

» GROUND LEASE OR BUILD TO SUIT «

NEW MACY'S PADS @ VALLEY RIVER CENTER



LOCATION

New Macy's Pads at Valley River Center in Eugene, Oregon

AVAILABLE SPACE

Restaurant and Retail pads

PARCEL 1 = 34,570 SF

PARCEL 2 = 73,218 SF

PARCEL 3 = 39,693 SF

RENTAL RATE

Please call for details

COMMENTS

- New high profile pads available adjacent to Macy's at the Regional Power Center, Valley River Center!
- Valley River Center is anchored by Macy's, JCPenny, H&M, Regal Cinemas, BJ's Restaurant, and Texas Roadhouse.
- Ground Lease or Build to Suit, and possible drive-thru available.

TRAFFIC COUNTS

Valley River Way – 12,900 ADT (17)

Delta Hwy – 60,000 ADT (13)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2018	8,196	123,406	220,696
Population Forecast 2023	8,916	133,944	239,584
Average HH Income	\$64,611	\$64,424	\$71,984
Employees	12,437	86,172	123,760

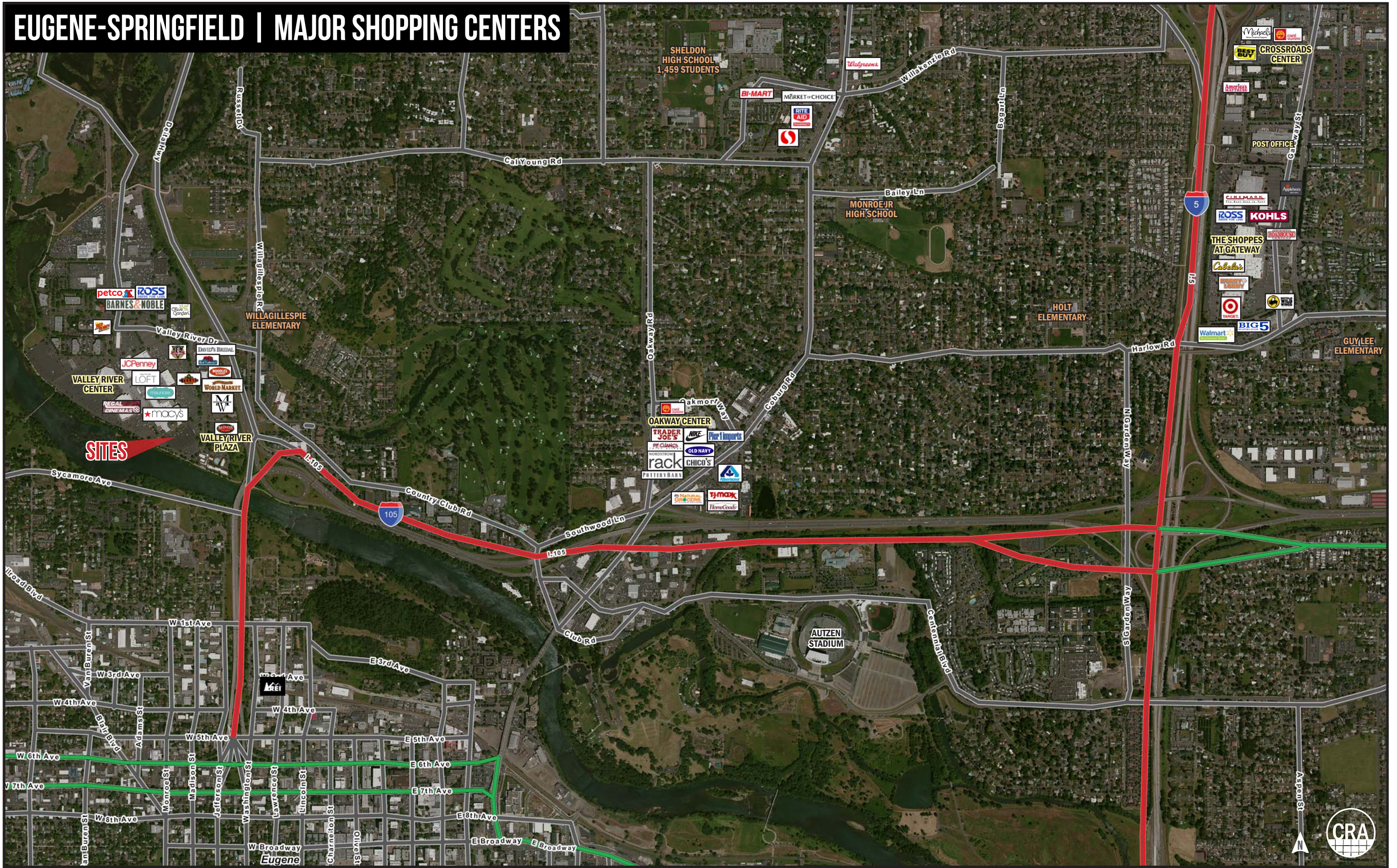
Source: Regis - SitesUSA (2018)



