

# Evans Elder & Brown Inc.

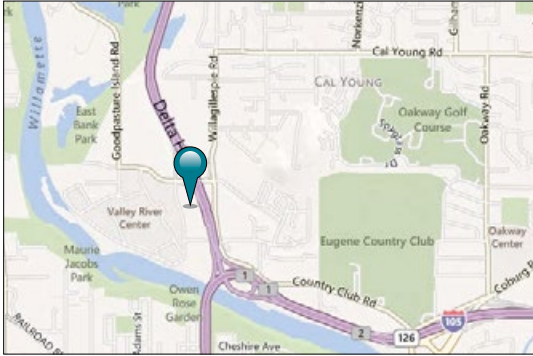
COMMERCIAL REAL ESTATE

101 E. Broadway  
Suite 101  
Eugene, OR 97401  
(541) 345-4860

eebcre.com

## FOR LEASE

**Valley River Plaza**  
1011 Valley River Way  
Eugene, Oregon



### CONTACT

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(541) 345-4860

Licensed in the State of Oregon



## Retail Pad Site

- Ground Lease
- Next to regional power center, Valley River Center
- Highway visibility
- 11,562 square foot pad with additional parking
- \$125,000 annually, Triple Net

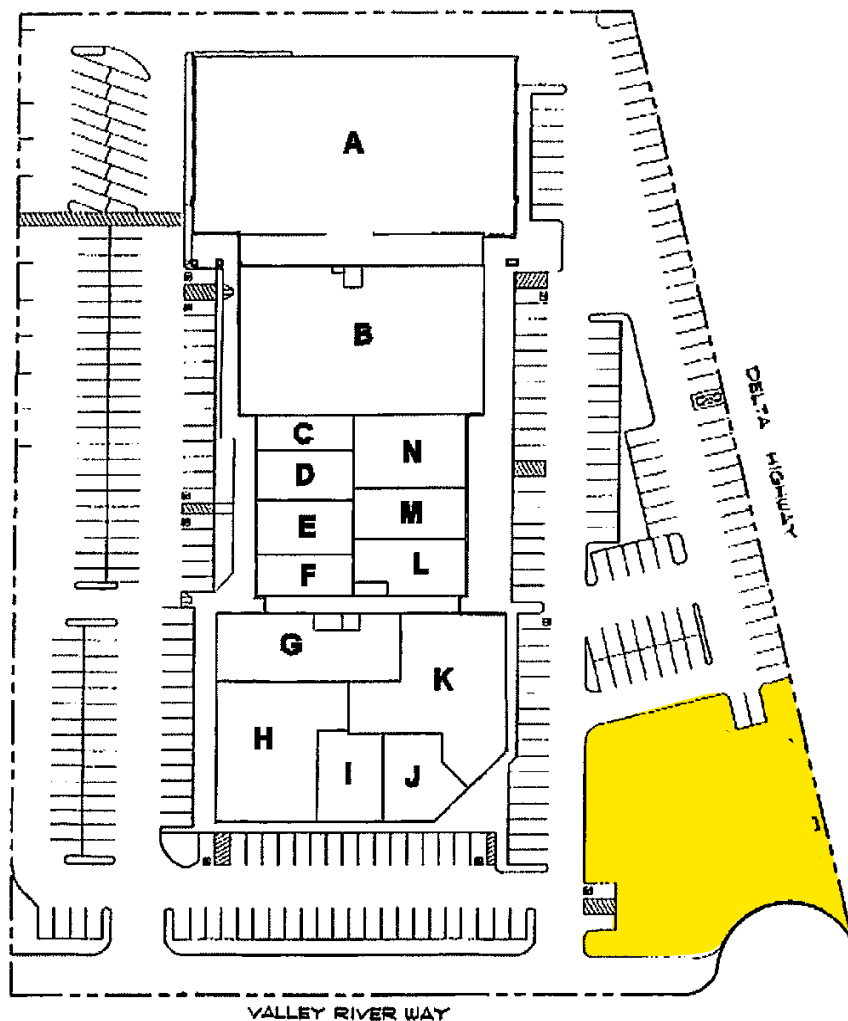
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# Valley River Center



