

FOR GROUND LEASE OR BUILD-TO-SUIT

1003 VALLEY RIVER WAY

EUGENE, OREGON



LOCATION 1003 Valley River Way in Eugene, OR

AVAILABLE SPACE New building: 5,000 – 9,000 SF (possible drive-thru)

RENTAL RATE Ground lease or build-to-suit options

- COMMENTS**
- Located across from the Regional Power Center, Valley River Center.
 - Strong traffic flow & visibility.
 - Ground lease or build-to-suit with drive-thru.
 - 176' frontage along Delta Hwy.

TRAFFIC COUNTS Valley River Way – 13,598 ADT (14)
Delta Hwy – 66,000 ADT (13)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	8,670	117,142	213,964
Population Forecast 2021	9,087	122,153	223,137
Average HH Income	\$56,099	\$57,038	\$61,596
Employees	11,846	89,509	135,808

Source: Regis - SitesUSA (2016)

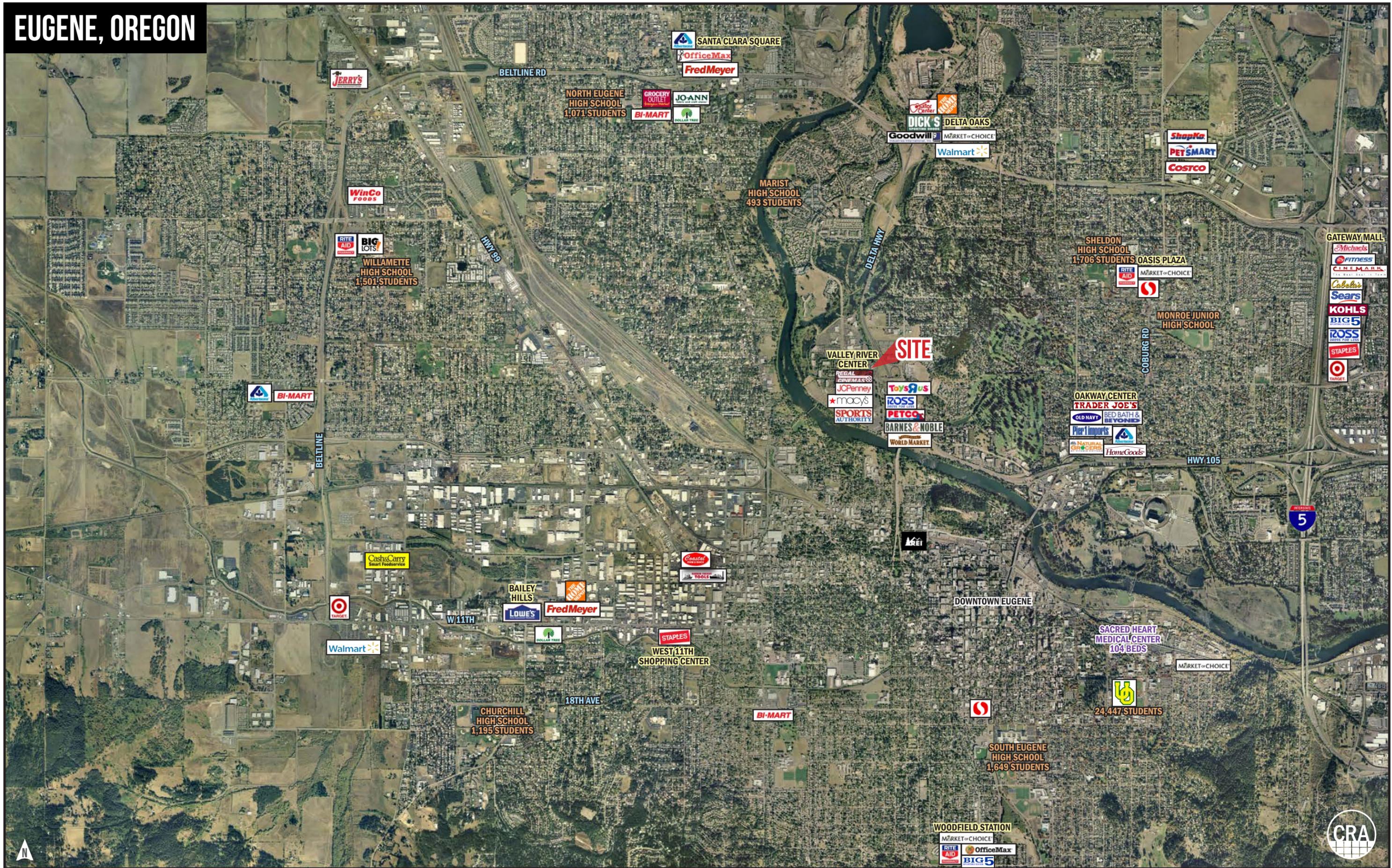


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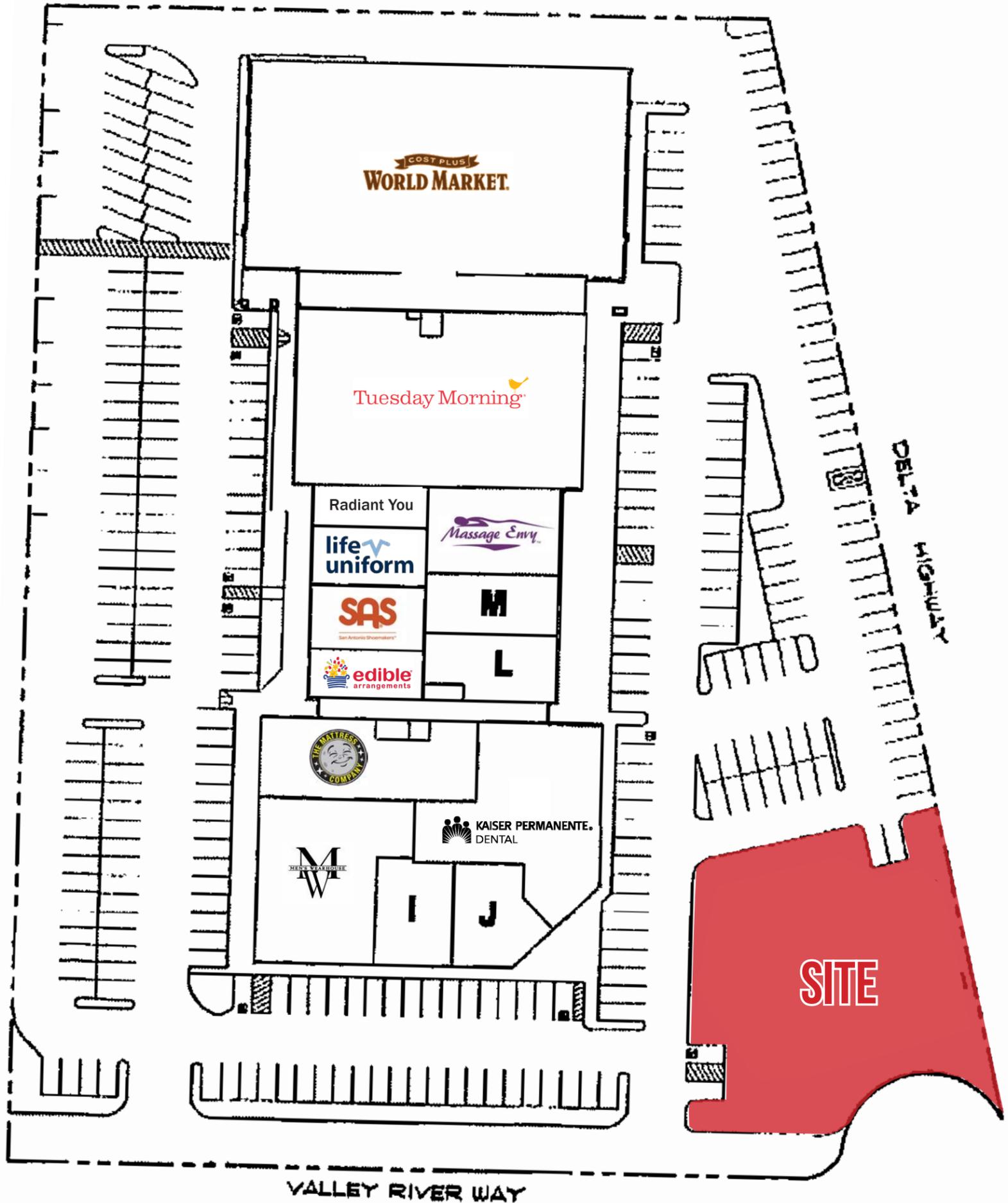
EUGENE, OREGON



