FOR LEASE

ADDRESS:	2323 NW 9th Street, Corvallis, OR
PROPERTY TYPE:	Retail, Office
CLASS:	C
TRAFFIC COUNT (ADT)	14,000+ (Highway 99W)
AVAILABLE:	1,800 Square Feet
DIVISIBLE:	No
PRIVATE OFFICE:	1
STORAGE:	1
RESTROOM:	1
BASE RATE:	$0.89/Square Foot/Month, Modified Net + 3% Annual Escalation
TAXES & INSURANCE:	~$0.13/Square Foot/Month
TERM:	5 Years
OTHER TENANTS:	Togo's, Pneu-Med Inc., A&D Refrigeration
REMARKS:	A rare opportunity to lease a highly visible retail or office space, located between the busy NW 9th Street and Highway 99W in Corvallis.

CONTACT:

David Suprono, CCIM
A Licensed Real Estate Broker in Oregon

Coldwell Banker Commercial Valley Brokers
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Corvallis, OR 97330
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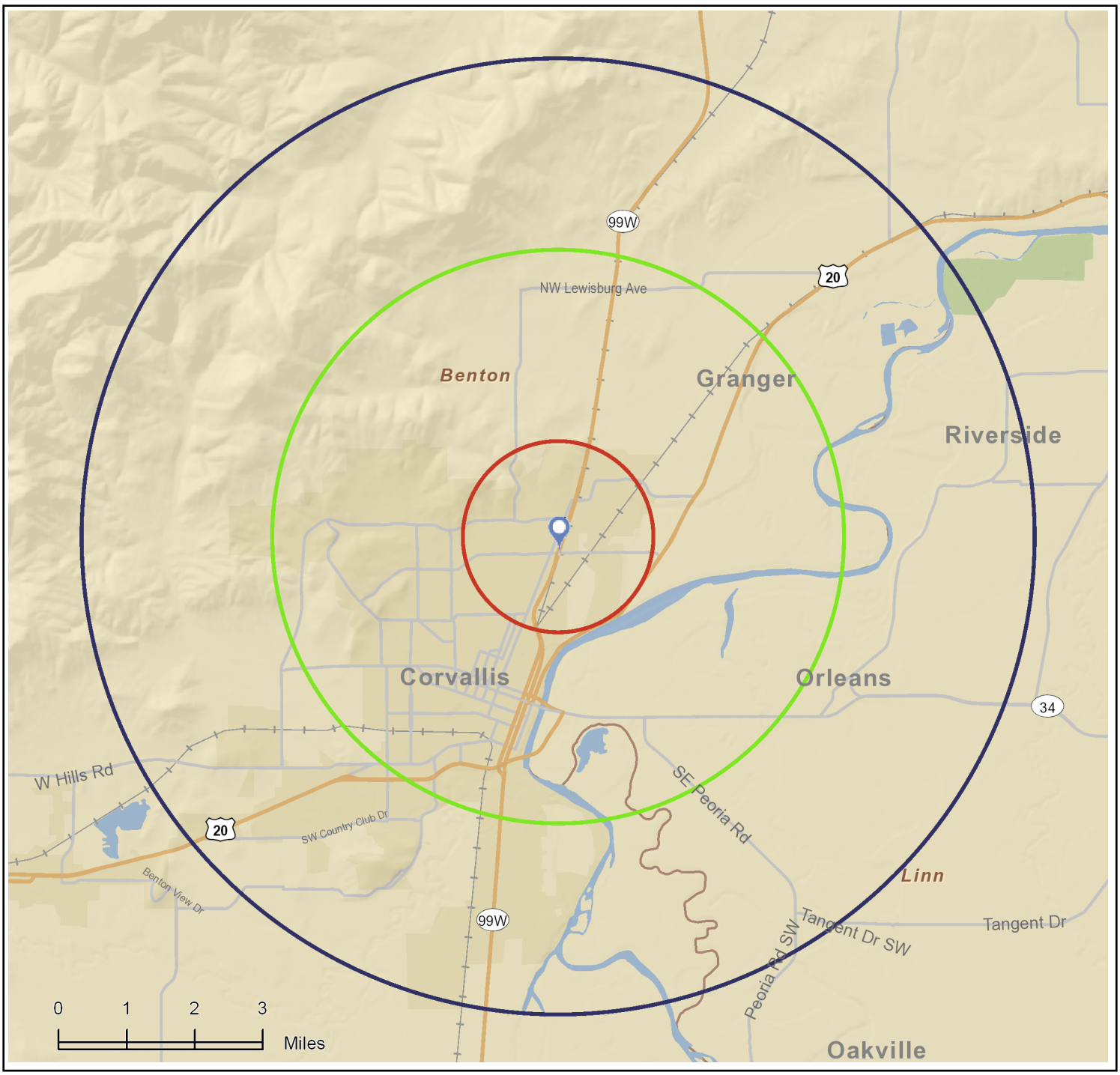
The information presented herein, while not guaranteed, has been obtained from sources we believe to be reliable

