

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



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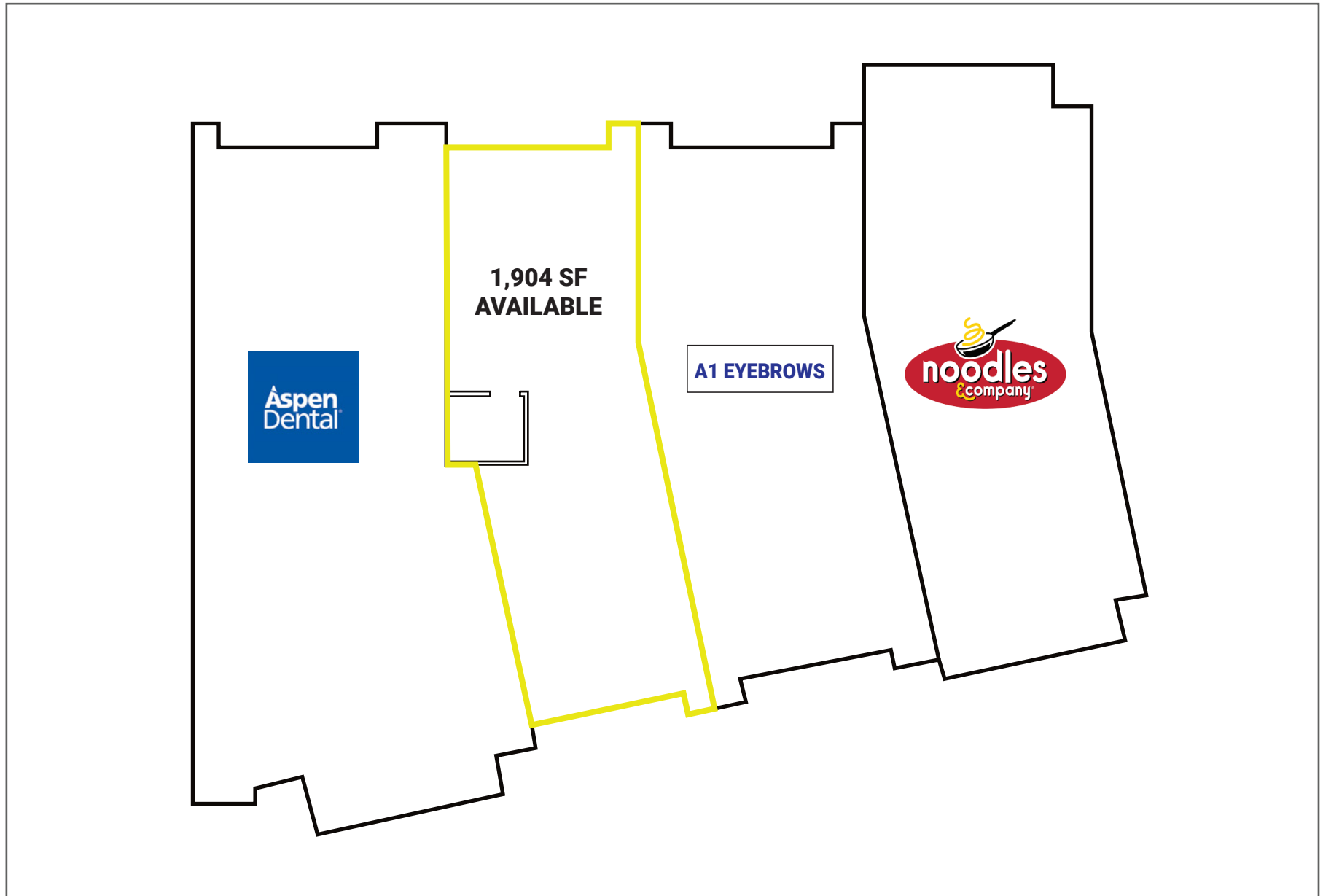
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RETAIL SPACE - 1904 SF



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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.