MARK BANTA | mark@cra-nw.com
GEORGE MACOUBRAY | george@cra-nw.com
 503.274.0211

Commercial Realty Advisors NW LLC
 733 SW Second Avenue, Suite 200
 Portland, Oregon 97204
 www.cra-nw.com
 Licensed brokers in Oregon & Washington

EUGENE-SPRINGFIELD | MAJOR SHOPPING CENTERS



SITES



EUGENE | VALLEY RIVER CENTER



VALLEY RIVER CENTER | CLOSE-IN

WILLAMETTE RIVER

Goodpasture Island Rd

Firestone

JCPenney

REGAL
CINEMAS

H&M

macy's
HOME STORE

Bj's
RESTAURANT
BREWHOUSE

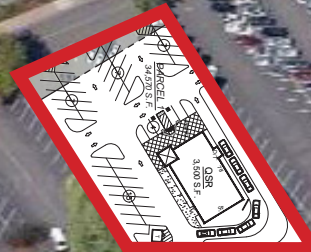
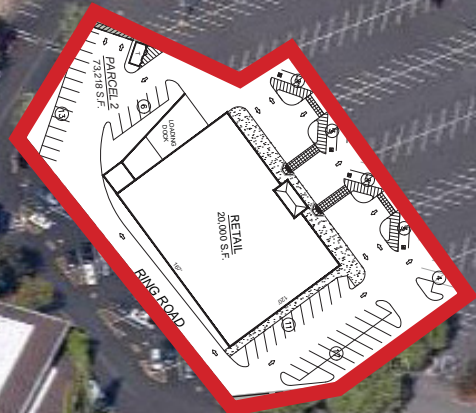
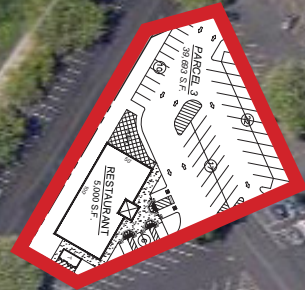
TEXAS
KITCHEN

