

CORVALLIS OFFICE SPACE



FOR LEASE ► DOWNTOWN CORVALLIS

This offering features 6,000 square feet of empty office space located along the river in downtown Corvallis. The property includes 124 parking spaces, providing ample convenience for tenants and visitors. It is competitively priced at \$2.10 per square foot per month, making it an attractive option for businesses seeking a well-located and accessible workspace.

ADDRESS

545 SW 2nd St, Corvallis, OR 97333

AVAILABLE SPACE

- 6,000 SF

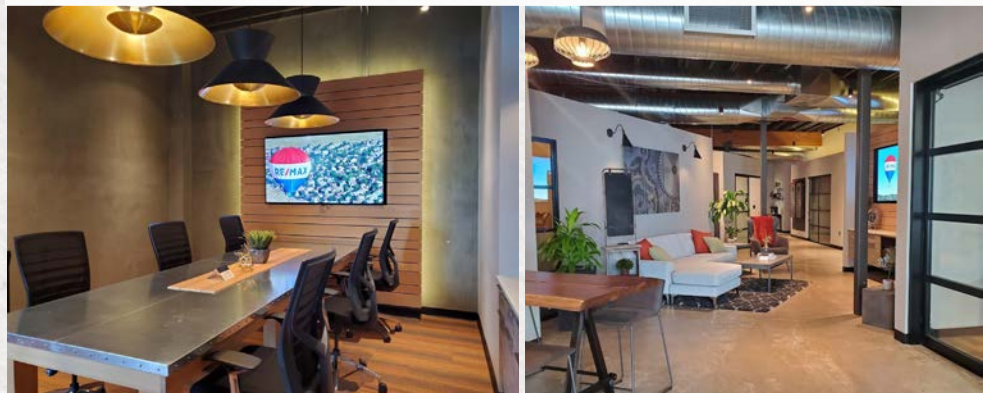
RENTAL RATE

- \$2.10 PSF/per month
NNN \$0.35/month

HIGHLIGHTS

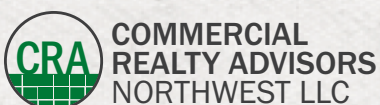
- Neighboring tenants include Remax, Edward Jones, Cycle Lab, Willamette Dental, Marsh McLennan Agency, and Vantage Wealth Management.

PHOTOS ARE FROM REMAX IN THE BUILDING, SHOWING WHAT A BUILDOUT COULD LOOK LIKE.



TRAFFIC COUNTS

- HWY 99 & SW B Ave – 12,631 ADT ('25)
- HWY 34 – 23,496 ADT ('25)



