

FOR LEASE



2301 NW KINGS BOULEVARD | CORVALLIS, OR

TIMBERHILL SHOPPING CENTER

Premier Anchored Retail Center in Corvallis

Anchored by WinCo, Ross, Petco & Ace Hardware
Strong Co-Tenancy • High Parking Ratios • Regional Draw

1,120 – 5,575 SF Available

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Campbell
COMMERCIAL
REAL ESTATE
Licensed in the State of Oregon



TIMBERHILL SHOPPING CENTER is the largest retail center in the Corvallis market. The prime location on the north side of Corvallis is approximately 3 miles from Oregon State University, 1 mile from NW 9th Street and Hwy 99, and adjacent to the medical/dental buildings along Walnut Blvd and NW Kings Blvd. The center is anchored by Winco Foods, Petco, Ace Hardware, and Ross Dress For Less, and features a total of 200,566 square feet of retail space occupied by both national and local tenants.



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.



AVAILABLE SPACES



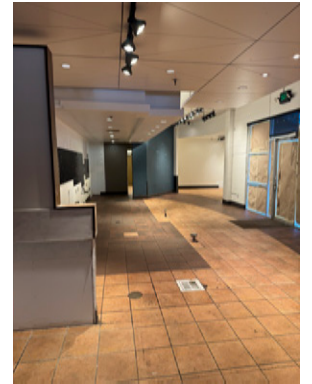
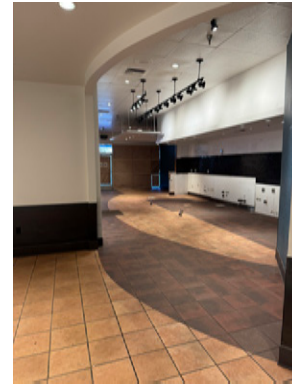
AVAILABLE SPACES		
2305	RETAIL	1,600 SF
2315	RETAIL	1,120 SF
2393	RETAIL	1,400 SF
2401	RETAIL	2,440 SF
2409	RETAIL	5,575 SF
2467	RETAIL	5,057 SF
2483	BUILD-TO-SUIT	5,050 SF/1 AC

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SUITE HIGHLIGHTS

Suite 2305

- 1,600 square feet
- End-cap space
- Former Starbucks
- \$21/SF, NNN



Suite 2315

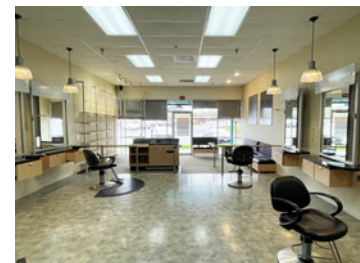
- 1,120 square feet
- Located between GNC & Nirvana Restaurant
- \$17/SF, NNN



SUITE HIGHLIGHTS

Suite 2393

- 1,400 square feet
- Former salon
- Private office
- Storage room
- \$17/SF, NNN



Suite 2467

- 5,057 square feet
- Open layout
- Expansive window-line
- Storage room
- \$17/SF, NNN



SUITE HIGHLIGHTS

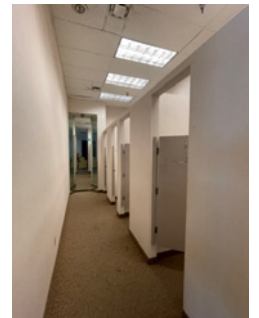
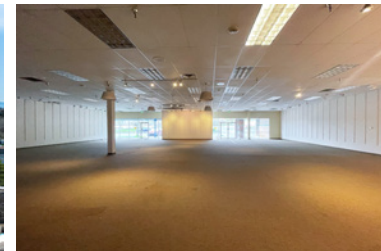
Suite 2401

- 2,440 square feet
- Open layout
- Office/storage room
- \$17/SF, NNN



Suite 2409

- 5,575 square feet
- Open layout
- Multiple dressing rooms
- Office/storage room
- \$17/SF, NNN



