



FOR SALE/LEASE



CORVALLIS RETAIL END-CAP

2nd-Generation End-Cap Retail / Office Space

± 3,411 SF | Lease Rate/Sale Price: Call for Broker Details

1318 NW 9th St, Corvallis, OR 97330

- Parking Ratio: 3/1,000
- Zoning: [Commercial Mixed Use \(CMU\) - View Online](#)
- Monument Signage Available
- Desirable High-Traffic 9th Street Location - ±15k ADTV*
- Easy Access to Hwy 99 and VanBuren Avenue

*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025

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PROPERTY SUMMARY

**FOR SALE
OR LEASE**



PROPERTY DETAILS

Address	1318 NW 9th St, Corvallis, OR 97330
Available Space	± 3,411 SF
N° of Suites Available	1 Suite
Lease Rate	Call Broker for Details
Sale Price	Call Broker for Details
Use Type	Retail, Service
Availability	Now
Space Condition	Office Buildout

Location Features

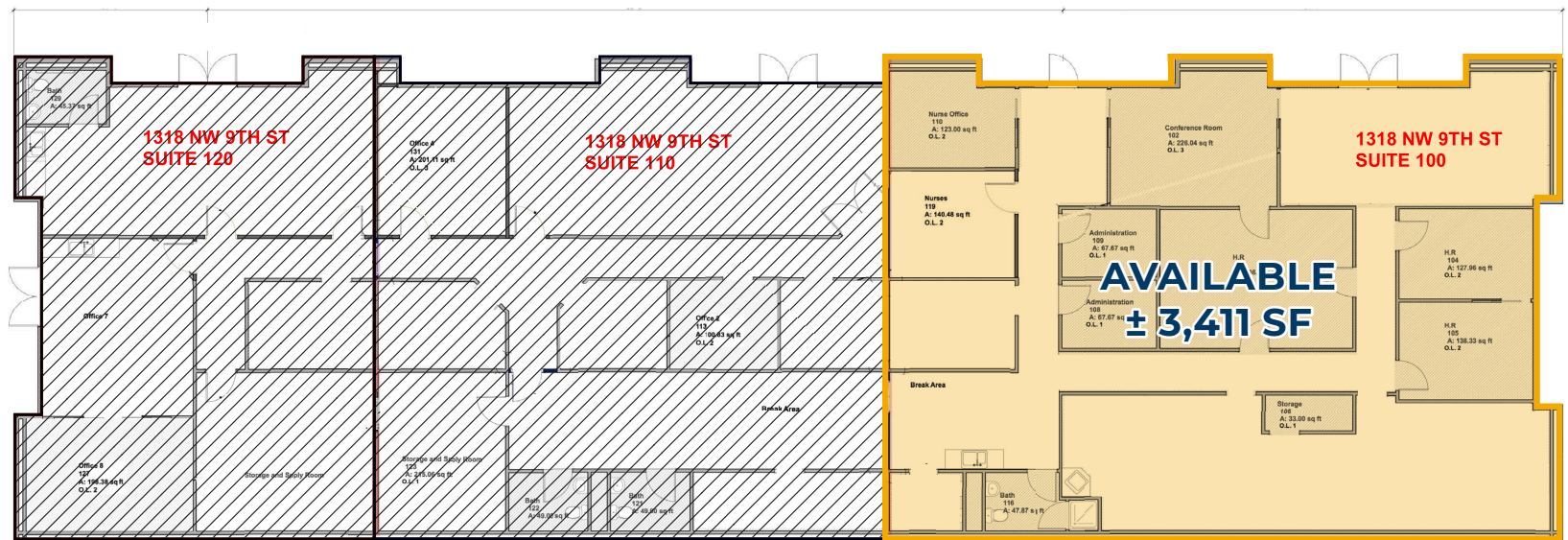
- Reception Area
- Private Offices
- Kitchen

