

RETAIL SPACE: 2,428-6,000 SF

FOR LEASE | TRIPLE C PLAZA

1820-1840 NW 9TH STREET, CORVALLIS, OR 97330



COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**



TRIPLE C PLAZA

WALMART-ANCHORED SHOPPING CENTER

Discover a prime opportunity to lease retail space in Triple C Plaza, located in Corvallis, Oregon. Anchored by Walmart Neighborhood Market, this high-traffic neighborhood center offers excellent visibility and accessibility.

Situated on the main commercial corridor near Oregon State University, with a student population of over 26,000, the plaza ensures exposure to a diverse consumer base. With a parking ratio of 4.5 spaces per 1,000 square feet, convenience is guaranteed for both tenants and customers.

Join established brands like Panda Express, Buffalo Wild Wings, Sprint Wireless, Jimmy John's, Zoup!, Orange Theory Fitness, and AAA Oregon in this thriving retail community.

Secure your spot in Triple C Plaza today and position your business for success in Corvallis' premier commercial destination. Contact us now to schedule a viewing and seize this exceptional leasing opportunity.

PROPERTY SUMMARY	Address	1820-1840 NW 9th Street, Corvallis, OR 97330
	Center Size	135,156 SF
	Lot Size	11.29 Acres
	Year Built	1999
	Parking	634 Surface Spaces 4.5:1,000 Ratio
	Zoning	Mixed Use Community Shopping (MUCS)
SUITE 106	Suite Address	1830 NW 9th St Suite 106, Corvallis, OR 97330
	Suite Size	2,428 SF
	Configuration	Turnkey dental/medical suite
SUITE 111	Suite Address	1836 NW 9th Street, Suite 111, Corvallis, OR 97330
	Suite Size	6,000 SF (divisible down to 2,562 SF)
	Configuration	Currently in gray shell, open format condition
RATE	Lease Rate	Call Listing Agent
	Lease Type	Triple Net

PROPERTY HIGHLIGHTS



GROCERY-ANCHORED

Excellent shopping center location with quality tenants



NEAR OSU

Catering to a diverse community with over 26,000 students



HIGH VISIBILITY

Excellent exposure and access from 99W and NW 9th Street



DIVERSE TENANT MIX

Join Buffalo Wild Wings, Orange Theory and AAA Oregon



PRIME RETAIL

Ideal for establishing or expanding retail ventures



HIGH-TRAFFIC AREA

Great location on the primary commercial corridor



BUILDING SIGNAGE

Exceptional visibility for tenants



AMPLE PARKING

Parking ratio of 4.5 spaces per 1,000 square feet



DENTAL/MEDICAL SUITE



SUITE 106

SUITE SIZE: 2,428 SF
LEASE RATE: Call for Details

FEATURES & AMENITIES

- Fully built-out dental/medical layout with reception, exam, and procedure rooms
- Multiple private treatment rooms with plumbing hookups
- Lab area with cabinetry and sinks
- Building and monument signage available
- Ready for immediate occupancy

LOCATION

- Ground floor retail suite
- Between Sugoi Sushi and T-Mobile
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Great access off 99W and NW 9th Street

RETAIL SUITE



SUITE 111

SUITE SIZE: 2,562-6,000 SF
LEASE RATE: Call for Details

FEATURES & AMENITIES

- Currently in gray shell, open format condition
- Building and monument signage available

LOCATION

- Ground floor retail suite
- Between Orange Theory Fitness and AAA
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, and office tenants
- Great access off 99W and NW 9th Street