SUITE HIGHLIGHTS

Pad 2483

- Build-to-Suit Pad
- 1 Acre (approx.)
- NW Walnut visibility
- Call for pricing



CENTER AERIAL



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DEMOGRAPHICS

POPULATION

RADIUS	2-MILE	5-MILES	10-MILES
2028	41,280	75,021	132,675
2023	40,236	72,787	129,106
2010	36,771	64,317	114,254

2023 HH INCOME

Average	\$83,235	\$87,919	\$87,389
Median	\$60,929	\$66,432	\$69,758

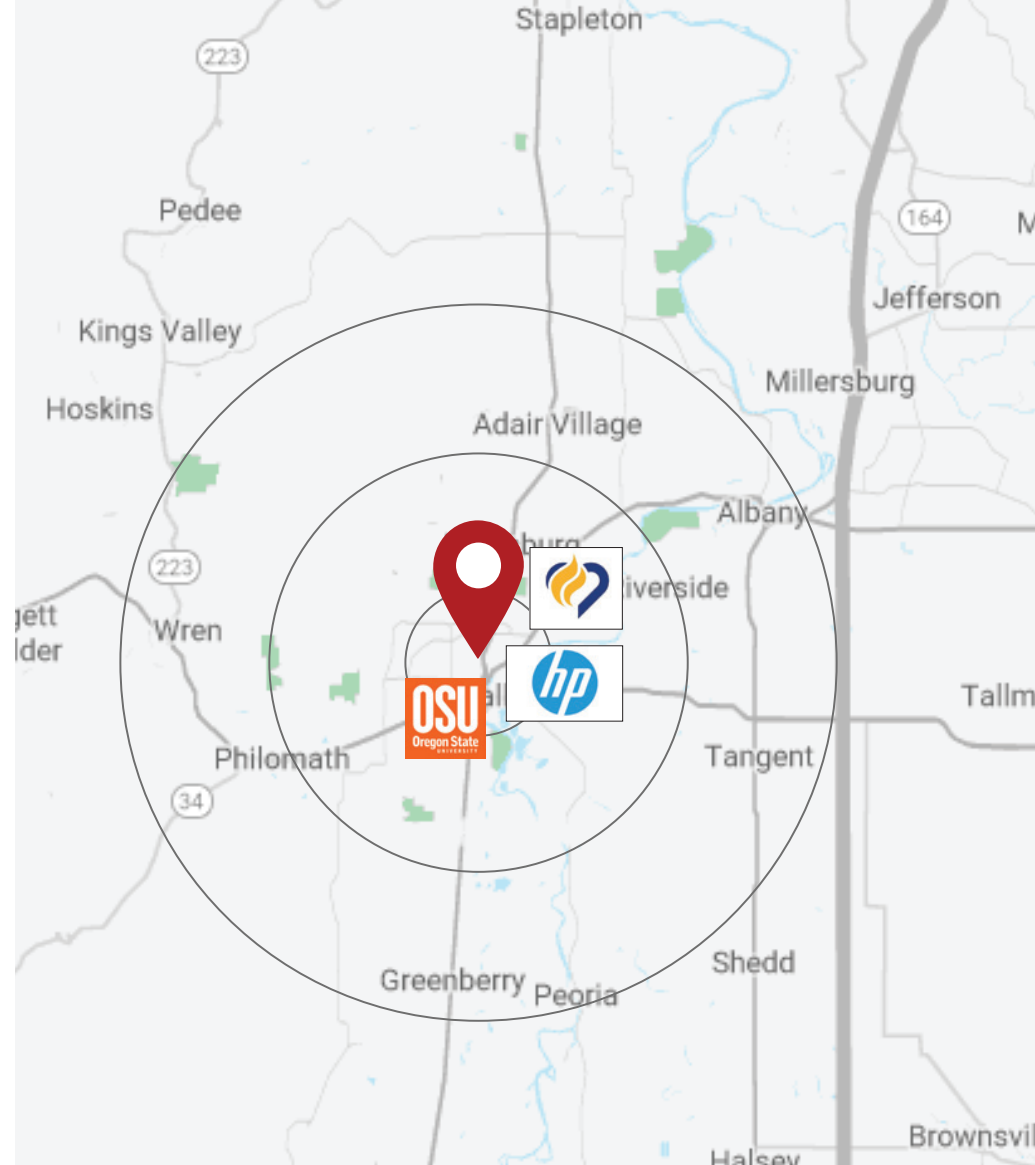
2023 MEDIAN HOME VALUE

	\$371,299	\$390,573	\$345,821
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2023 MEDIAN AGE