Valley River Way

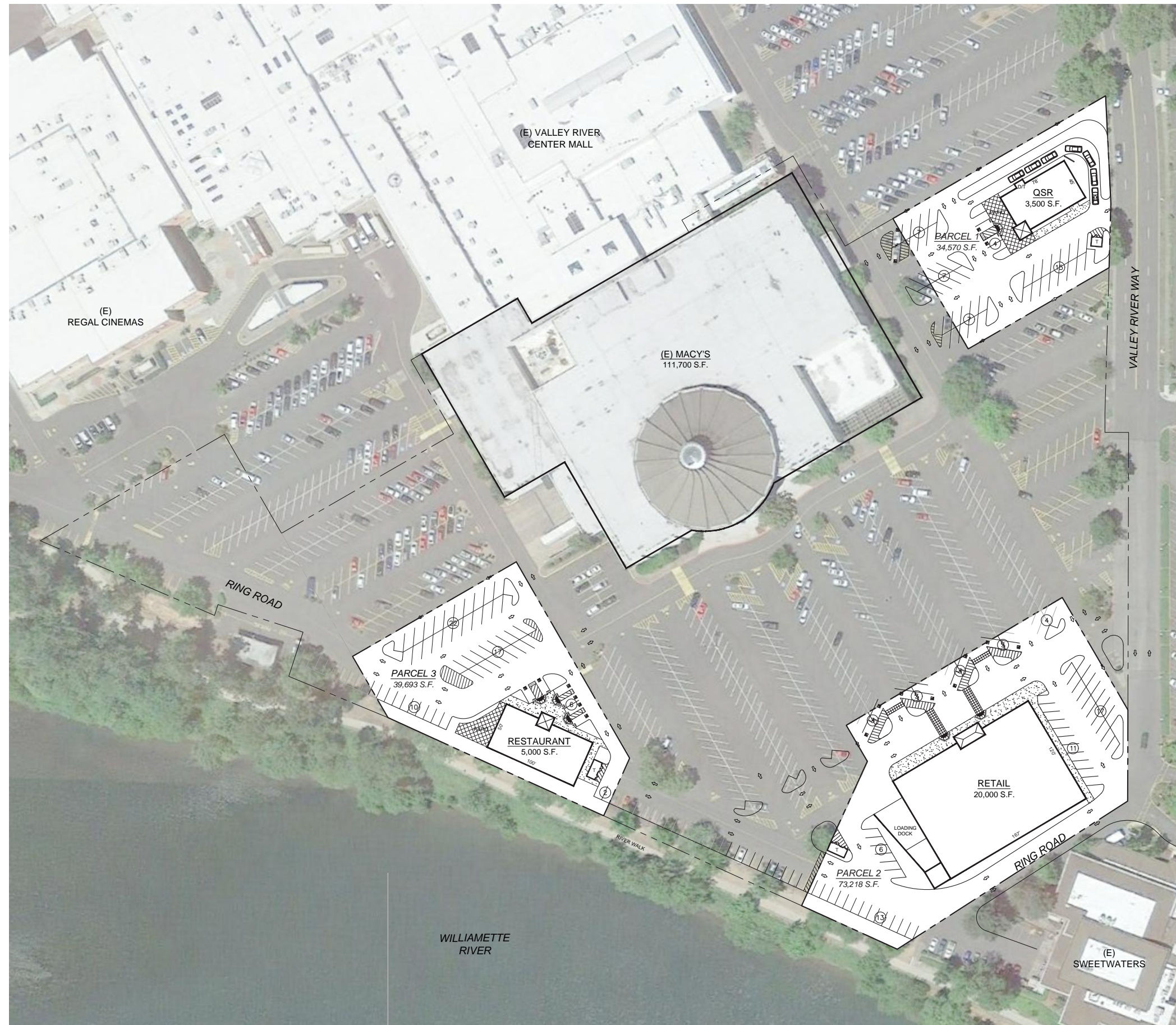
Valley River Way

Valley River Way

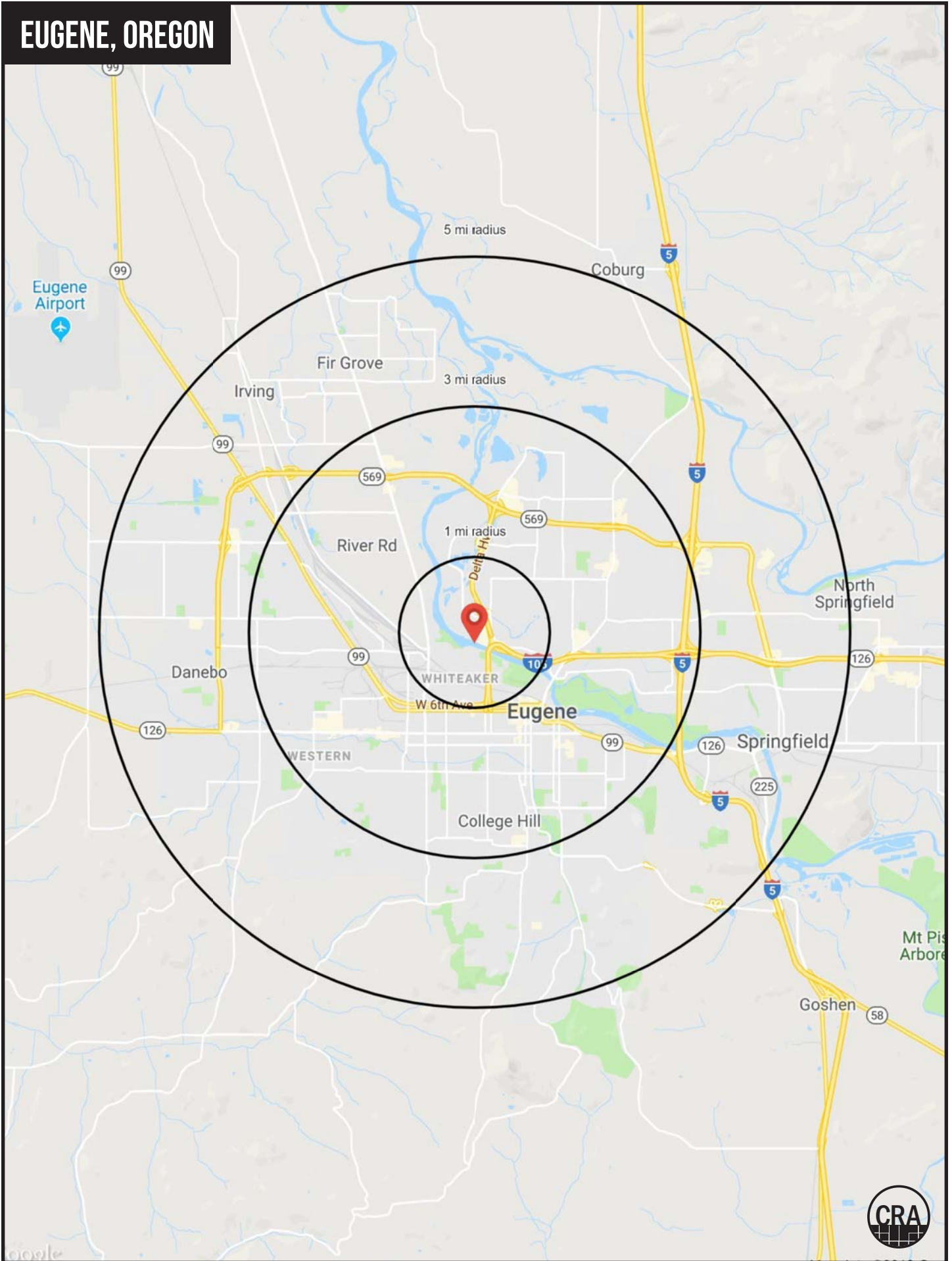
CRA



SITE PLAN



EUGENE, OREGON



FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0670/-123.1047

RF1

100 Valley River Center Eugene, OR 97401		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	8,196	123,406	220,696
	2023 Projected Population	8,916	133,944	239,584
	2010 Census Population	7,886	110,904	204,637
	2000 Census Population	8,114	103,855	188,557
	Projected Annual Growth 2018 to 2023	1.8%	1.7%	1.7%
	Historical Annual Growth 2000 to 2018	0.1%	1.0%	0.9%
HOUSEHOLDS	2018 Estimated Households	3,877	53,116	92,094
	2023 Projected Households	4,027	55,208	95,671
	2010 Census Households	3,800	48,229	86,481
	2000 Census Households	3,727	44,546	78,273
	Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2018	0.2%	1.1%	1.0%
AGE	2018 Est. Population Under 10 Years	8.4%	8.9%	10.1%
	2018 Est. Population 10 to 19 Years	8.3%	13.0%	12.1%
	2018 Est. Population 20 to 29 Years	20.2%	23.7%	19.9%
	2018 Est. Population 30 to 44 Years	21.4%	17.6%	18.5%
	2018 Est. Population 45 to 59 Years	18.5%	15.2%	16.6%
	2018 Est. Population 60 to 74 Years	16.2%	14.4%	15.6%
	2018 Est. Population 75 Years or Over	7.0%	7.3%	7.2%
	2018 Est. Median Age	39.2	35.0	36.7
MARITAL STATUS & GENDER	2018 Est. Male Population	50.8%	49.2%	49.0%
	2018 Est. Female Population	49.2%	50.8%	51.0%
	2018 Est. Never Married	42.6%	48.1%	41.1%
	2018 Est. Now Married	29.7%	32.0%	37.3%
	2018 Est. Separated or Divorced	22.2%	15.3%	16.5%
