

FOR LEASE

AVAILABLE SPACE



1053 VALLEY RIVER WAY #101 - EUGENE, OREGON 97401

Valley River Station Retail Space

- AVAILABLE SPACE: 1,904 SF
- AMPLE ON-SITE PARKING
- STRONG DEMOGRAPHICS: 226,591 POPULATION IN 5 MILE RADIUS
- DIRECTLY ACROSS FROM VALLEY RIVER CENTER REGIONAL MALL
- LEASE RATE: \$30.00 / SF, NNN

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.

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Licensed in the State of Oregon

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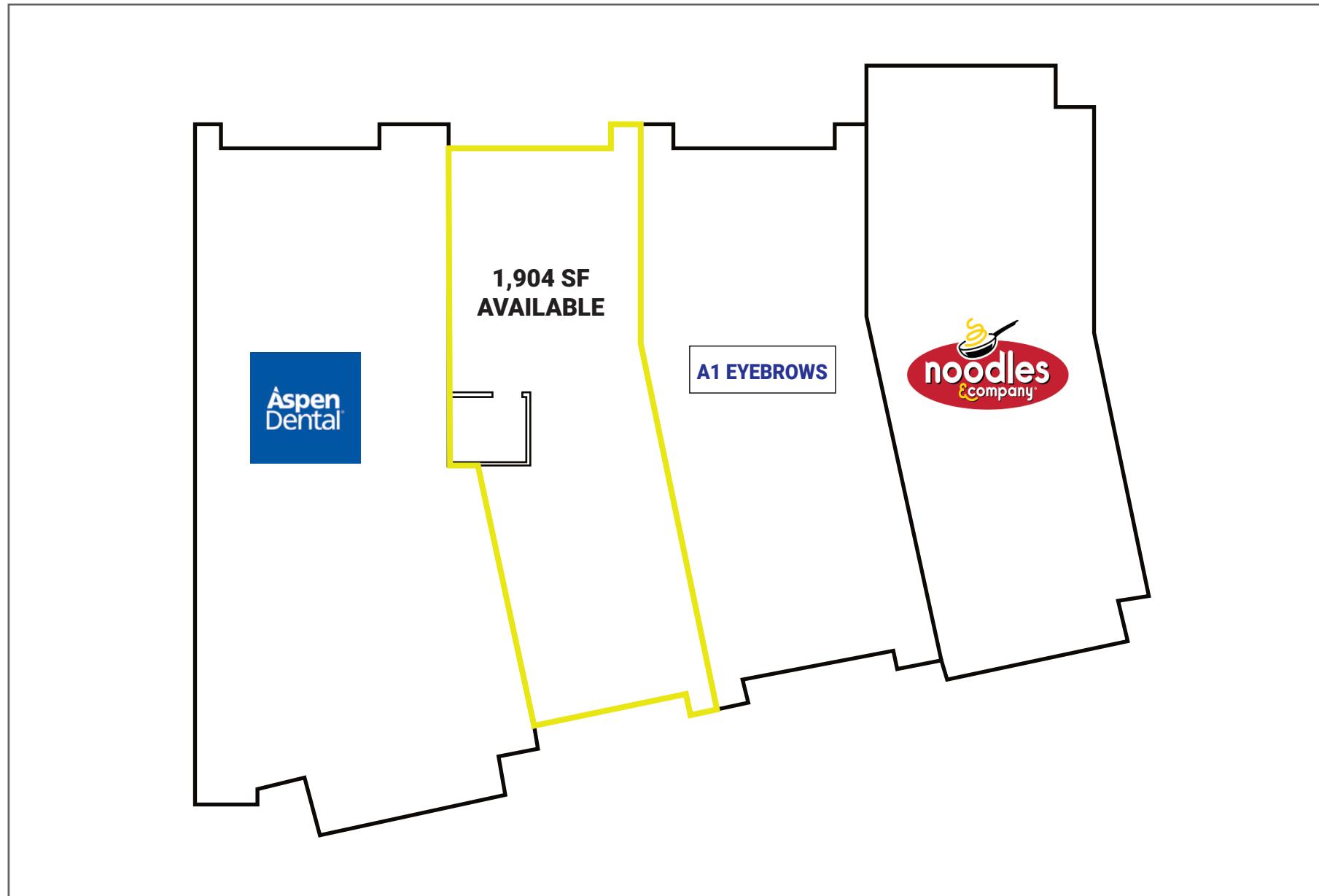
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RETAIL SPACE - 1904 SF



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FLOOR PLAN



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VALLEY RIVER STATION

ADJACENT TO VALLEY RIVER CENTER – OVER 7.6 MILLION ANNUAL VISITORS

Located adjacent to **Valley River Center**, Eugene/Springfield's dominant super-regional mall, the property benefits from **daily traffic along Delta Highway** and proximity to I-5, just one mile east.