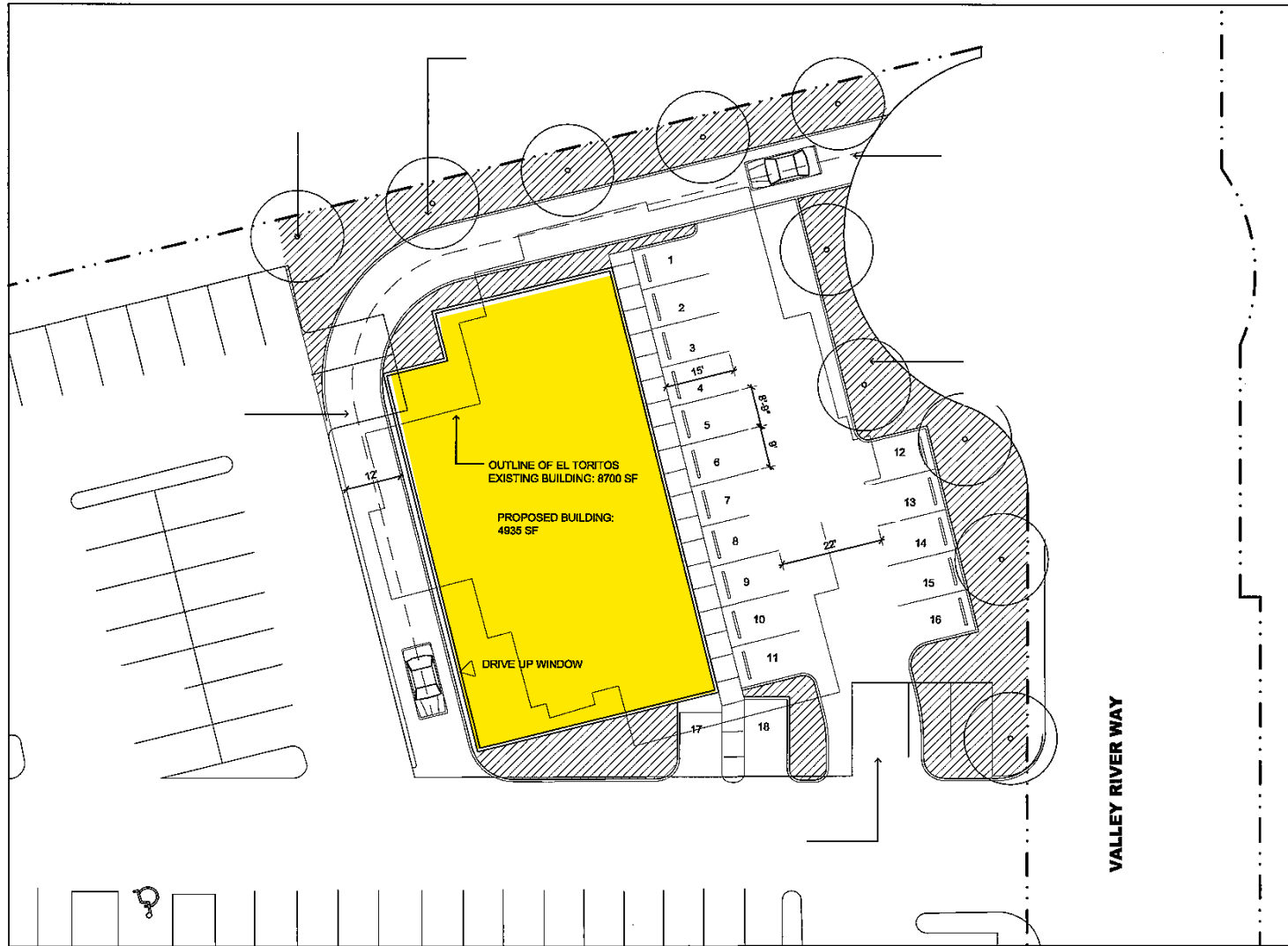
Willamette

# Shopping Center Site Plan



Space	Sq.Ft.	Address	Tenant	DBA
A	18,063	1011 Valley River Way, Suite 101	Cost Plus, Inc.	World Market
B	12,102	1011 Valley River Way, Suite 110	Tuesday Morning	
C	1,018	1011 Valley River Way, Suite 111	CJSJ LLC	RadiantYou
D	1,737	1011 Valley River Way, Suite 112	Healthcare Uniform Company, Inc.	Life Uniform Company
E	1,883	1011 Valley River Way, Suite 114		SAS Shoes of Eugene
F	1,055	1011 Valley River Way, Suite 115	K & M Legacies, Inc.	Edible Arrangements
G	3,974	1011 Valley River Way, Suite 117		The Mattress Company
H	4,548	1011 Valley River Way, Suite 121	The Men's Warehouse, Inc.	
I	1,898	1011 Valley River Way, Suite 119		
J	1,967	1011 Valley River Way, Suite 116A	VACANT	
K	5,590	1011 Valley River Way, Suite 116B	VACANT	
L	2,037	1011 Valley River Way, Suite 107	VACANT	
M	1,855	1011 Valley River Way, Suite 108	VACANT	
N	2,786	1011 Valley River Way, Suite 106	D and E Ventures, LLC	Massage Envy
O	Pad	1003 Valley River Way		

# Conceptual Site Plan with Drive-Thru



# Conceptual Site Plan with no Drive-Thru