	2018 Est. Widowed	5.5%	4.6%	5.0%
INCOME	2018 Est. HH Income \$200,000 or More	4.7%	4.2%	4.4%
	2018 Est. HH Income \$150,000 to \$199,999	4.3%	4.3%	4.8%
	2018 Est. HH Income \$100,000 to \$149,999	10.3%	10.9%	12.0%
	2018 Est. HH Income \$75,000 to \$99,999	8.8%	9.5%	10.7%
	2018 Est. HH Income \$50,000 to \$74,999	13.8%	16.8%	18.1%
	2018 Est. HH Income \$35,000 to \$49,999	14.7%	12.8%	13.7%
	2018 Est. HH Income \$25,000 to \$34,999	9.5%	9.7%	10.1%
	2018 Est. HH Income \$15,000 to \$24,999	16.3%	12.3%	11.3%
	2018 Est. HH Income Under \$15,000	17.7%	19.5%	15.0%
	2018 Est. Average Household Income	\$64,611	\$64,424	\$71,984
	2018 Est. Median Household Income	\$43,823	\$47,353	\$53,324
	2018 Est. Per Capita Income	\$31,274	\$28,305	\$30,395
	2018 Est. Total Businesses	1,313	8,748	11,823
2018 Est. Total Employees	12,437	86,172	123,760	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0670/-123.1047

RF1

100 Valley River Center

Eugene, OR 97401

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2018 Est. White	84.3%	83.0%	83.8%
	2018 Est. Black	1.8%	2.0%	1.7%
	2018 Est. Asian or Pacific Islander	2.6%	5.4%	4.5%
	2018 Est. American Indian or Alaska Native	1.2%	1.0%	1.1%
	2018 Est. Other Races	10.1%	8.6%	8.9%
HISPANIC	2018 Est. Hispanic Population	892	11,257	21,425
	2018 Est. Hispanic Population	10.9%	9.1%	9.7%
	2023 Proj. Hispanic Population	12.0%	10.0%	10.7%
	2010 Hispanic Population	9.2%	7.8%	8.3%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	6,121	79,320	147,888
	2018 Est. Elementary (Grade Level 0 to 8)	1.7%	2.2%	2.3%