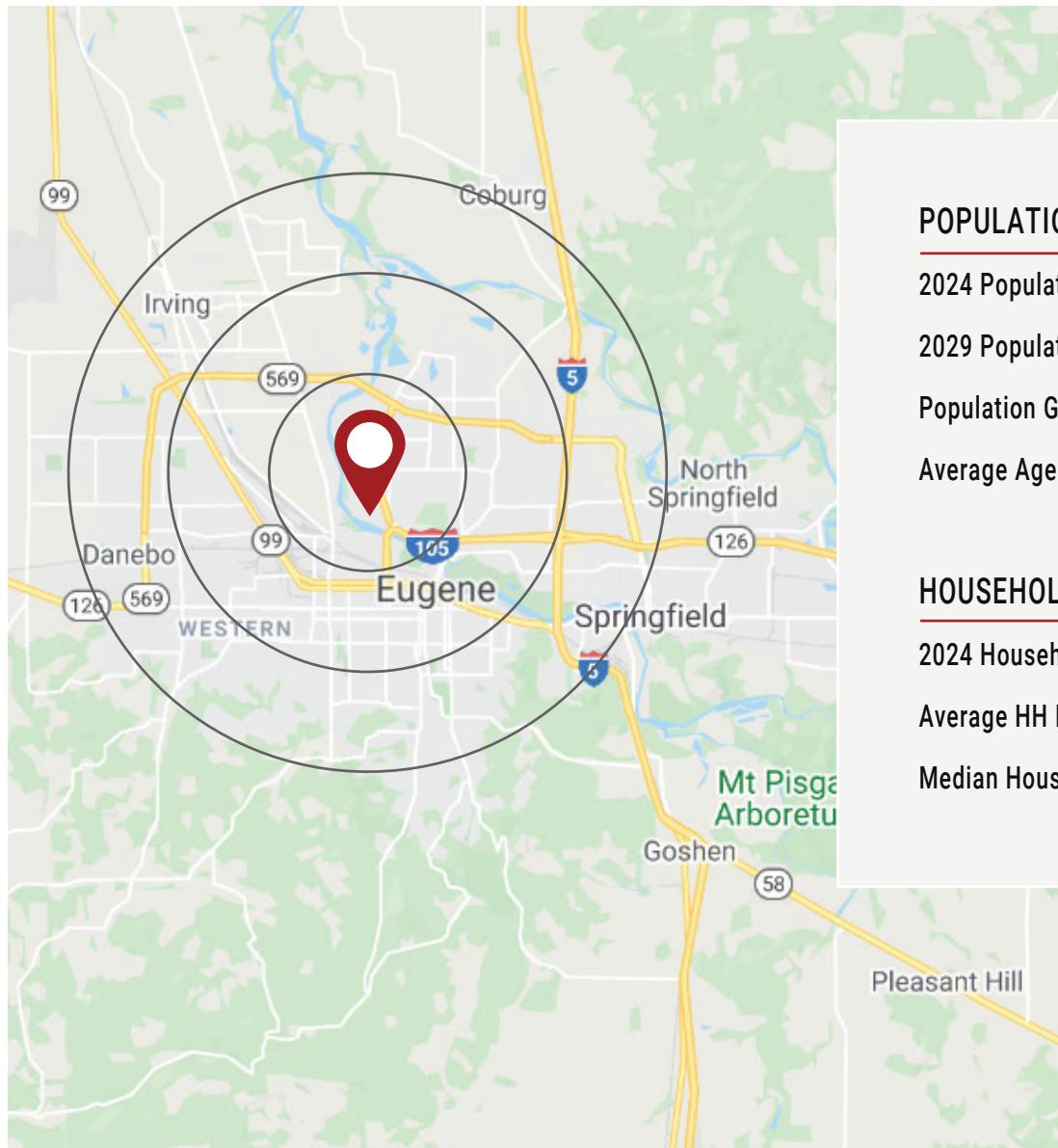
Current tenants include **Nothing Bundt Cakes**, **Red Lobster**, **Dickie Jo's**, **Noodles & Company**, **Mountain Mike's Pizza** (coming soon), **Xfinity**, **The Good Feet Store**, and **Aspen Dental**, drawing steady consumer traffic from the surrounding trade area.

Neighboring **Valley River Center Mall** welcomes more than 7.6 million annual visitors and features anchors such as **Macy's**, **Regal Cinemas**, **JC Penney**, **H&M**, **Texas Roadhouse**, and **BJ's Restaurant & Brewery**.

The broader area is home to national brands including **World Market**, **Olive Garden**, **Starbucks**, **Kaiser Permanente**, **Valley River Inn**, **Men's Wearhouse**, **Ross**, **Barnes & Noble**, and **Petco**, creating a vibrant, high-traffic retail environment.



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILE	5 MILE
2024 Population:	8,394	127,279	226,591
2029 Population Projection:	8,372	127,766	226,782
Population Growth 2020-2025:	7.79%	7.03%	6.78%
Average Age:	41.30	34.50	37.50

HOUSEHOLDS & INCOME

2024 Households:	4,120	53,801	94,219
Average HH Income:	\$75,098	\$77,434	\$83,128
Median House Value:	\$386,171	\$382,755	\$372,342

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