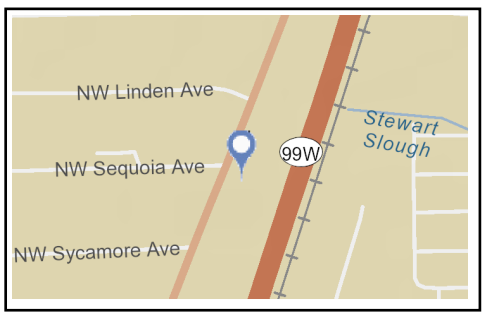
Site Map

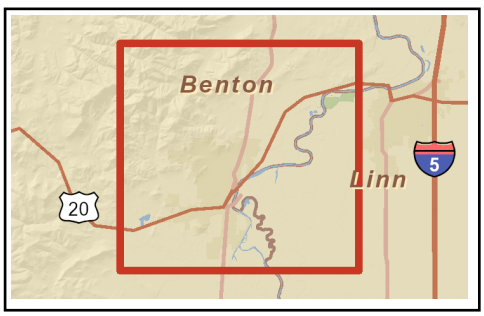
Prepared by David Suprono

2323 NW 9th St., Corvallis, OR
2323 NW 9th St, Corvallis, OR 97330-1573
Ring: 1, 3, 5 Miles

Latitude: 44.591331
Longitude: -123.253273







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Traffic Count Map - Close Up