SITE PLAN



PLAZA PHOTOS



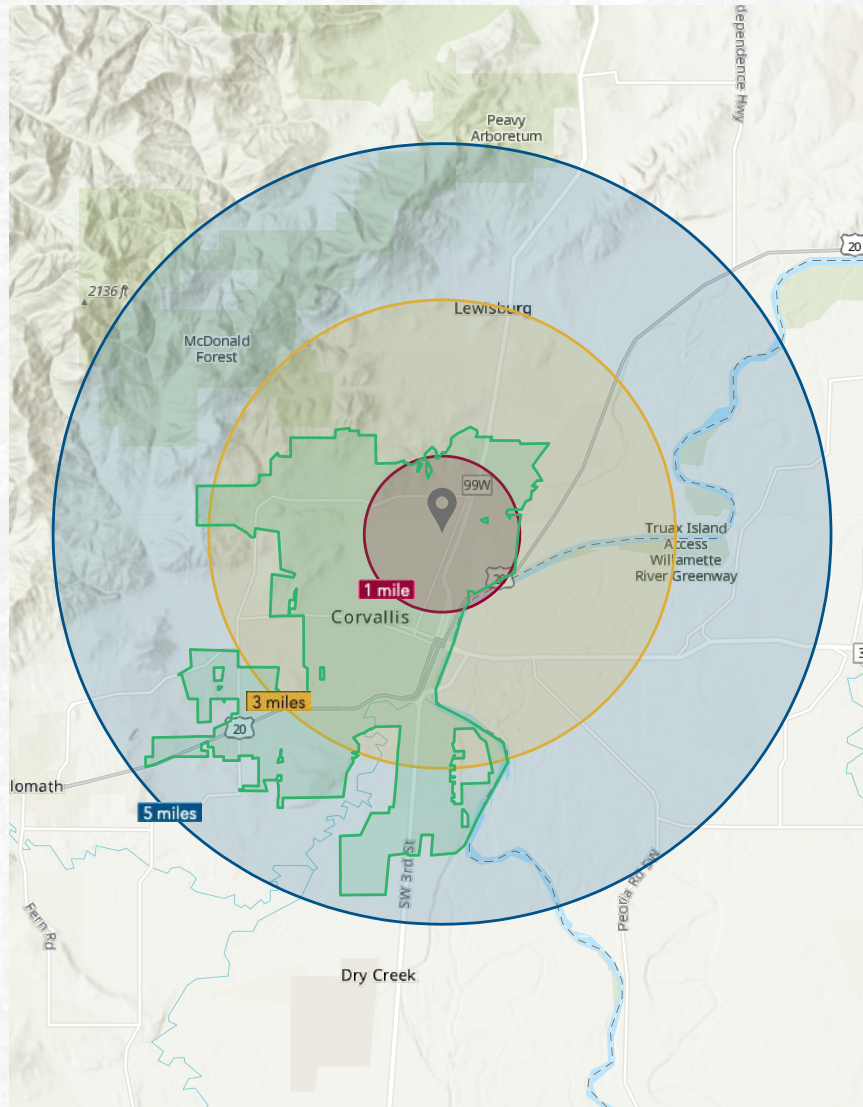
LOCATION



**TRIPLE C
PLAZA**

TRIPLE C PLAZA 1820-1840 NW 9TH STREET, PORTLAND, OR 97230

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	Corvallis
POPULATION	2025 Population	11,096	52,876	71,022
	2025 Daytime Population	16,763	66,485	81,310
	2030 Population	11,198	53,744	72,437
	2010-2020 Growth Rate	0.71%	0.93%	0.90%
	2024-2029 Growth Rate	0.18%	0.33%	0.40%
HOUSEHOLDS	2025 Median Age	35.4	28.3	30.5
	2025 Households	4,921	21,235	28,852
	2030 Households	5,010	21,788	29,710
	2010-2020 Growth Rate	0.63%	0.73%	0.75%
	2024-2029 Growth Rate	0.36%	0.52%	0.59%
INCOME	2025 Avg. Household Size	2.20	2.19	2.24
	2025 Avg. Household Income	\$93,555	\$97,401	\$107,999
	2025 Med. Household Income	\$67,167	\$63,018	\$71,702
HOUSING	2025 Per Capita Income	\$41,714	\$39,196	\$43,776
	2025 Avg. Home Value	\$452,623	\$521,588	\$542,063
	2025 Housing Units	5,146	22,831	30,935
	2025 Vacant Housing Units	2,097	8,677	13,599
	2025 Owner Occupied Units	2,824	12,558	15,253
EDUCATION	2025 Renter Occupied Units	225	1,596	2,083
	2025 Population Age 18+	9,367	46,428	61,490
	High School Diploma	780	2,633	3,619
	Bachelor's Degree	2,229	9,366	13,831
LABOR	Graduate/Professional Degree	2,027	8,771	12,486
	2025 Businesses	660	2,241	2,654
	2025 Employees	7,618	27,171	31,292
	2025 Unemployment Rate	3.9%	6.1%	5.3%



FOR LEASE | TRIPLE C PLAZA

1820-1840 NW 9TH STREET, CORVALLIS, OR 97330

EXCLUSIVELY LISTED BY:



MATT SICHEL

Broker

Cell 503.702.5955

msichel@compasscommercial.com



DAN KEMP, CCIM

Partner, Principal Broker

Cell 541.550.8413

dkemp@compasscommercial.com



EMILIO TISCARENO

Broker

Cell 541.213.9640

etiscareno@compasscommercial.com



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.