



# FOR SALE | WILLAMETTE WELLNESS CENTER

STABLE MULTI-TENANT INVESTMENT IN A VIBRANT COLLEGE TOWN



**\$2,990,000 | 6735 SW COUNTRY CLUB DR | CORVALLIS, OR 97333**

**COMPASS**   
**COMMERCIAL**

**REAL  
ESTATE  
SERVICES**





# WILLAMETTE WELLNESS CENTER

## ESTABLISHED MULTI-TENANT INVESTMENT OPPORTUNITY

The **Willamette Wellness Center** offers investors the opportunity to acquire a stabilized, income-producing wellness and retail property located in the heart of Corvallis, Oregon. The 13,504-square-foot building sits on 1.39 acres along SW Country Club Drive, just off Highway 20, one of Corvallis’ primary commercial corridors with an average daily traffic count of 15,531 vehicles (2023). This location provides excellent visibility, convenient access, and strong exposure to both local and regional traffic.

The property serves as a thriving hub for health and fitness tenants, including [Fitness Over 50](#), [Thrive Physical Therapy](#), and [Grey Fox Golf](#). Together, these tenants create a synergistic mix that draws consistent daily traffic and complements nearby retail and medical users. The center benefits from strong in-place income, long-term leases, and minimal management requirements, making it an ideal turnkey investment for private or institutional buyers.

With its strategic Highway 20 frontage, efficient 3.9 per 1,000 SF parking ratio, and established tenancy, **the Willamette Wellness Center represents a stable, low-risk investment with dependable cash flow in one of Oregon’s most dynamic university markets.**

PROPERTY SUMMARY

Address	6735 SW Country Club Drive, Corvallis, OR 97333
Building Size	13,504 SF
Lot Size	1.39 AC (60,548 SF)
Price	\$2,990,000
Price Per SF (PPSF)	\$221.42
Cap Rate	6.3%
NOI	\$188,400
Percent Leased	100%
Year Built/Renovated	2001 / 2010
Zoning	General Commercial (GC)
Parking	50 surface spaces plus 3 ADA stalls (3.9 per 1,000 SF)



