

— FOR LEASE —

ROSEBURG VALLEY MALL

ROSEBURG, OREGON



LOCATION 1444 NW Garden Valley Blvd in Roseburg, Oregon

AVAILABLE SPACE New anchor spaces, mid-box, pads and shop space; 7,948 SF up to 60,000 SF

RENTAL RATE Call for details

COMMENTS

- Roseburg Valley Mall is the largest regional shopping center between Eugene and Medford along the I-5 corridor, situated between two I-5 exits.
- The mall has added two new national tenants in the past year.
- Great opportunity to finish redeveloping the best site in Roseburg.
- Anchors include Sportsman's Warehouse, Ashley Homestore, JoAnn Fabrics, Marshalls, Rue 21, Red Robin and Rite Aid.

TRAFFIC COUNT NW Garden Valley Blvd – 13,850 ADT (16); I-5 – 47,140 ADT (16)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	45 MIN
Estimated Population 2017	5,337	27,998	36,143	100,269
Population Forecast 2022	5,544	29,058	37,461	104,206
Average HH Income	\$87,356	\$70,802	\$71,663	\$64,645
Employees	8,121	24,147	26,288	41,128

Source: Regis – SitesUSA (2017)



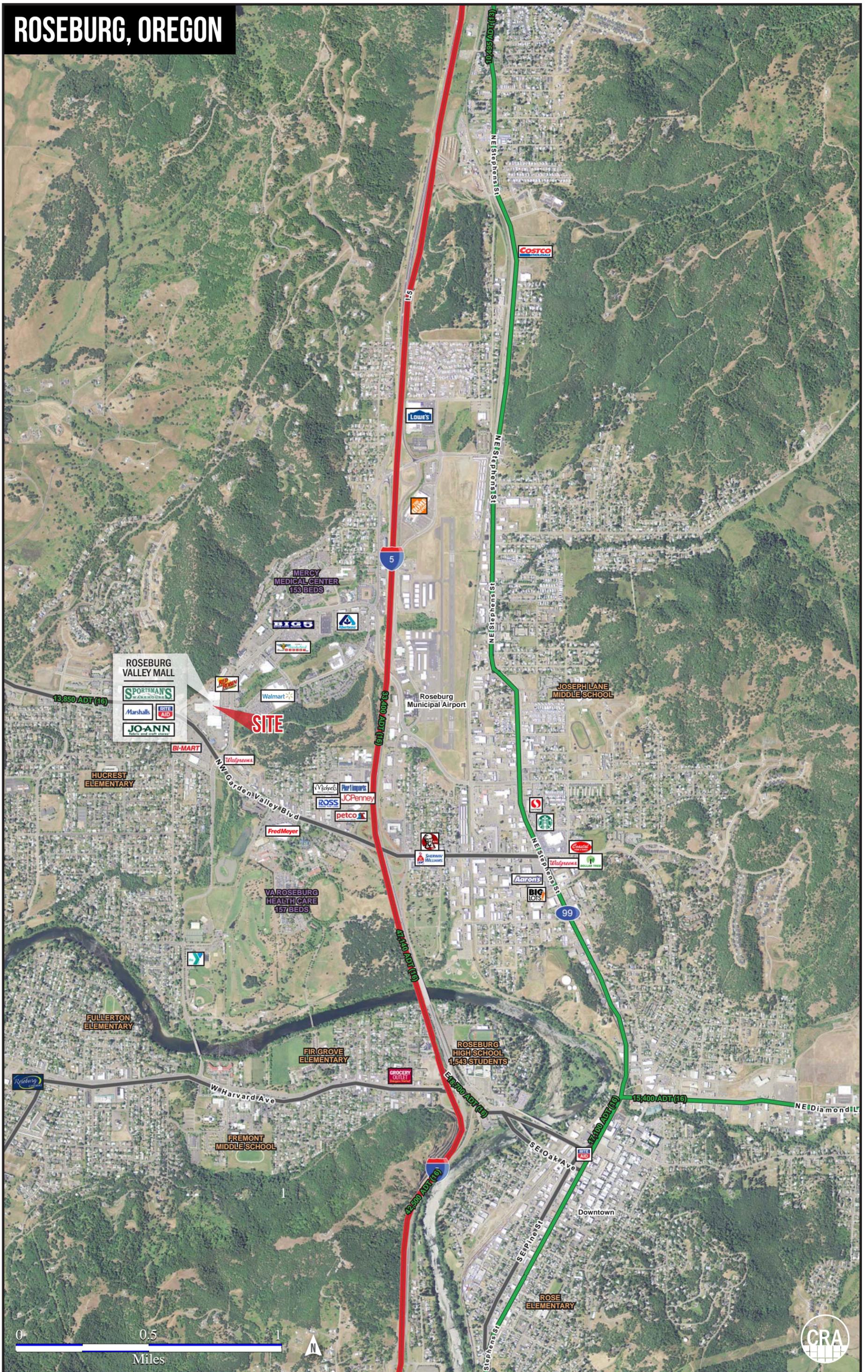
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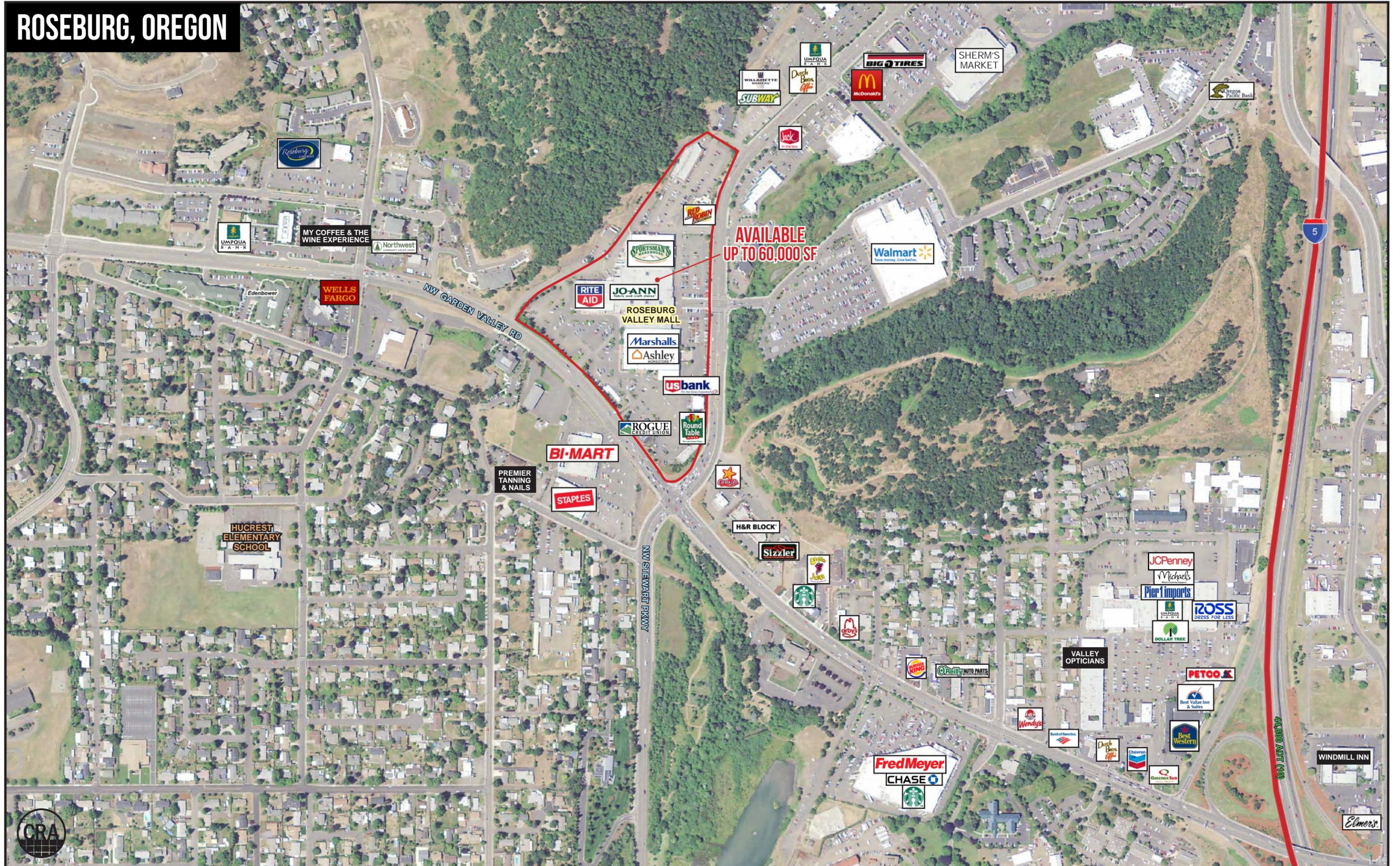
www.cra-nw.com

