

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	
SUITE 106	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 111	Suite Address 1830 NW 9th St Suite 106, Corvallis, OR 97330
	Suite Size 2,428 SF
	Configuration Turnkey dental/medical suite
RATE	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
	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



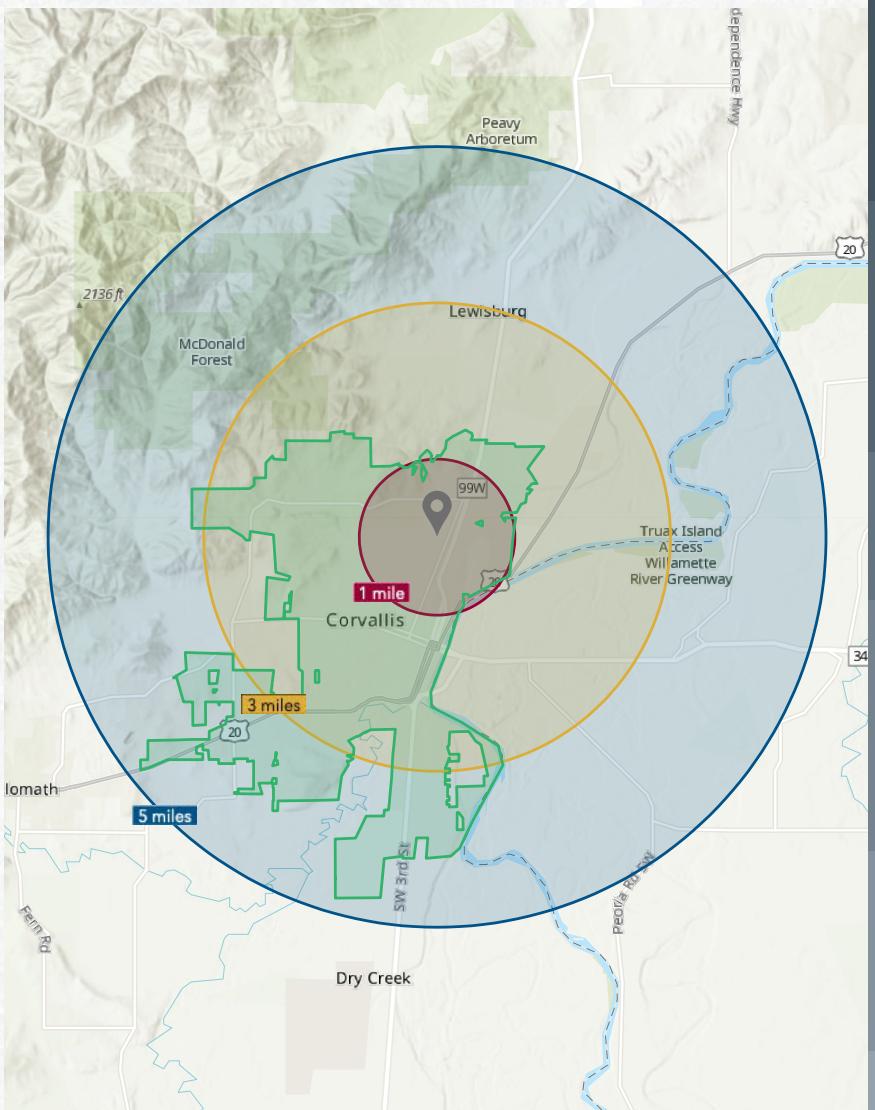
PLAZA PHOTOS



LOCATION



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	Corvallis
POPULATION				
2025 Population	11,096	52,876	71,022	61,695
2025 Daytime Population	16,763	66,485	81,310	72,420
2030 Population	11,198	53,744	72,437	62,881
2010-2020 Growth Rate	0.71%	0.93%	0.90%	0.96%
2024-2029 Growth Rate	0.18%	0.33%	0.40%	0.38%
2025 Median Age	35.4	28.3	30.5	28.9
HOUSEHOLDS				
2025 Households	4,921	21,235	28,852	24,976
2030 Households	5,010	21,788	29,710	25,697
2010-2020 Growth Rate	0.63%	0.73%	0.75%	0.78%
2024-2029 Growth Rate	0.36%	0.52%	0.59%	0.57%
2025 Avg. Household Size	2.20	2.19	2.24	2.22
INCOME				
2025 Avg. Household Income	\$93,555	\$97,401	\$107,999	\$102,036
2025 Med. Household Income	\$67,167	\$63,018	\$71,702	\$66,660
2025 Per Capita Income	\$41,714	\$39,196	\$43,776	\$41,473
HOUSING				
2025 Avg. Home Value	\$452,623	\$521,588	\$542,063	\$520,456
2025 Housing Units	5,146	22,831	30,935	26,847
2025 Vacant Housing Units	2,097	8,677	13,599	10,487
2025 Owner Occupied Units	2,824	12,558	15,253	14,489
2025 Renter Occupied Units	225	1,596	2,083	1,871
EDUCATION				
2025 Population Age 18+	9,367	46,428	61,490	53,717
High School Diploma	780	2,633	3,619	2,960
Bachelor's Degree	2,229	9,366	13,831	11,985
Graduate/Professional Degree	2,027	8,771	12,486	10,475
LABOR				
2025 Businesses	660	2,241	2,654	2,318
2025 Employees	7,618	27,171	31,292	28,525
2025 Unemployment Rate	3.9%	6.1%	5.3%	5.5%



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