

FOR LEASE

532 NW 3RD ST CORVALLIS, OR

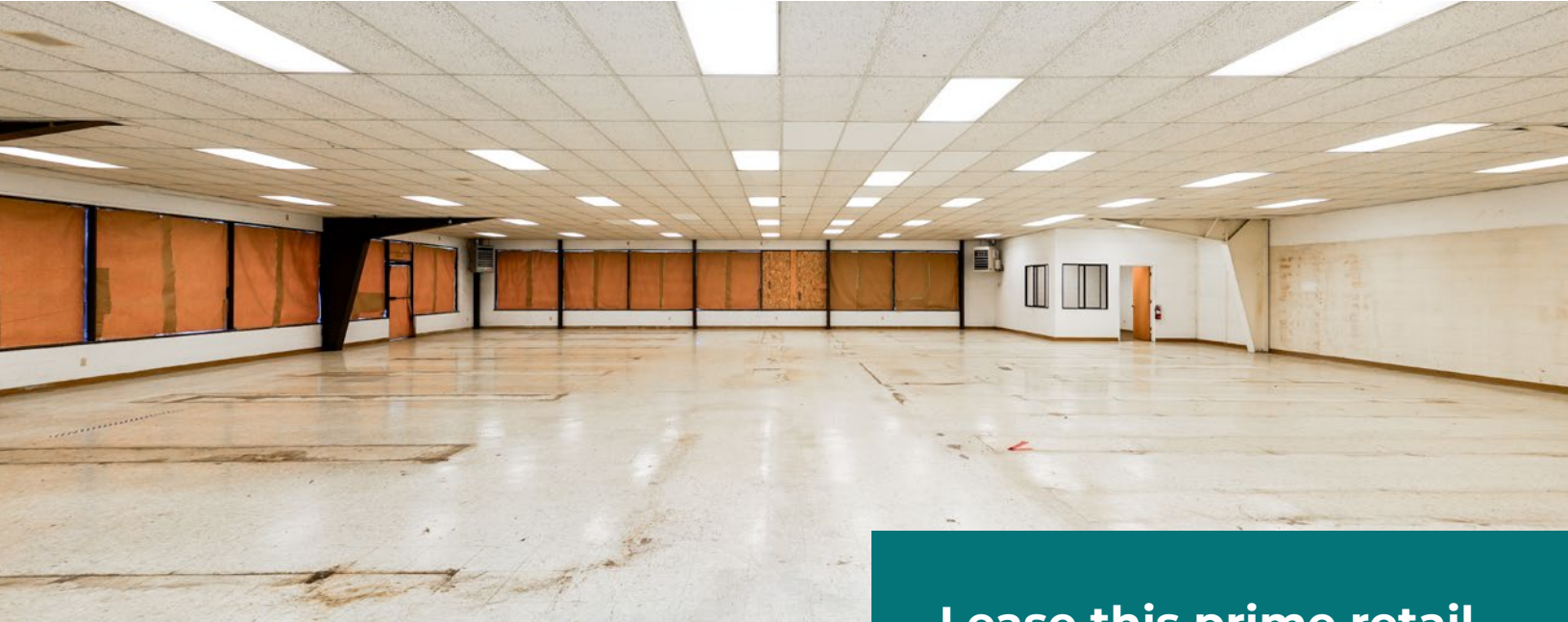
AVAILABLE APRIL 1, 2025



OFFER SUMMARY

\$0.95 / SQ FT NNN

FOR LEASE / \$10,121 PER MONTH



Lease this prime retail space in downtown Corvallis.

Ideal for businesses seeking versatility and visibility in a high-demand area.

Zoning is Commercial Mixed-Use, allowing for a variety of potential uses: eating & drinking establishments, medical services, retail sales, and more. Also allows for residential and office use. CMU-3 also allows for building heights up to 105 ft.

Space can easily be demised into multiple tenant suites.

