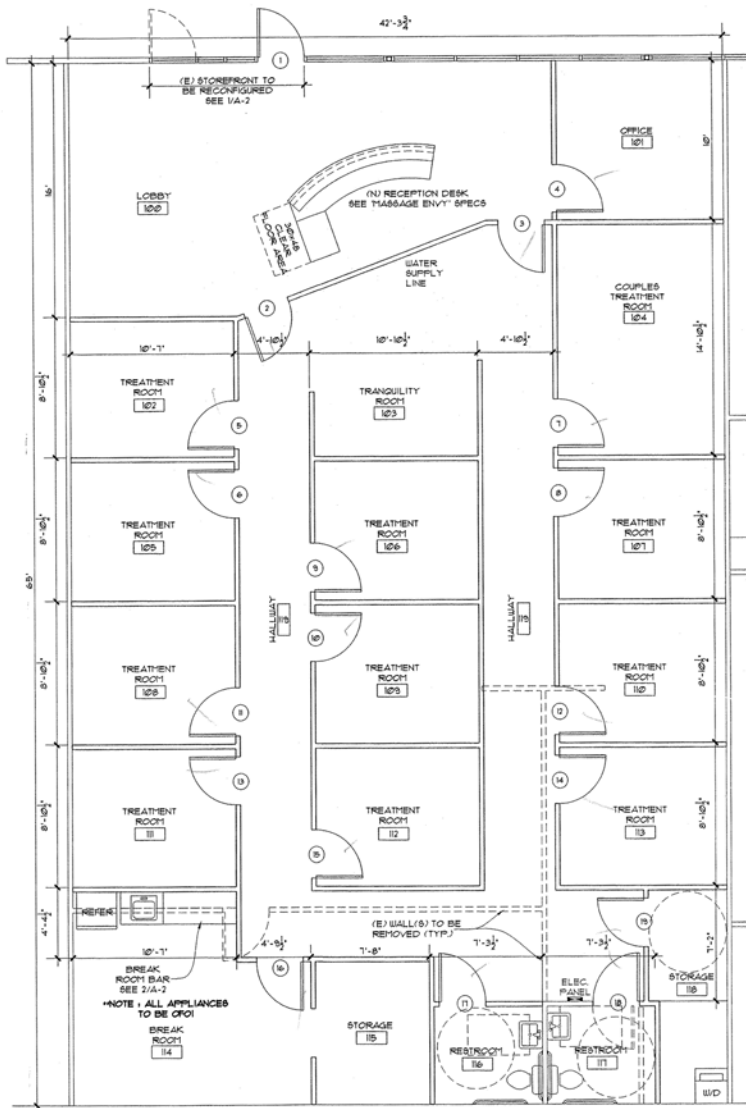
- Suite 106 — 2,786 SF
- Suite 115 — 1,883 SF
- PAD SITE — Ground lease or build-to-suit

3

VALLEY RIVER PLAZA

Suite 106 • 2,786 SF • 1003 Valley River Way

FLOOR PLAN | 2,786 SF



HIGHLIGHTS

- 2,786 SF
- Fully built-out massage and wellness space
- Attractive reception area and finished interiors
- Prominent storefront exposure
- Ample on-site parking
- Established retail and service co-tenancy