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Washington Ave

SW 2nd St

SW Washington Ave

3

517

SW 2nd St

545

524

SITE

m Blvd

612

SW Western Blvd

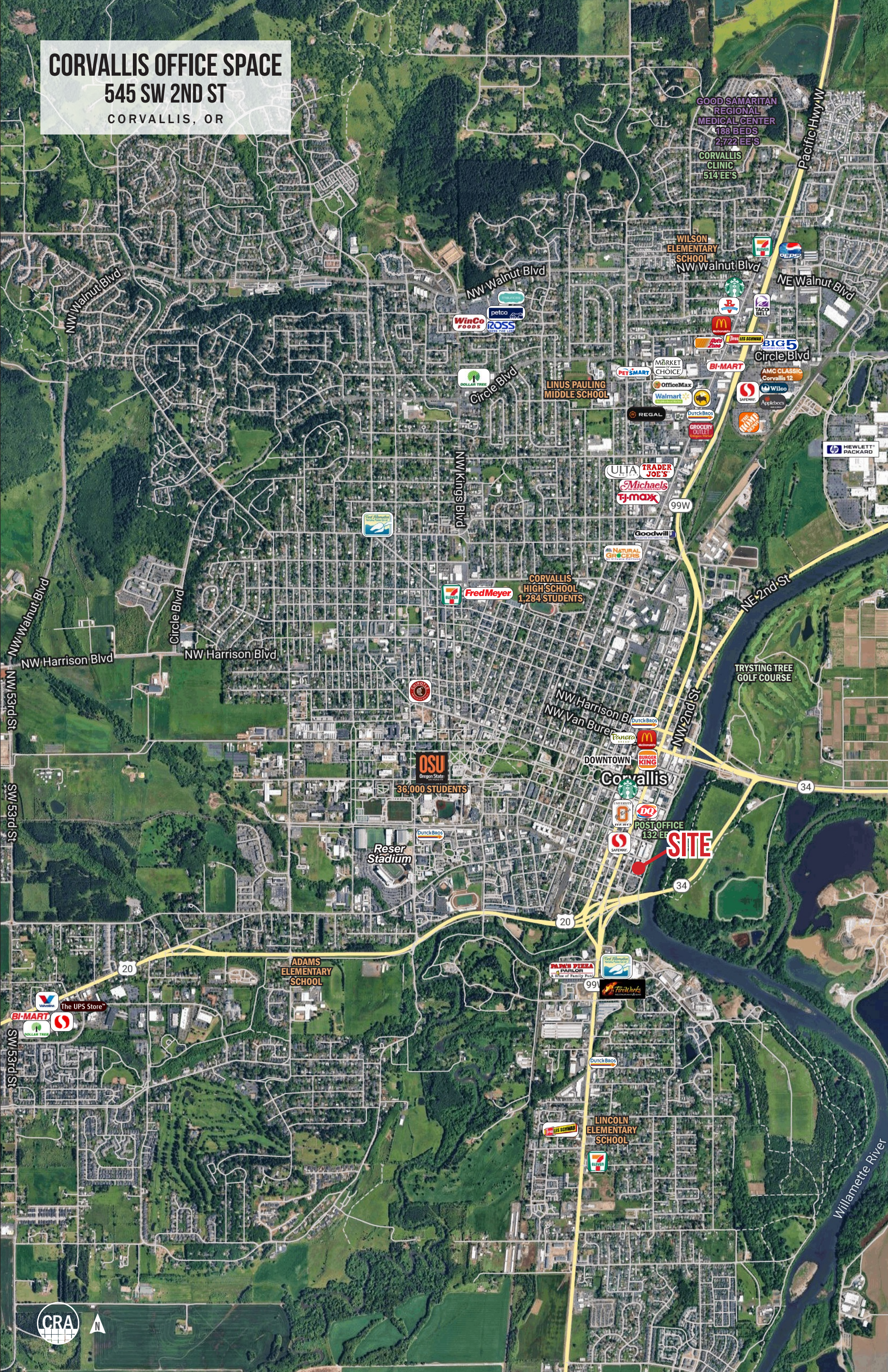
SW Western Blvd

PARKING

SW 2nd St

645

CORVALLIS OFFICE SPACE
545 SW 2ND ST
CORVALLIS, OR



GOOD SAMARITAN
REGIONAL
MEDICAL CENTER
188 BEDS
2,722 EE'S
CORVALLIS
CLINIC
514 EE'S

WILSON
ELEMENTARY
SCHOOL
NW Walnut Blvd

LINUS PAULING
MIDDLE SCHOOL

CORVALLIS
HIGH SCHOOL
1,284 STUDENTS

OSU
Oregon State
36,000 STUDENTS

ADAMS
ELEMENTARY
SCHOOL

LINCOLN
ELEMENTARY
SCHOOL

SITE

CORVALLIS OFFICE SPACE

545 SW 2ND ST

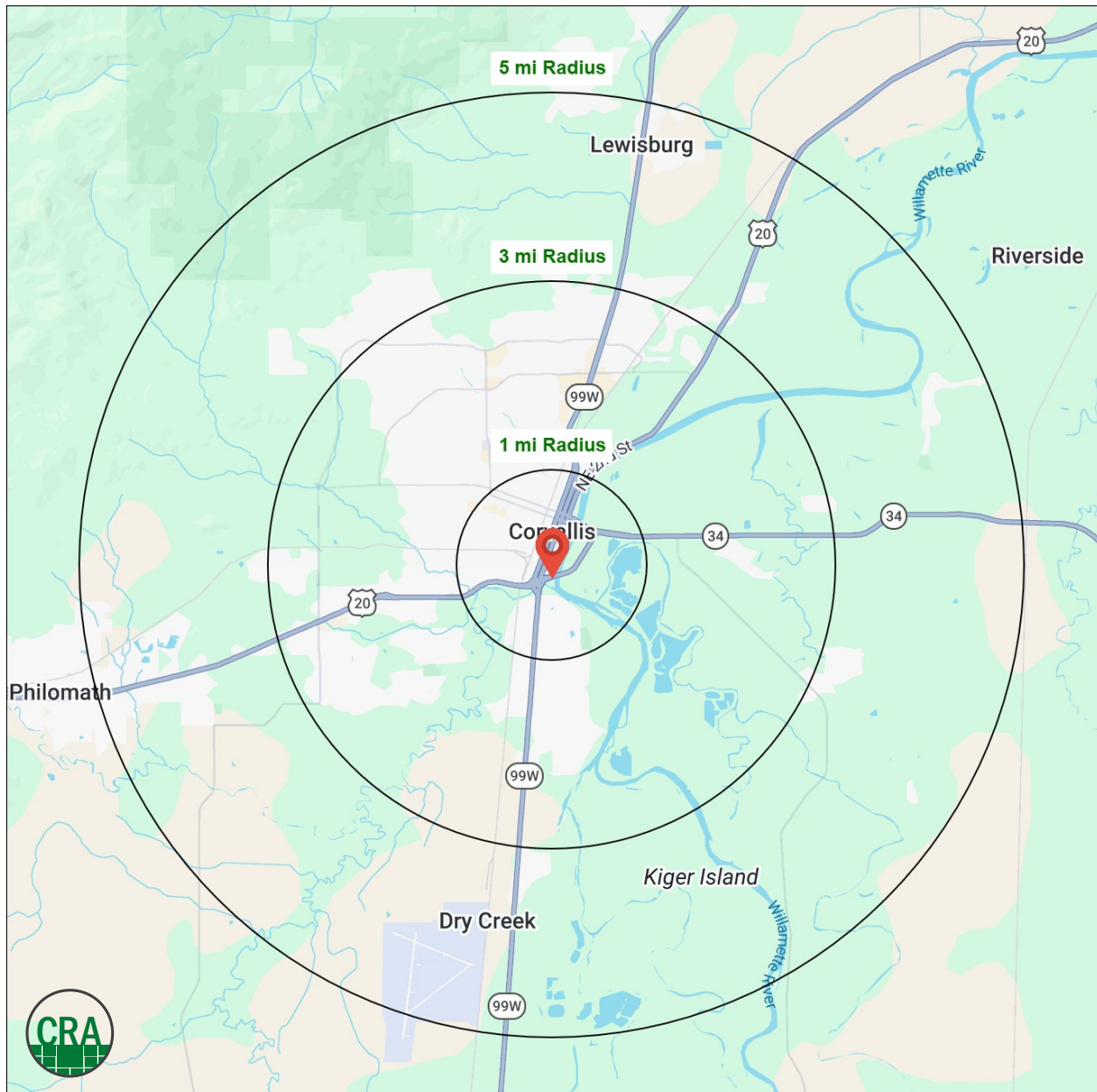
CORVALLIS, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	13,489	58,572	71,596
Estimated Households 2025	5,195	23,968	29,466
Average HH Income	\$54,271	\$95,078	\$102,612
Median Home Value	\$431,347	\$469,676	\$484,734
Daytime Demographics 16+	12,568	42,104	49,500
Some College or Higher	83.3%	85.6%	85.7%

42,104
Daytime Demographics
3 MILE RADIUS

31.8
Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.5593/-123.2619

545 SW 2nd St Corvallis, OR 97333	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	13,489	58,572	71,596
2030 Projected Population	12,704	55,286	67,701
2020 Census Population	13,180	56,701	69,334
2010 Census Population	11,266	51,374	63,127
Projected Annual Growth 2025 to 2030	-1.2%	-1.1%	-1.1%
Historical Annual Growth 2010 to 2025	1.3%	0.9%	0.9%
2025 Median Age	24.5	31.8	33.7
Households			