Licensed brokers in Oregon & Washington

ROSEBURG, OREGON



ROSEBURG, OREGON



AVAILABLE
UP TO 60,000 SF

NW GARDEN VALLEY RD

NW STEWART PKWY

44,300 SQ FT (10)

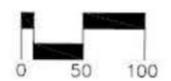


Elmers

SITE PLAN | ROSEBURG VALLEY MALL



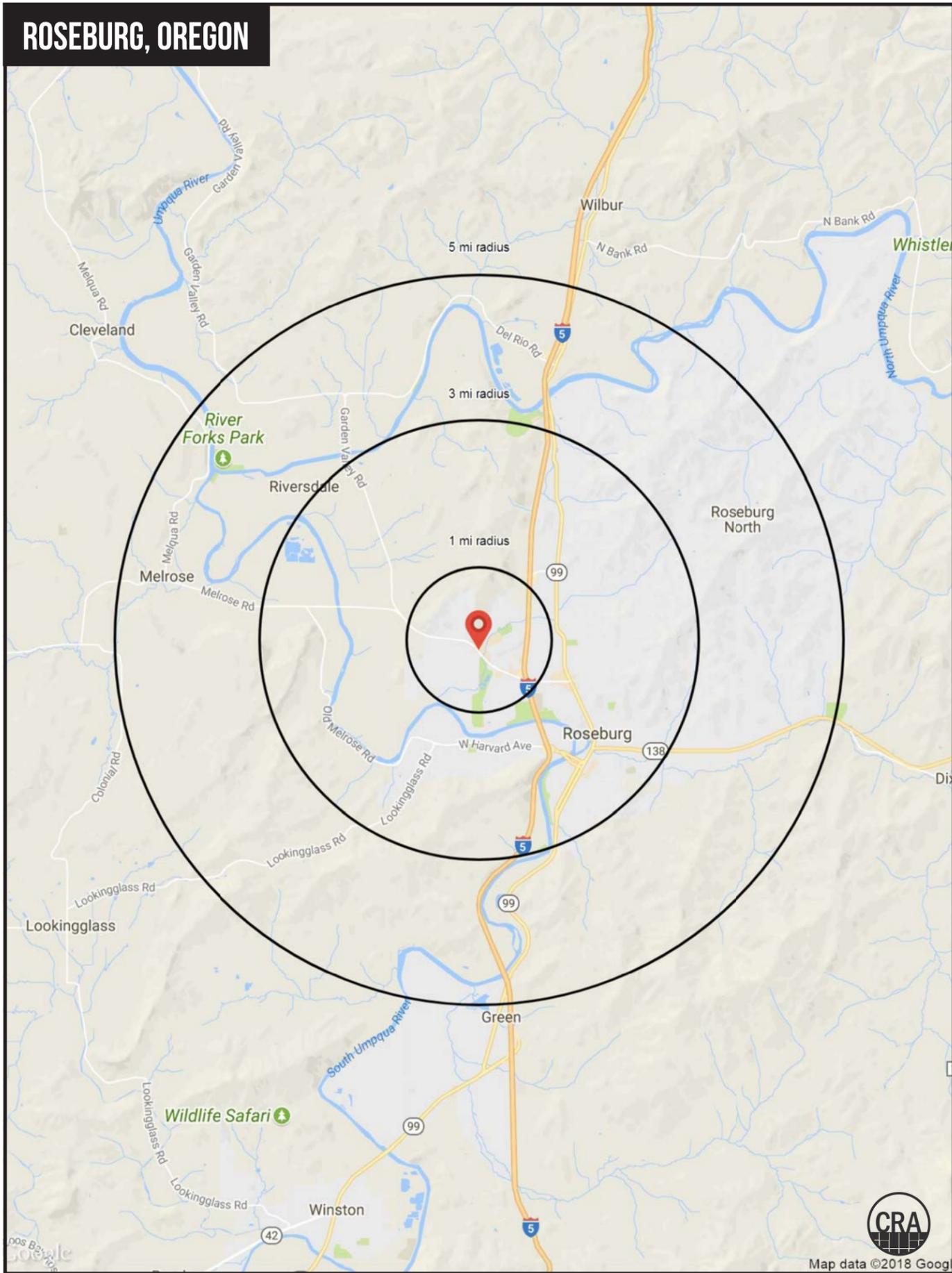
TOTAL LEASE FLOOR AREA 283,000 SF
TOTAL PARKING PROVIDED 1,139 SPACES (4/1000 SF)