LEASE RATE: \$22.00/SF, NNN

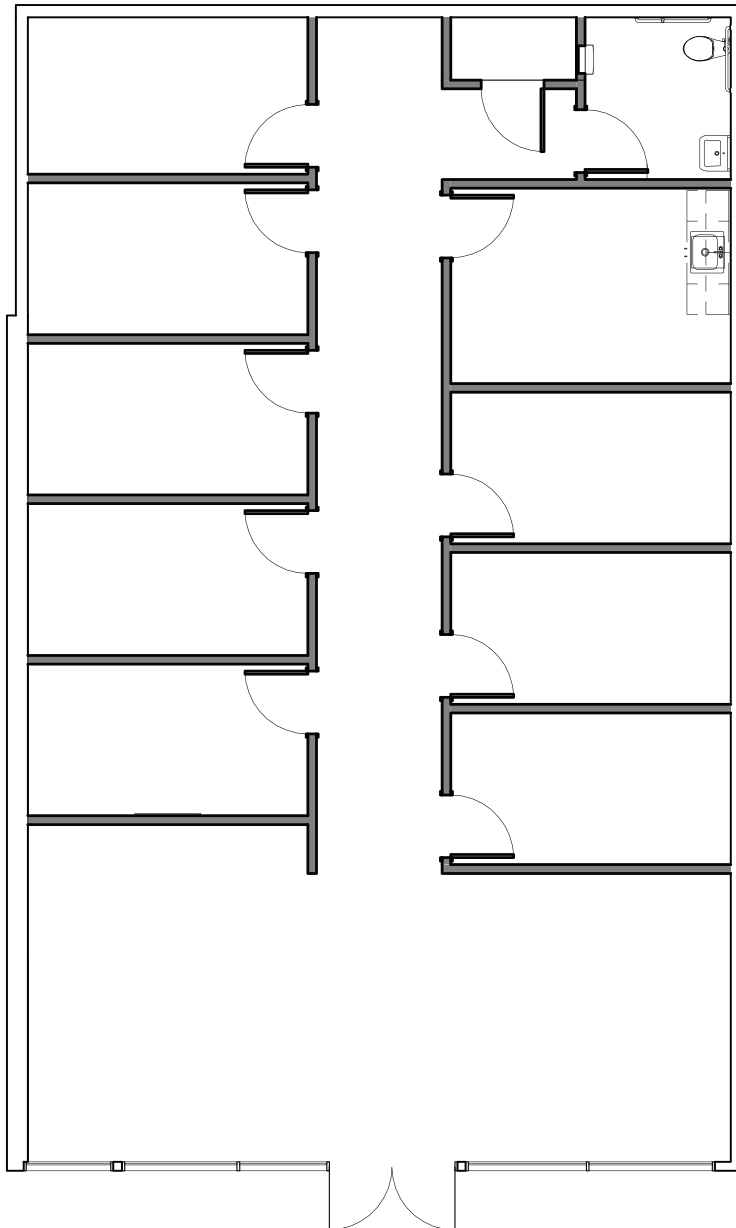


3

VALLEY RIVER PLAZA

Suite 115 • 1,883 SF • 1003 Valley River Way

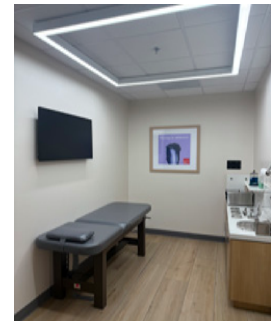
FLOOR PLAN | 1,883 SF



HIGHLIGHTS

- 1,883 SF
- Flexible layout with multiple private rooms
- Reception area and open workspace
- Prominent storefront exposure
- Ample on-site parking
- Established retail and service co-tenancy

LEASE RATE: \$30.00/SF, NNN



3

VALLEY RIVER PLAZA

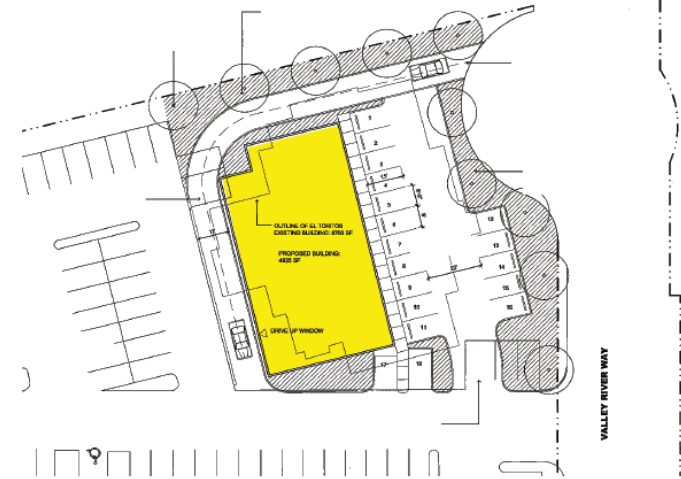
Pad Site • Ground Lease or Build-to-Suit • 1003 Valley River Way