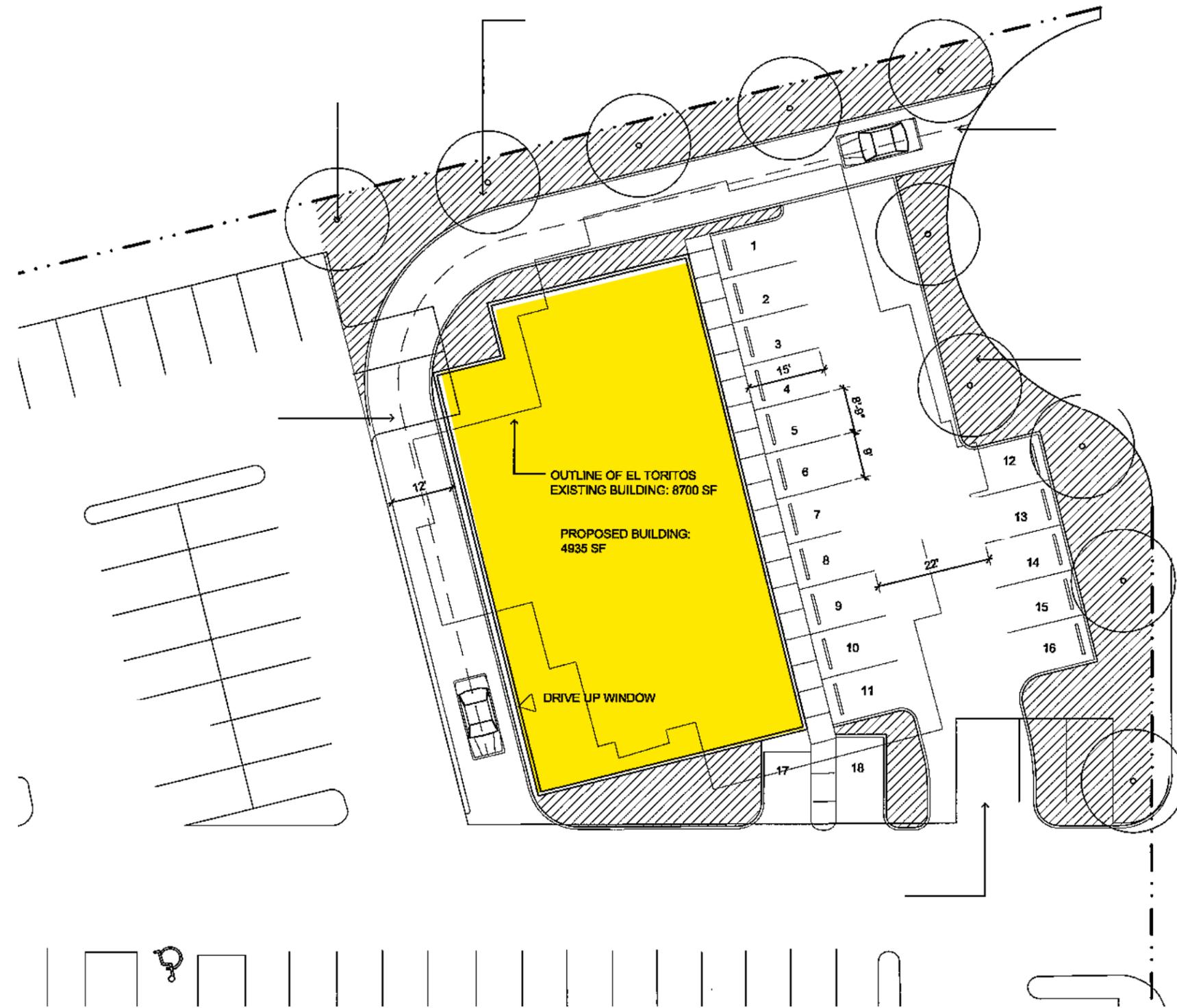
VALLEY RIVER CENTER | EUGENE, OR



OVERALL SITE PLAN | 1003 VALLEY RIVER WAY



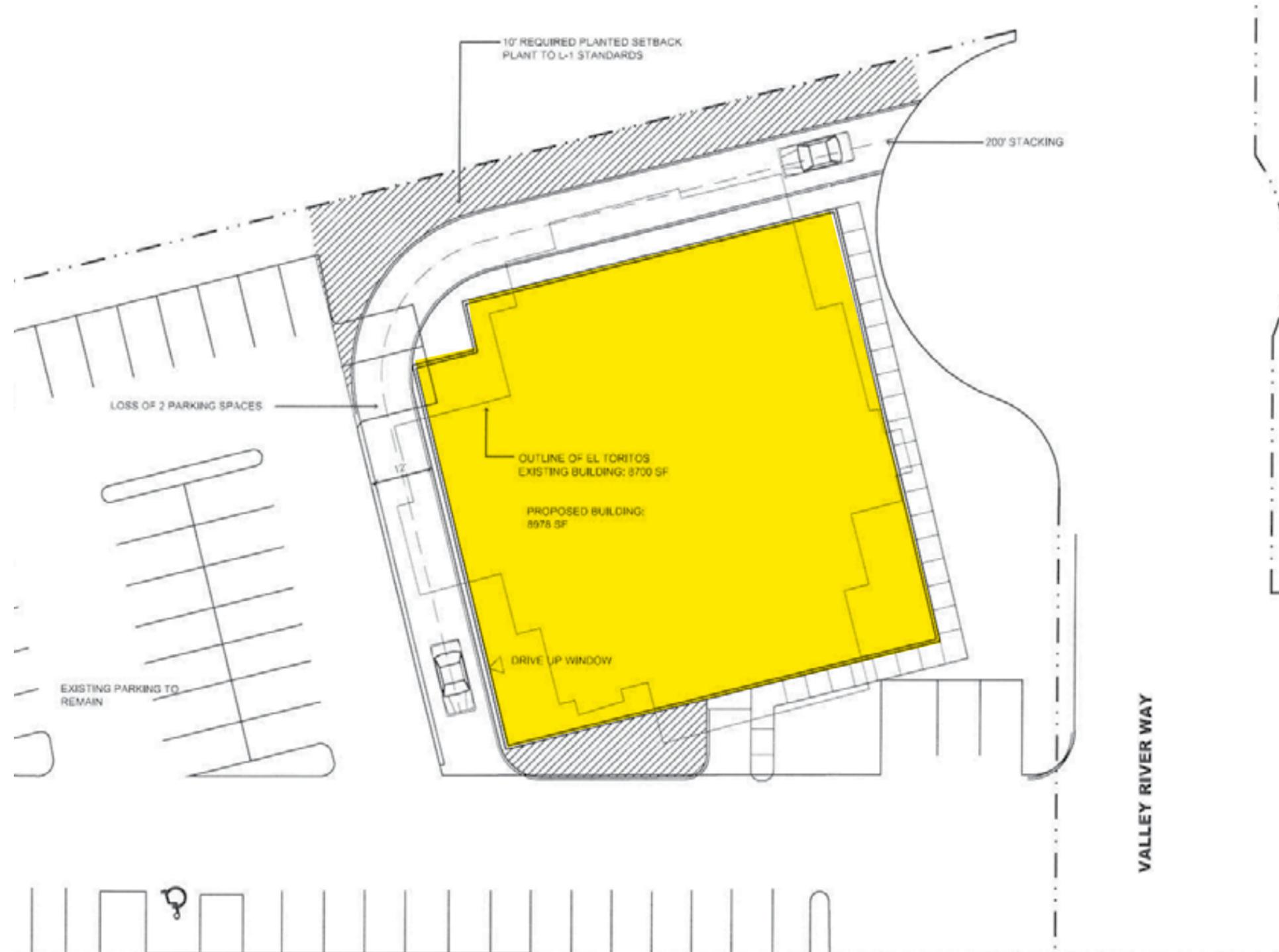
1003 VALLEY RIVER WAY | SITE PLAN A



VALLEY RIVER WAY



1003 VALLEY RIVER WAY | SITE PLAN B



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0676/-123.1016

RF1

1003 Valley River Dr Eugene, OR		1 Mile	3 Miles	5 Miles
POPULATION	2016 Estimated Population	8,670	117,142	213,964
	2021 Projected Population	9,087	122,153	223,137
	2010 Census Population	8,378	109,717	205,716
	2000 Census Population	8,477	102,187	189,643
	Projected Annual Growth 2016 to 2021	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2016	0.1%	0.9%	0.8%
HOUSEHOLDS	2016 Estimated Households	4,271	51,855	91,568
	2021 Projected Households	4,468	54,143	95,630
	2010 Census Households	4,091	47,785	86,955
	2000 Census Households	3,946	43,902	78,722
	Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2016	0.5%	1.1%	1.0%
AGE	2016 Est. Population Under 10 Years	7.7%	8.6%	9.8%
	2016 Est. Population 10 to 19 Years	7.9%	13.3%	12.6%
	2016 Est. Population 20 to 29 Years	20.1%	24.4%	19.8%
	2016 Est. Population 30 to 44 Years	20.9%	17.4%	18.5%
	2016 Est. Population 45 to 59 Years	18.5%	15.4%	17.1%
	2016 Est. Population 60 to 74 Years	16.9%	13.6%	15.1%
	2016 Est. Population 75 Years or Over	7.9%	7.2%	7.1%
	2016 Est. Median Age	40.2	35.0	36.8
MARITAL STATUS & GENDER	2016 Est. Male Population	50.8%	49.0%	48.8%
	2016 Est. Female Population	49.2%	51.0%	51.2%
	2016 Est. Never Married	38.3%	44.9%	38.3%
	2016 Est. Now Married	34.5%	33.8%	39.5%