Prepared by David Suprono

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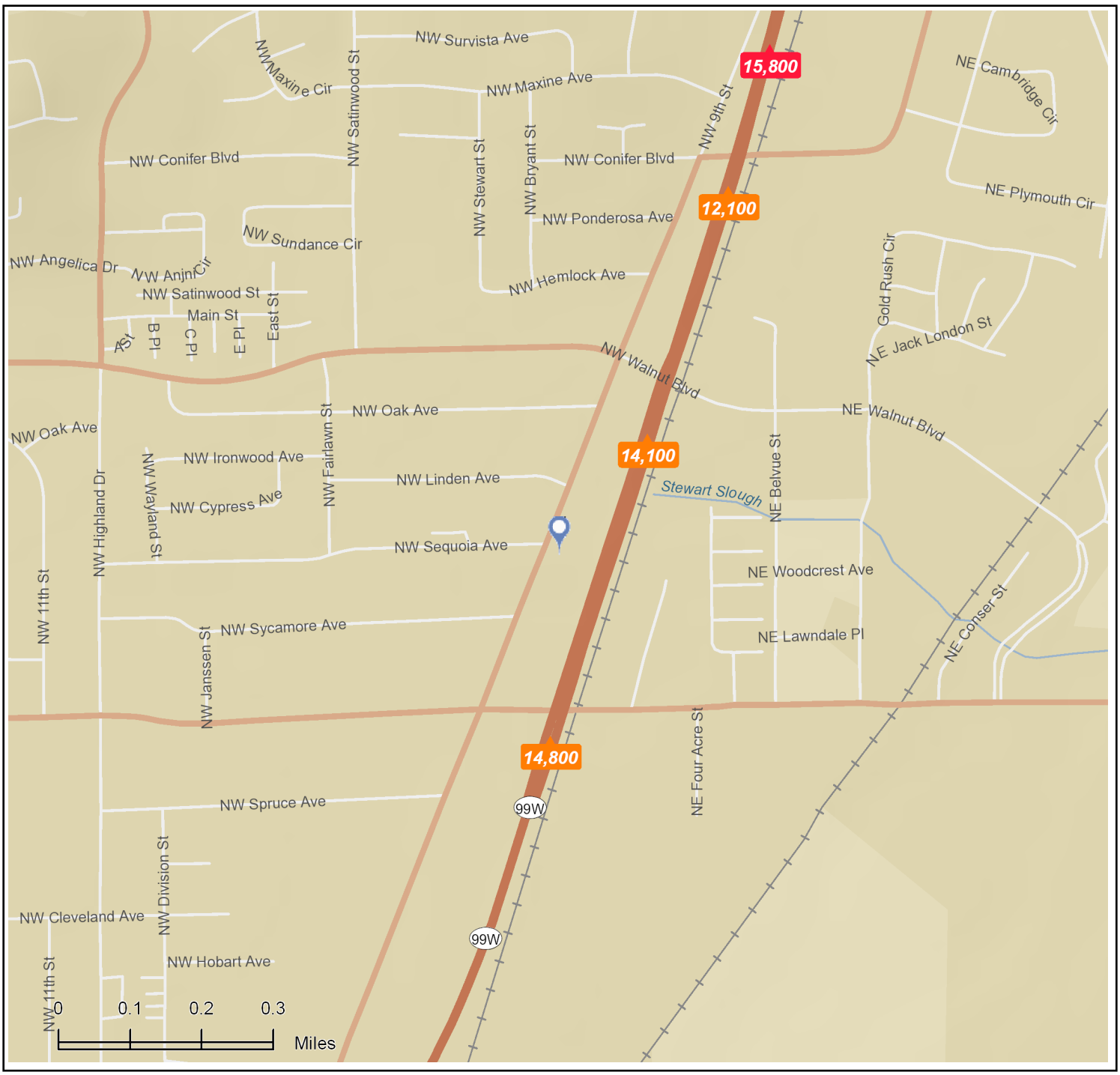

Average Daily Traffic Volume
- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***

Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

Executive Summary

Prepared by David Suprono

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	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	10,897	45,038	61,516
Male Population	48.7%	49.9%	49.8%
Female Population	51.3%	50.1%	50.2%
Median Age	32.4	28.8	31.1
2010 Income			
Median HH Income	$47,349	$43,795	$49,377
Per Capita Income	$24,648	$25,141	$26,933
Average HH Income	$55,829	$56,734	$62,425
2010 Households			
Total Households	4,781	18,646	25,402
Average Household Size	2.25	2.19	2.25
2010 Housing			
Owner Occupied Housing Units	42.9%	42.3%	47.6%
Renter Occupied Housing Units	51.1%	51.3%	45.7%
Vacant Housing Units	6.0%	6.4%	6.7%
Population			
1990 Population	8,730	42,322	53,286
2000 Population	10,335	43,815	57,792
2010 Population	10,897	45,038	61,516
2015 Population	11,253	46,180	63,837
1990-2000 Annual Rate	1.7%	0.35%	0.82%
2000-2010 Annual Rate	0.52%	0.27%	0.61%
2010-2015 Annual Rate	0.65%	0.5%	0.74%