Nearby Highlights

- Fred Meyer
- Dutch Bros
- Walmart
- Natural Grocers
- Trader Joe's
- crumbl Cookies
- Ulta
- Starbucks
- Anytime Fitness
- Panera
- PetSmart
- OfficeMax
- Oregon State University
- WinCo Foods
- Planet Fitness
- Orangetheory Fitness
- Harbor Freight



PARKING



NW 9TH ST — ±15K ADTV*

FLOOR PLAN
1318 NW 9th St, Corvallis, OR 3



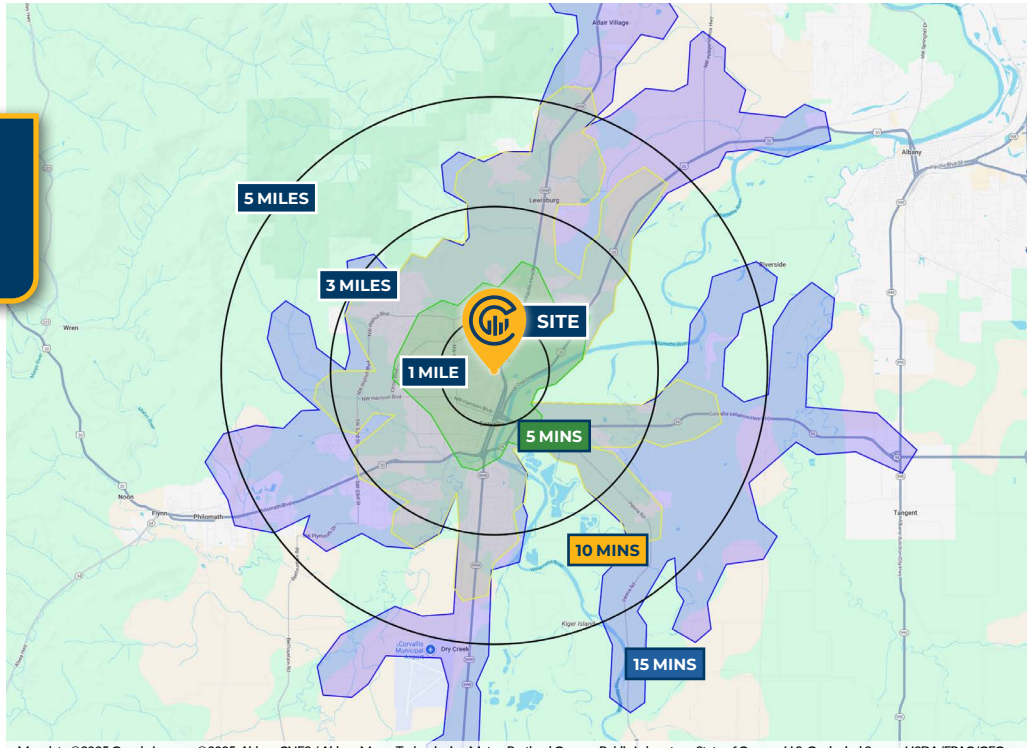
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	14,495	57,865	72,259
2030 Projected Population	13,388	54,660	68,187
2020 Census Population	13,878	56,180	70,366
2010 Census Population	13,769	50,962	64,126
Projected Annual Growth 2025 to 2030	-1.5%	-1.1%	-1.1%
Historical Annual Growth 2010 to 2025	0.4%	0.9%	0.8%
Households & Income			
2025 Estimated Households	6,461	23,607	29,665
2025 Est. Average HH Income	\$72,747	\$95,694	\$103,394
2025 Est. Median HH Income	\$56,480	\$69,981	\$75,566
2025 Est. Per Capita Income	\$32,881	\$39,828	\$43,081
Businesses			
2025 Est. Total Businesses	1,097	2,660	3,208
2025 Est. Total Employees	8,971	20,661	23,958

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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Neighborhood Scores

79

Walk Score®
"Very Walkable"

100

Bike Score®
"Biker's Paradise"

34

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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