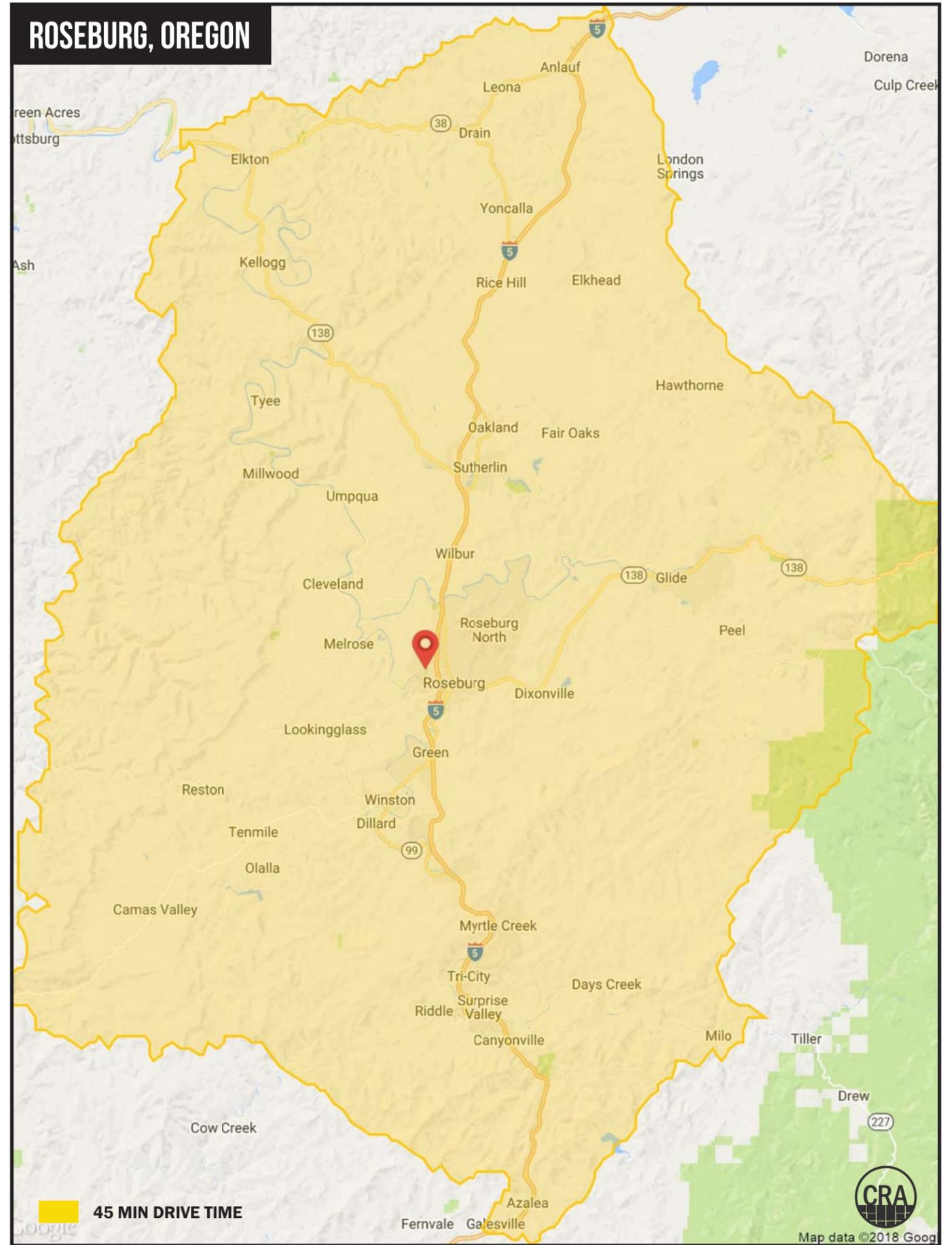
PLAN SUBJECT TO CHANGE WITHOUT NOTICE

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

ROSEBURG, OREGON



ROSEBURG, OREGON



FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.2348/-123.3737

RF1

1444 NW Garden Valley Blvd Roseburg, OR 97471		1 mi radius	3 mi radius	5 mi radius	45 min drivetime
POPULATION	2017 Estimated Population	5,337	27,998	36,143	100,269
	2022 Projected Population	5,544	29,058	37,461	104,206
	2010 Census Population	5,152	27,063	35,087	98,455
	2000 Census Population	4,781	25,598	32,572	90,977
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.7%	0.8%
	Historical Annual Growth 2000 to 2017	0.7%	0.6%	0.6%	0.6%
HOUSEHOLDS	2017 Estimated Households	2,351	12,169	15,609	42,080
	2022 Projected Households	2,414	12,489	15,995	43,216
	2010 Census Households	2,250	11,633	14,940	40,443
	2000 Census Households	1,938	10,626	13,353	35,750
	Projected Annual Growth 2017 to 2022	0.5%	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2017	1.3%	0.9%	1.0%	1.0%
AGE	2017 Est. Population Under 10 Years	9.1%	11.3%	11.1%	10.6%
	2017 Est. Population 10 to 19 Years	10.2%	10.8%	10.7%	11.0%
	2017 Est. Population 20 to 29 Years	9.3%	13.6%	13.0%	11.1%
	2017 Est. Population 30 to 44 Years	13.9%	16.3%	16.0%	15.8%
	2017 Est. Population 45 to 59 Years	17.1%	17.6%	18.0%	19.1%
	2017 Est. Population 60 to 74 Years	20.6%	18.2%	19.3%	21.8%