	2018 Est. Some High School (Grade Level 9 to 11)	4.6%	4.4%	5.0%
	2018 Est. High School Graduate	19.0%	18.3%	19.8%
	2018 Est. Some College	30.5%	27.6%	27.6%
	2018 Est. Associate Degree Only	7.6%	7.5%	8.5%
	2018 Est. Bachelor Degree Only	21.5%	23.3%	21.3%
	2018 Est. Graduate Degree	15.2%	16.6%	15.5%
HOUSING	2018 Est. Total Housing Units	4,004	54,463	94,332
	2018 Est. Owner-Occupied	32.8%	40.7%	49.7%
	2018 Est. Renter-Occupied	64.0%	56.8%	47.9%
	2018 Est. Vacant Housing	3.2%	2.5%	2.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.8%	3.3%	2.0%
	2010 Homes Built 2000 to 2004	5.7%	9.1%	10.3%
	2010 Homes Built 1990 to 1999	9.9%	13.6%	14.1%
	2010 Homes Built 1980 to 1989	9.0%	9.6%	8.9%
	2010 Homes Built 1970 to 1979	21.1%	20.8%	23.1%
	2010 Homes Built 1960 to 1969	20.8%	18.3%	18.8%
	2010 Homes Built 1950 to 1959	12.7%	14.7%	12.8%
	2010 Homes Built Before 1949	19.5%	16.1%	13.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.1%	0.1%
	2010 Home Value \$500,000 to \$999,999	6.3%	7.1%	6.2%
	2010 Home Value \$400,000 to \$499,999	13.0%	10.3%	8.6%
	2010 Home Value \$300,000 to \$399,999	15.0%	22.7%	19.5%
	2010 Home Value \$200,000 to \$299,999	45.1%	36.8%	36.4%
	2010 Home Value \$150,000 to \$199,999	12.9%	16.1%	17.7%
	2010 Home Value \$100,000 to \$149,999	6.3%	7.1%	7.3%
	2010 Home Value \$50,000 to \$99,999	0.7%	2.2%	1.9%
	2010 Home Value \$25,000 to \$49,999	0.6%	1.1%	2.1%
	2010 Home Value Under \$25,000	1.1%	2.8%	3.8%
	2010 Median Home Value	\$285,204	\$263,896	\$251,219
	2010 Median Rent	\$743	\$848	\$846