	2016 Est. Separated or Divorced	22.1%	16.5%	17.2%
	2016 Est. Widowed	5.1%	4.9%	5.0%
INCOME	2016 Est. HH Income \$200,000 or More	2.7%	3.2%	3.4%
	2016 Est. HH Income \$150,000 to \$199,999	4.0%	3.5%	3.7%
	2016 Est. HH Income \$100,000 to \$149,999	9.2%	9.2%	10.3%
	2016 Est. HH Income \$75,000 to \$99,999	8.5%	8.6%	10.2%
	2016 Est. HH Income \$50,000 to \$74,999	16.7%	15.6%	17.3%
	2016 Est. HH Income \$35,000 to \$49,999	15.3%	13.6%	14.3%
	2016 Est. HH Income \$25,000 to \$34,999	9.1%	10.4%	10.5%
	2016 Est. HH Income \$15,000 to \$24,999	13.3%	12.0%	11.9%
	2016 Est. HH Income Under \$15,000	21.3%	23.8%	18.5%
	2016 Est. Average Household Income	\$56,099	\$57,038	\$61,596
	2016 Est. Median Household Income	\$41,136	\$41,893	\$47,703
	2016 Est. Per Capita Income	\$28,453	\$25,803	\$26,696
	2016 Est. Total Businesses	1,283	8,323	11,686
2016 Est. Total Employees	11,846	89,509	135,808	

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

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1003 Valley River Dr		1 Mile	3 Miles	5 Miles
Eugene, OR				
RACE	2016 Est. White	85.0%	83.8%	84.5%
	2016 Est. Black	1.6%	1.7%	1.5%
	2016 Est. Asian or Pacific Islander	2.9%	5.3%	4.4%
	2016 Est. American Indian or Alaska Native	1.1%	1.0%	1.0%
	2016 Est. Other Races	9.5%	8.2%	8.6%
HISPANIC	2016 Est. Hispanic Population	846	10,026	19,942
	2016 Est. Hispanic Population	9.8%	8.6%	9.3%
	2021 Proj. Hispanic Population	10.8%	9.5%	10.3%
	2010 Hispanic Population	8.6%	7.7%	8.3%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	6,524	73,511	141,366