SOURCE: COSTAR	32	33.70	35.2
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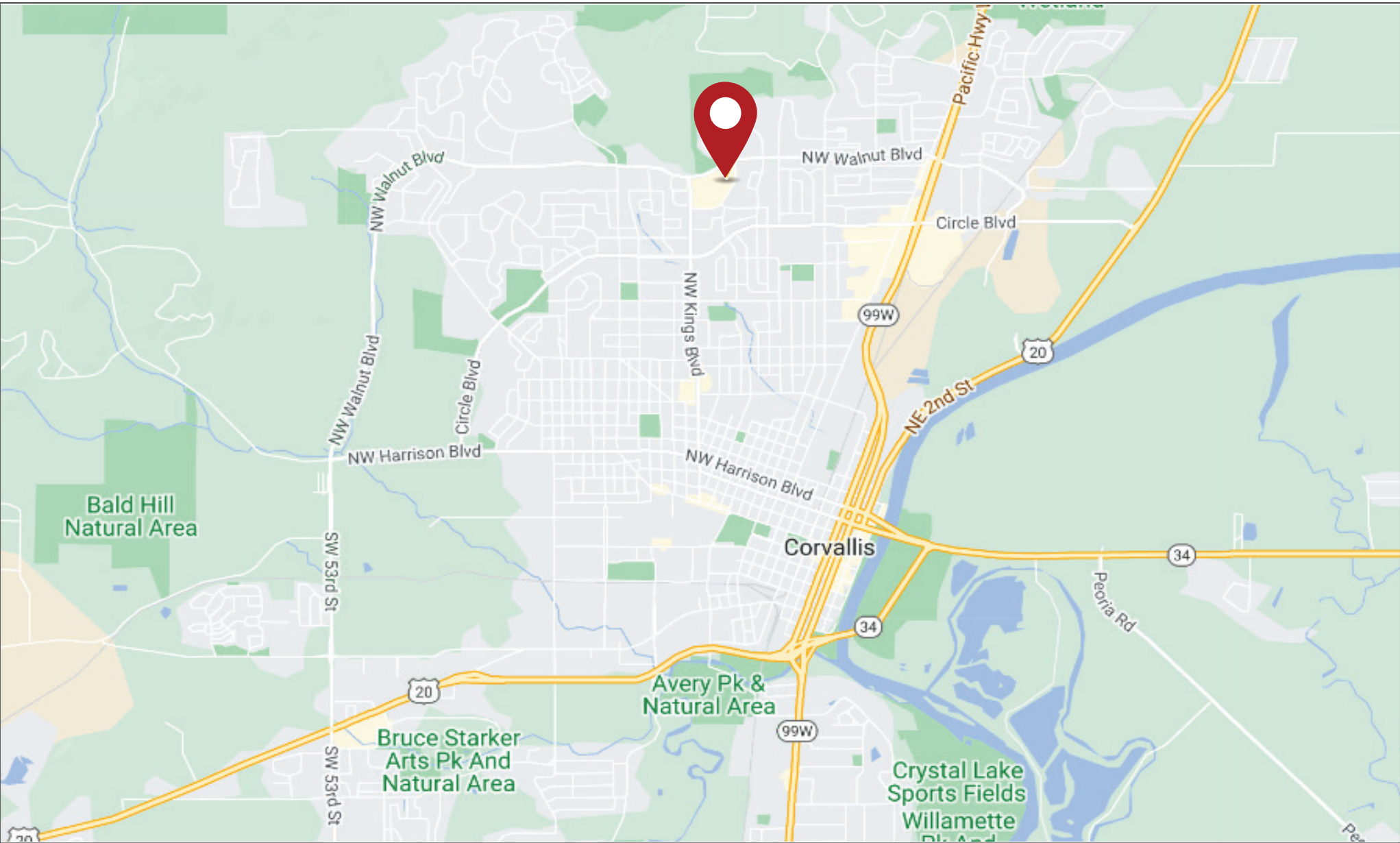
SOURCE: COSTAR GROUP



CORVALLIS, OREGON

IS HOME TO OREGON STATE UNIVERSITY WITH OVER 40,000 STUDENTS AND FACULTY, HEWLETT-PACKARD RESEARCH CAMPUS AND GOOD SAMARITAN REGIONAL MEDICAL CENTER

LOCATION MAP



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