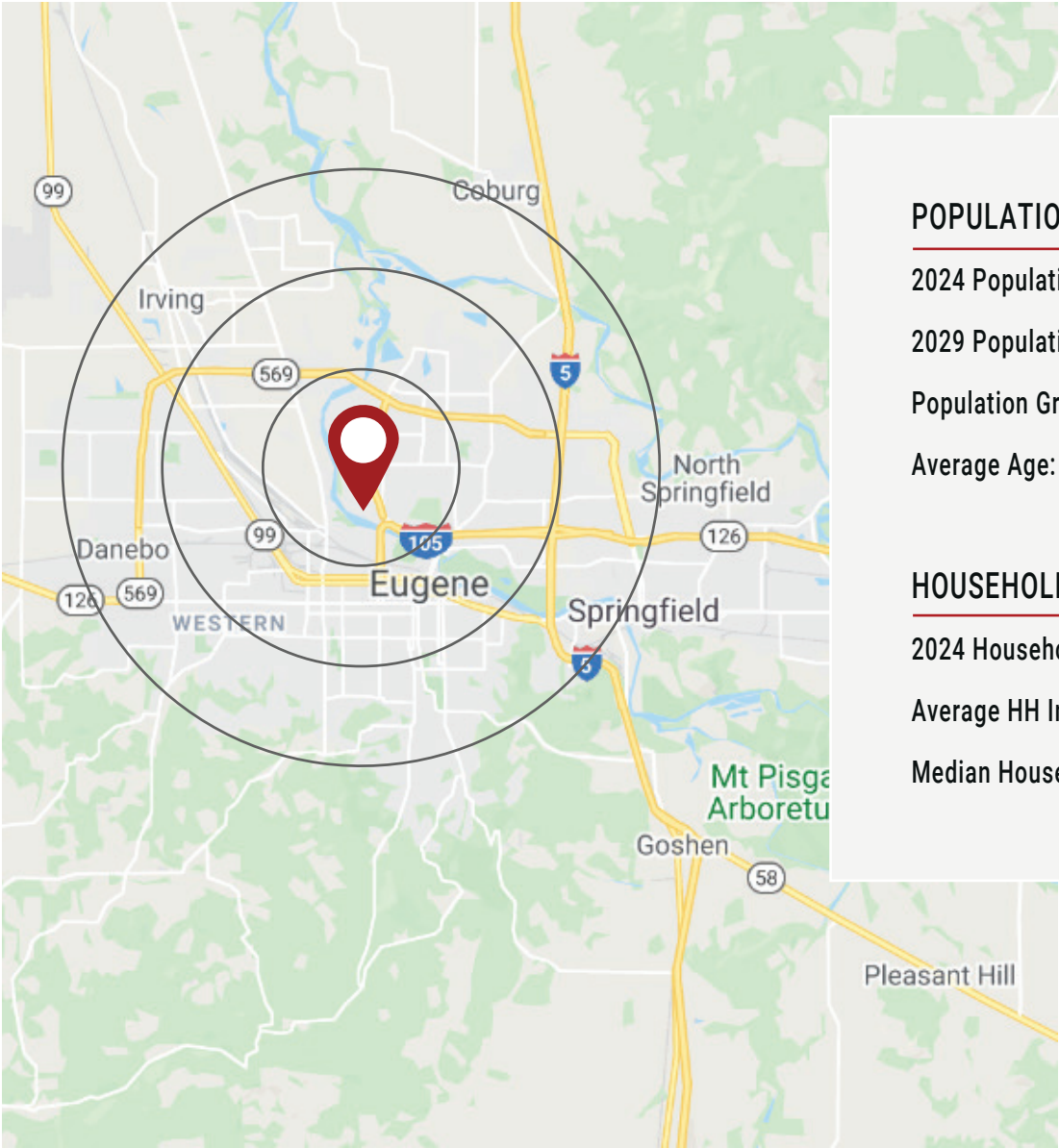
Neighboring **Valley River Center Mall** welcomes more than **7.6 million annual visitors** and features anchors such as **Macy's**, **Regal Cinemas**, **JC Penney**, **H&M**, **Texas Roadhouse**, and **BJ's Restaurant & Brewery**.

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.

AVAILABLE SPACE

DELTA HWY 67,000

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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