PROPERTY INFORMATION

Exiting Tenant	Advance Auto Parts
Address	532 NW 3 RD St. Corvallis, OR 97330
County	Benton
Year Built	1960
No. Buildings	1
Lot Dimensions	201 x 101 approx.
Building Sq Ft	10,654
Lot Sq Ft	19,602
Acres	0.45
Parking Spaces	19
Zoning	CMU-3
Current Use	Retail, Auto Parts



HIGHLIGHTS

- Traffic Count Approx. 12,000/day
- Existing Floor Drain and Crane
- Several Separate Entrances
- Seller to Consider Lease Option or Purchase
- On Grade Roll Up Doors (x3)
- Clear-Span Steel Trusses allowing for a lot of layout flexibility

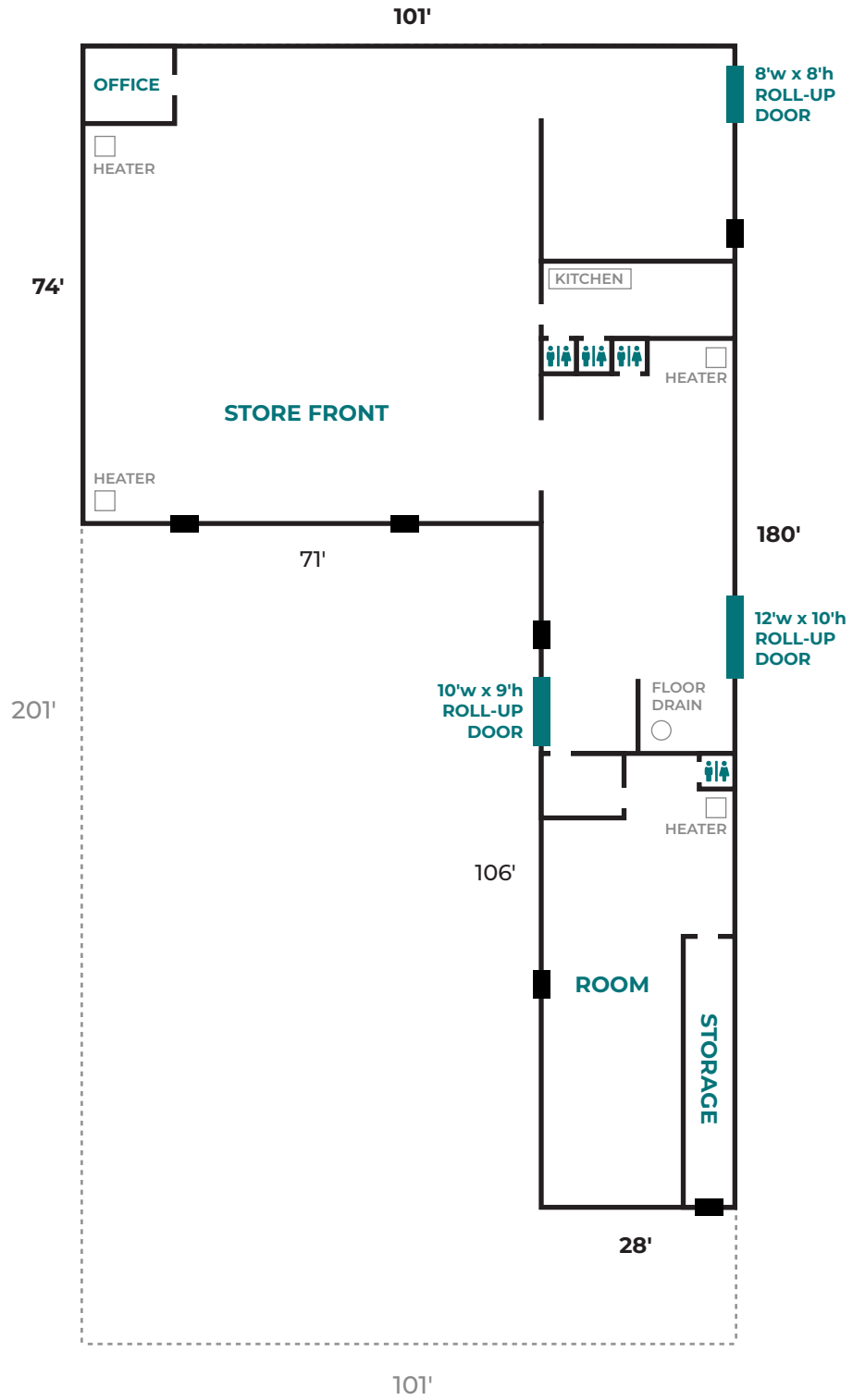


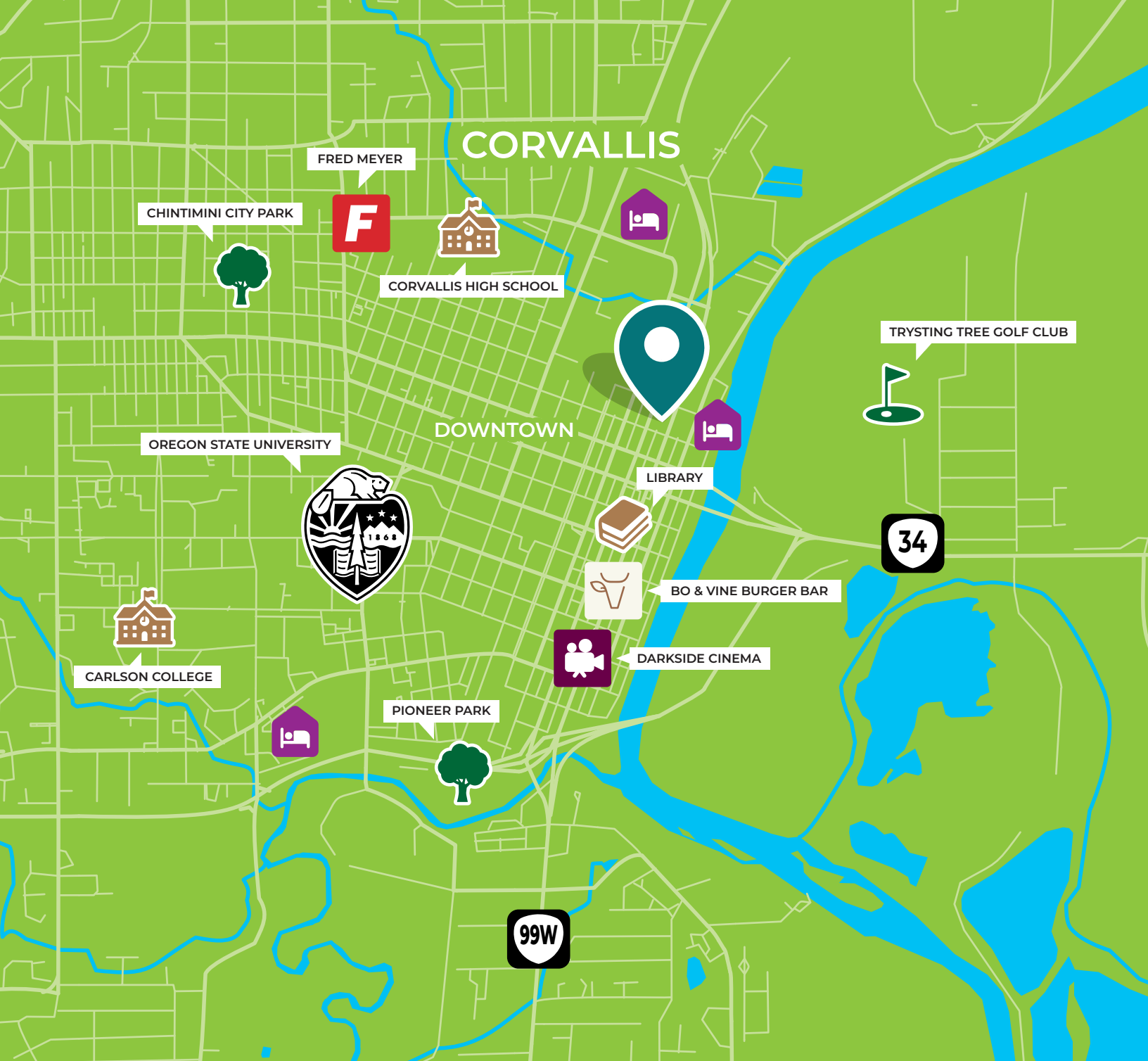
MAR 2025

Interior Photos



LAYOUT





532 NW 3RD ST.

Corvallis, OR 97338

With its balanced mix of natural beauty and economic vitality, Corvallis is a strategic choice for professionals and entrepreneurs seeking growth in a dynamic community.

Corvallis features a bustling downtown infused with collegiate energy from Oregon State University. With its dynamic mix of thriving local businesses, diverse dining options, and a strong emphasis on sustainability, Corvallis offers an unparalleled opportunity to position your downtown business in a community-oriented and forward-thinking environment.

CONTACT



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