	2016 Est. Elementary (Grade Level 0 to 8)	2.7%	2.4%	2.4%
	2016 Est. Some High School (Grade Level 9 to 11)	4.0%	4.7%	5.2%
	2016 Est. High School Graduate	17.3%	18.8%	20.4%
	2016 Est. Some College	29.7%	27.1%	27.8%
	2016 Est. Associate Degree Only	8.0%	7.5%	8.1%
	2016 Est. Bachelor Degree Only	23.3%	23.2%	21.1%
	2016 Est. Graduate Degree	15.2%	16.3%	14.9%
HOUSING	2016 Est. Total Housing Units	4,425	53,386	94,281
	2016 Est. Owner-Occupied	32.9%	39.7%	49.2%
	2016 Est. Renter-Occupied	63.6%	57.4%	47.9%
	2016 Est. Vacant Housing	3.5%	2.9%	2.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	3.4%	5.1%	5.6%
	2010 Homes Built 2000 to 2004	4.7%	5.6%	6.8%
	2010 Homes Built 1990 to 1999	12.0%	15.7%	15.9%
	2010 Homes Built 1980 to 1989	9.7%	9.5%	8.9%
	2010 Homes Built 1970 to 1979	25.8%	21.4%	23.8%
	2010 Homes Built 1960 to 1969	14.3%	13.8%	13.8%
	2010 Homes Built 1950 to 1959	9.5%	11.8%	10.4%
	2010 Homes Built Before 1949	20.7%	17.1%	14.9%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.8%	0.6%	0.7%
	2010 Home Value \$500,000 to \$999,999	6.7%	6.1%	5.2%
	2010 Home Value \$400,000 to \$499,999	9.0%	6.9%	5.9%
	2010 Home Value \$300,000 to \$399,999	16.1%	15.4%	14.6%
	2010 Home Value \$200,000 to \$299,999	34.6%	34.5%	35.7%
	2010 Home Value \$150,000 to \$199,999	17.5%	19.6%	19.8%
	2010 Home Value \$100,000 to \$149,999	9.3%	9.1%	8.7%
	2010 Home Value \$50,000 to \$99,999	2.1%	3.5%	3.2%
	2010 Home Value \$25,000 to \$49,999	0.8%	1.4%	2.1%
	2010 Home Value Under \$25,000	3.0%	2.9%	4.1%
	2010 Median Home Value	\$267,131	\$246,927	\$235,812
	2010 Median Rent	\$627	\$686	\$700