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0670/-123.1047

RF1

100 Valley River Center Eugene, OR 97401		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	7,143	106,319	185,818
	2018 Est. Civilian Employed	58.2%	56.3%	58.6%
	2018 Est. Civilian Unemployed	3.3%	2.3%	2.2%
	2018 Est. in Armed Forces	-	-	0.1%
	2018 Est. not in Labor Force	38.5%	41.3%	39.1%
	2018 Labor Force Males	50.7%	48.9%	48.7%
	2018 Labor Force Females	49.3%	51.1%	51.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,161	59,870	108,919
	2010 Mgmt, Business, & Financial Operations	13.1%	12.5%	12.6%
	2010 Professional, Related	25.9%	26.6%	26.0%
	2010 Service	18.9%	19.9%	19.1%
	2010 Sales, Office	25.0%	27.7%	27.3%
	2010 Farming, Fishing, Forestry	1.5%	0.6%	0.6%
	2010 Construction, Extraction, Maintenance	5.2%	4.0%	4.7%
	2010 Production, Transport, Material Moving	10.3%	8.7%	9.6%
	2010 White Collar Workers	64.1%	66.8%	65.9%
	2010 Blue Collar Workers	35.9%	33.2%	34.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	64.0%	67.7%	71.3%
	2010 Drive to Work in Carpool	10.6%	8.1%	8.4%
	2010 Travel to Work by Public Transportation	2.8%	3.3%	3.3%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.3%
	2010 Walk or Bicycle to Work	15.0%	14.1%	10.4%
	2010 Other Means	0.2%	1.1%	1.1%
	2010 Work at Home	7.3%	5.5%	5.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	50.8%	46.4%	43.8%
	2010 Travel to Work in 15 to 29 Minutes	35.9%	40.9%	44.0%
	2010 Travel to Work in 30 to 59 Minutes	11.5%	8.0%	9.6%
	2010 Travel to Work in 60 Minutes or More	4.4%	4.4%	4.9%
	2010 Average Travel Time to Work	14.6	14.7	15.5
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$200 M	\$2.72 B	\$5.09 B
	2018 Est. Apparel	\$6.95 M	\$95.0 M	\$177 M
	2018 Est. Contributions, Gifts	\$13.4 M	\$182 M	\$343 M
	2018 Est. Education, Reading	\$7.83 M	\$106 M	\$198 M
	2018 Est. Entertainment	\$11.1 M	\$151 M	\$284 M
	2018 Est. Food, Beverages, Tobacco	\$30.9 M	\$421 M	\$783 M
	2018 Est. Furnishings, Equipment	\$6.70 M	\$91.7 M	\$173 M
	2018 Est. Health Care, Insurance	\$17.9 M	\$242 M	\$450 M
	2018 Est. Household Operations, Shelter, Utilities	\$62.4 M	\$847 M	\$1.58 B
	2018 Est. Miscellaneous Expenses	\$3.00 M	\$40.7 M	\$75.6 M
	2018 Est. Personal Care	\$2.60 M	\$35.5 M	\$66.1 M
2018 Est. Transportation	\$37.4 M	\$512 M	\$962 M	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell.

"Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.



Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- a. To the seller, the duties listed above for a seller's agent;
- b. To the buyer, the duties listed above for a buyer's agent; and
- c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.