In the identified market area, the current year population is 61,516. In 2000, the Census count in the market area was 57,792. The rate of change since 2000 was 0.61 percent annually. The five-year projection for the population in the market area is 63,837, representing a change of 0.74 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

Households			
1990 Households	3,689	15,873	20,002
2000 Households	4,411	17,368	22,949
2010 Households	4,781	18,646	25,402
2015 Households	4,964	19,264	26,540
1990-2000 Annual Rate	1.8%	0.9%	1.38%
2000-2010 Annual Rate	0.79%	0.7%	1%
2010-2015 Annual Rate	0.75%	0.65%	0.88%

The household count in this market area has changed from 22,949 in 2000 to 25,402 in the current year, a change of 1 percent annually. The five-year projection of households is 26,540, a change of 0.88 percent annually from the current year total. Average household size is currently 2.25, compared to 2.30 in the year 2000. The number of families in the current year is 13,534 in the market area.

Housing

Currently, 47.6 percent of the 27,214 housing units in the market area are owner occupied; 45.7 percent, renter occupied; and 6.7 percent are vacant. In 2000, there were 24,392 housing units - 47.8 percent owner occupied, 46.3 percent renter occupied and 5.9 percent vacant. The rate of change in housing units since 2000 is 1.07 percent. Median home value in the market area is $267,292, compared to a median home value of $157,913 for the U.S. In five years, median home value is projected to change by 4.13 percent annually to $327,195. From 2000 to the current year, median home value changed by 5.06 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	$25,320	$22,856	$25,307
2000 Median HH Income	$35,523	$33,921	$38,083
2010 Median HH Income	$47,349	$43,795	$49,377
2015 Median HH Income	$55,689	$53,342	$57,592
1990-2000 Annual Rate	3.44%	4.03%	4.17%
2000-2010 Annual Rate	2.84%	2.52%	2.57%
2010-2015 Annual Rate	3.3%	4.02%	3.13%
Per Capita Income			
1990 Per Capita Income	$13,013	$11,928	$12,588
2000 Per Capita Income	$18,626	$19,311	$21,182
2010 Per Capita Income	$24,648	$25,141	$26,933
2015 Per Capita Income	$28,060	$28,988	$30,890
1990-2000 Annual Rate	3.65%	4.94%	5.34%
2000-2010 Annual Rate	2.77%	2.61%	2.37%
2010-2015 Annual Rate	2.63%	2.89%	2.78%
Average Household Income			
1990 Average Household Income	$29,989	$30,225	$32,199
2000 Average Household Income	$43,538	$46,830	$51,752
2010 Average HH Income	$55,829	$56,734	$62,425
2015 Average HH Income	$63,241	$65,110	$71,274
1990-2000 Annual Rate	3.8%	4.48%	4.86%
2000-2010 Annual Rate	2.46%	1.89%	1.85%
2010-2015 Annual Rate	2.52%	2.79%	2.69%

Households by Income

Current median household income is $49,377 in the market area, compared to $54,442 for all U.S. households. Median household income is projected to be $57,592 in five years. In 2000, median household income was $38,083, compared to $25,307 in 1990.

Current average household income is $62,425 in this market area, compared to $70,173 for all U.S. households. Average household income is projected to be $71,274 in five years. In 2000, average household income was $51,752, compared to $32,199 in 1990.

Current per capita income is $26,933 in the market area, compared to the U.S. per capita income of $26,739. The per capita income is projected to be $30,890 in five years. In 2000, the per capita income was $21,182, compared to $12,588 in 1990.

Population by Employment			
Total Businesses	435	1,989	2,466
Total Employees	13,943	30,926	36,207

Currently, 90.7 percent of the civilian labor force in the identified market area is employed and 9.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.7 percent of the civilian labor force, and unemployment will be 7.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 61.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 71.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 11.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 68.1 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 15.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 4.6 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 12.3 percent were high school graduates only (29.6 percent in the U.S.)
- 8.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 29.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 27.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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