HIGHLIGHTS

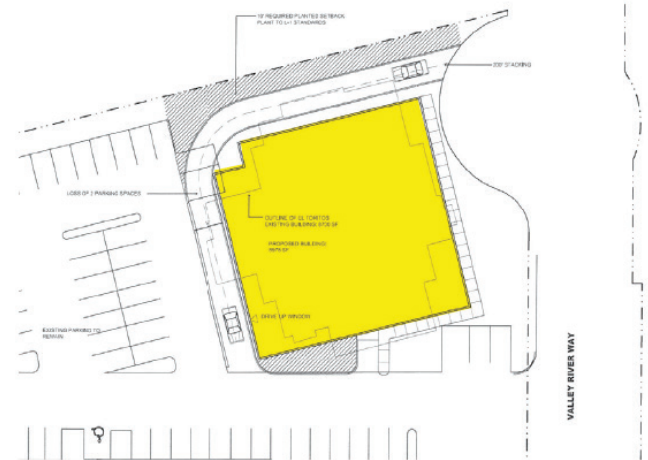
- Prominent pad-site opportunity
- High visibility near Delta Highway
- Convenient access from Valley River Way
- Located within an established retail center
- Flexible ground-lease or build-to-suit options
- Surrounded by national retailers and restaurants

GROUND LEASE OR BUILD-TO-SUIT - CALL FOR PRICING

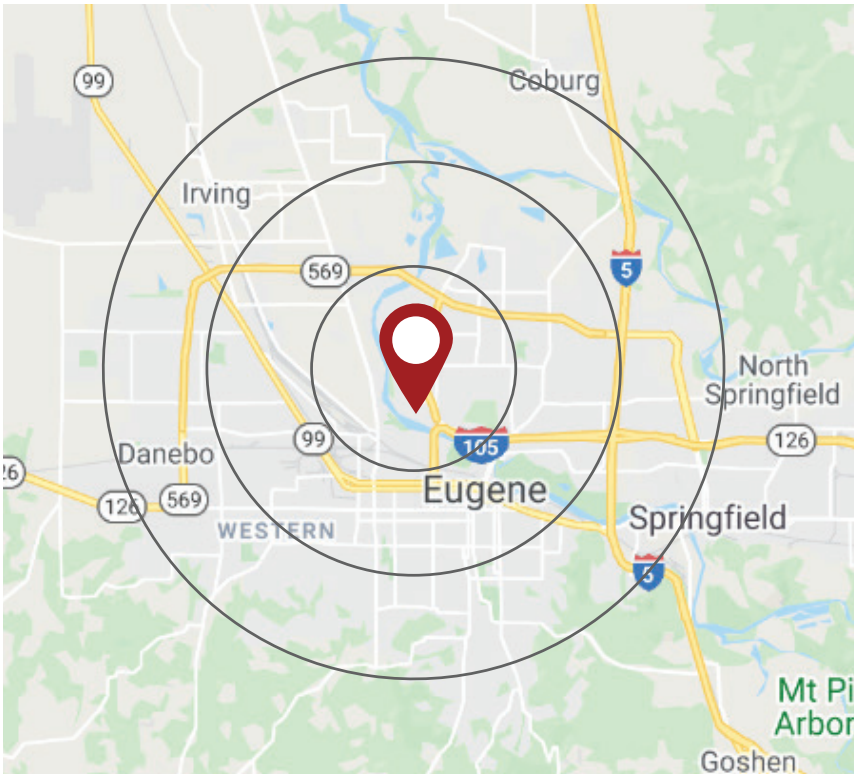
CONCEPTUAL SITE PLAN A



CONCEPTUAL SITE PLAN B



MARKET DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2024 Population:	8,394	127,279	226,591
2029 Projection:	8,372	127,766	226,782
Households:	4,120	53,801	94,219
Average HH Income:	\$75,098	\$77,434	\$83,128
Average Age:	41.3	34.5	37.5

226,591
5-Mile Population

7.6M+
Annual Valley River Center Visitors

67,000+
Vehicles Per Day on Delta Highway

Demographic data represents estimates for the area surrounding Valley River Retail.

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