2025 Estimated Households	5,195	23,968	29,466
2030 Projected Households	5,082	23,748	29,277
2020 Census Households	4,970	22,542	27,640
2010 Census Households	4,490	20,935	25,730
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	1.0%	1.0%	1.0%
Race and Ethnicity			
2025 Estimated White	75.5%	77.2%	78.0%
2025 Estimated Black or African American	1.9%	1.9%	1.8%
2025 Estimated Asian or Pacific Islander	10.8%	9.3%	9.1%
2025 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.6%
2025 Estimated Other Races	11.1%	10.9%	10.5%
2025 Estimated Hispanic	10.1%	10.4%	10.0%
Income			
2025 Estimated Average Household Income	\$54,271	\$95,078	\$102,612
2025 Estimated Median Household Income	\$36,726	\$69,934	\$75,664
2025 Estimated Per Capita Income	\$22,724	\$39,687	\$42,877
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.5%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.4%	2.3%
2025 Estimated High School Graduate	13.2%	10.5%	10.8%
2025 Estimated Some College	20.3%	17.5%	17.4%
2025 Estimated Associates Degree Only	7.3%	8.2%	8.1%
2025 Estimated Bachelors Degree Only	35.6%	31.6%	30.8%
2025 Estimated Graduate Degree	20.1%	28.3%	29.3%
Business			
2025 Estimated Total Businesses	1,011	2,613	3,139
2025 Estimated Total Employees	6,663	20,596	23,801
2025 Estimated Employee Population per Business	6.6	7.9	7.6
2025 Estimated Residential Population per Business	13.3	22.4	22.8

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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