	2017 Est. Population 75 Years or Over	19.8%	12.2%	11.9%	10.6%
	2017 Est. Median Age	51.6	42.6	43.5	45.1
MARITAL STATUS & GENDER	2017 Est. Male Population	46.6%	48.3%	48.4%	49.1%
	2017 Est. Female Population	53.4%	51.7%	51.6%	50.9%
	2017 Est. Never Married	21.0%	26.6%	25.3%	23.8%
	2017 Est. Now Married	49.8%	41.0%	43.8%	48.3%
	2017 Est. Separated or Divorced	18.5%	22.3%	21.2%	20.1%
	2017 Est. Widowed	10.7%	10.1%	9.8%	7.9%
INCOME	2017 Est. HH Income \$200,000 or More	8.1%	4.1%	3.9%	2.8%
	2017 Est. HH Income \$150,000 to \$199,999	7.7%	3.7%	4.0%	3.0%
	2017 Est. HH Income \$100,000 to \$149,999	12.7%	9.6%	10.1%	10.1%
	2017 Est. HH Income \$75,000 to \$99,999	16.0%	12.9%	13.0%	13.1%
	2017 Est. HH Income \$50,000 to \$74,999	14.0%	17.7%	18.6%	19.8%
	2017 Est. HH Income \$35,000 to \$49,999	11.6%	13.5%	13.7%	15.6%
	2017 Est. HH Income \$25,000 to \$34,999	16.4%	12.4%	11.9%	11.9%
	2017 Est. HH Income \$15,000 to \$24,999	8.3%	14.5%	13.5%	12.8%
	2017 Est. HH Income Under \$15,000	5.1%	11.7%	11.3%	10.9%
	2017 Est. Average Household Income	\$87,356	\$70,802	\$71,663	\$64,645
	2017 Est. Median Household Income	\$64,835	\$51,165	\$52,447	\$50,655
	2017 Est. Per Capita Income	\$39,100	\$31,474	\$31,535	\$27,444
2017 Est. Total Businesses	767	2,268	2,519	4,386	
2017 Est. Total Employees	8,121	24,147	26,288	41,128	

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.