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	7,626	101,240	180,286
	2016 Est. Civilian Employed	55.7%	54.5%	56.8%
	2016 Est. Civilian Unemployed	4.0%	3.1%	3.2%
	2016 Est. in Armed Forces	-	-	0.1%
	2016 Est. not in Labor Force	40.2%	42.3%	39.9%
	2016 Labor Force Males	50.7%	48.7%	48.4%
	2016 Labor Force Females	49.3%	51.3%	51.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,727	49,510	93,439
	2010 Mgmt, Business, & Financial Operations	12.3%	12.6%	13.3%
	2010 Professional, Related	30.5%	27.7%	25.8%
	2010 Service	19.1%	20.2%	19.1%
	2010 Sales, Office	24.8%	25.1%	25.3%
	2010 Farming, Fishing, Forestry	0.5%	0.7%	1.0%
	2010 Construction, Extraction, Maintenance	5.7%	5.1%	5.7%
	2010 Production, Transport, Material Moving	7.1%	8.5%	9.8%
	2010 White Collar Workers	67.6%	65.5%	64.4%
	2010 Blue Collar Workers	32.4%	34.5%	35.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	65.8%	62.9%	68.4%
	2010 Drive to Work in Carpool	6.5%	7.6%	8.3%
	2010 Travel to Work by Public Transportation	6.5%	6.3%	5.2%
	2010 Drive to Work on Motorcycle	-	0.2%	0.3%
	2010 Walk or Bicycle to Work	16.7%	17.9%	12.3%
	2010 Other Means	-	0.3%	0.4%
	2010 Work at Home	4.5%	4.8%	5.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	48.7%	46.9%	43.0%
	2010 Travel to Work in 15 to 29 Minutes	35.7%	40.6%	44.2%
	2010 Travel to Work in 30 to 59 Minutes	11.9%	9.4%	9.6%
	2010 Travel to Work in 60 Minutes or More	3.7%	3.0%	3.3%
	2010 Average Travel Time to Work	14.4	14.8	15.4
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$201 M	\$2.45 B	\$4.57 B
	2016 Est. Apparel	\$6.94 M	\$85.4 M	\$159 M
	2016 Est. Contributions, Gifts	\$13.0 M	\$160 M	\$300 M
	2016 Est. Education, Reading	\$7.61 M	\$94.4 M	\$174 M
	2016 Est. Entertainment	\$11.0 M	\$135 M	\$253 M
	2016 Est. Food, Beverages, Tobacco	\$31.2 M	\$382 M	\$709 M
	2016 Est. Furnishings, Equipment	\$6.66 M	\$81.4 M	\$153 M
	2016 Est. Health Care, Insurance	\$18.2 M	\$221 M	\$408 M
	2016 Est. Household Operations, Shelter, Utilities	\$62.6 M	\$764 M	\$1.42 B
	2016 Est. Miscellaneous Expenses	\$3.05 M	\$36.9 M	\$68.3 M
	2016 Est. Personal Care	\$2.61 M	\$32.0 M	\$59.5 M
	2016 Est. Transportation	\$37.7 M	\$461 M	\$865 M

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COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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.