# BUILDING HIGHLIGHTS



## ESTABLISHED TENANTS

Fitness Over 50, Thrive PT, and Grey Fox Golf offer long-term stability



## HIGHWAY 20 EXPOSURE

15,531 daily vehicles offer strong visibility and easy site access



## LEASED INVESTMENT

100% leased with steady NOI and low oversight



## PRIME CORVALLIS AREA

Close to OSU, downtown, and major community amenities



## FLEXIBLE FLOOR PLAN

Multi-suite design ideal for fitness, medical, or retail users



## AMPLE PARKING

3.9 spaces per 1,000 SF supports tenants and customer access



## MODERN CONSTRUCTION

Updated finishes and efficient systems reduce maintenance

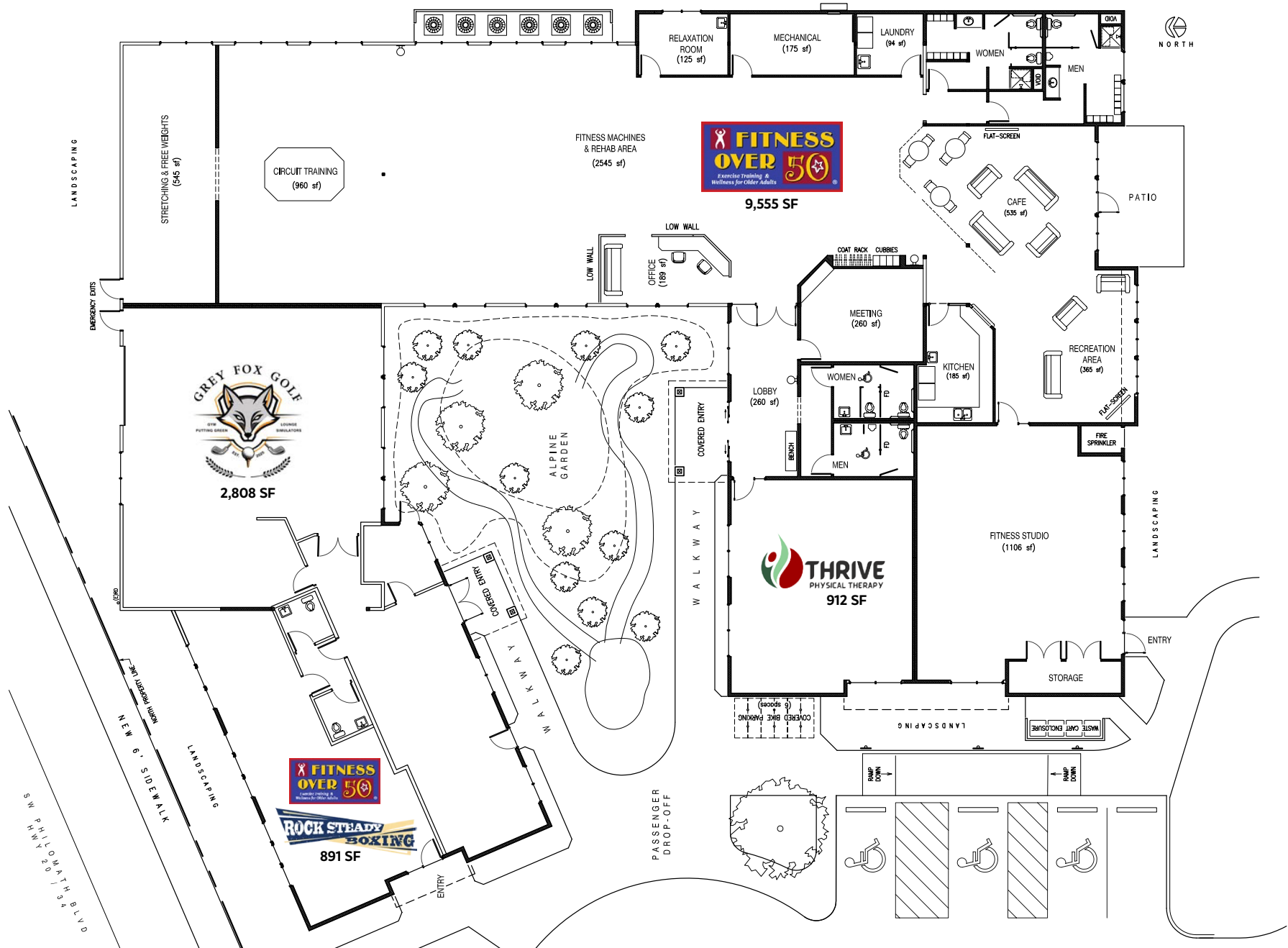


## GROWING MARKET

Corvallis population and economy continue steady growth



# BUILDING FLOOR PLAN





# THRIVE PHYSICAL THERAPY



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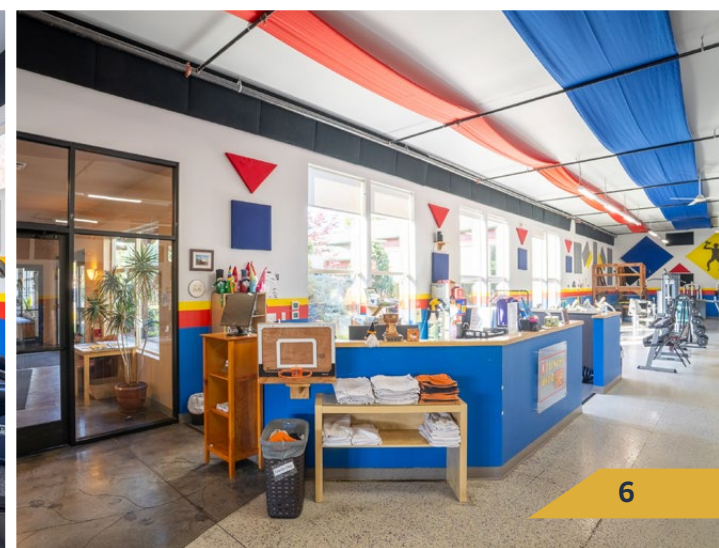
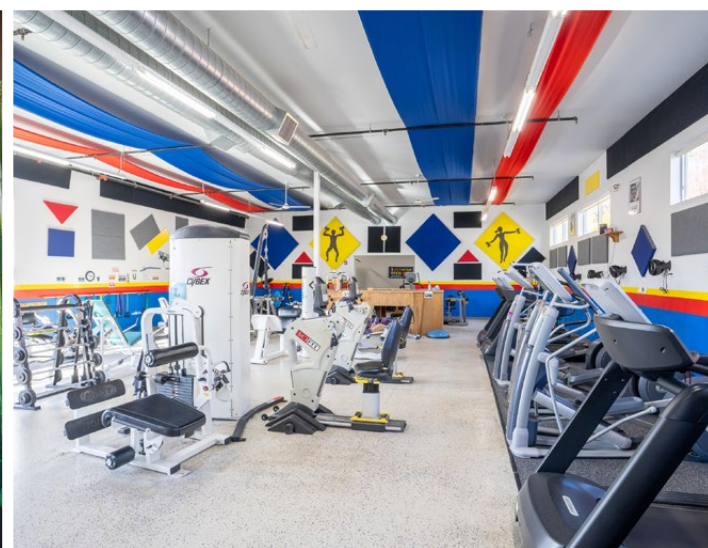




## FITNESS OVER 50



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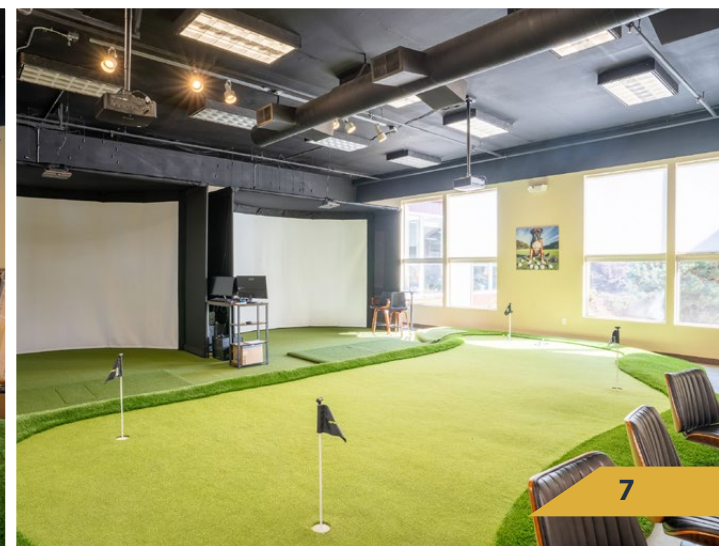
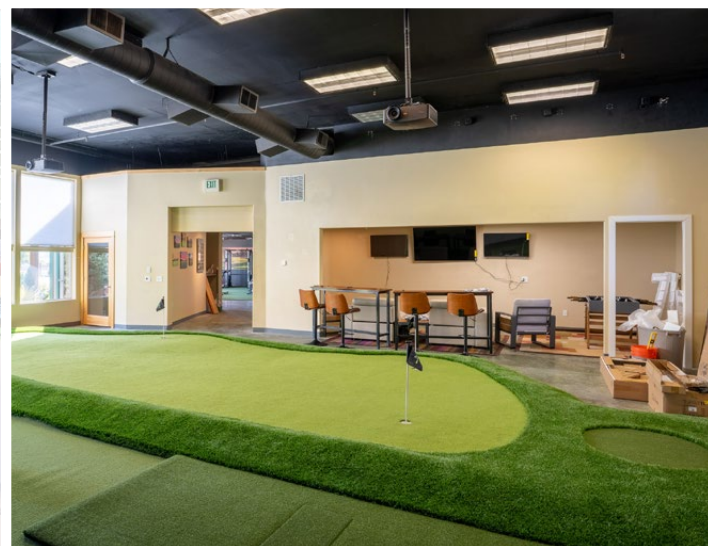




# GREY FOX GOLF

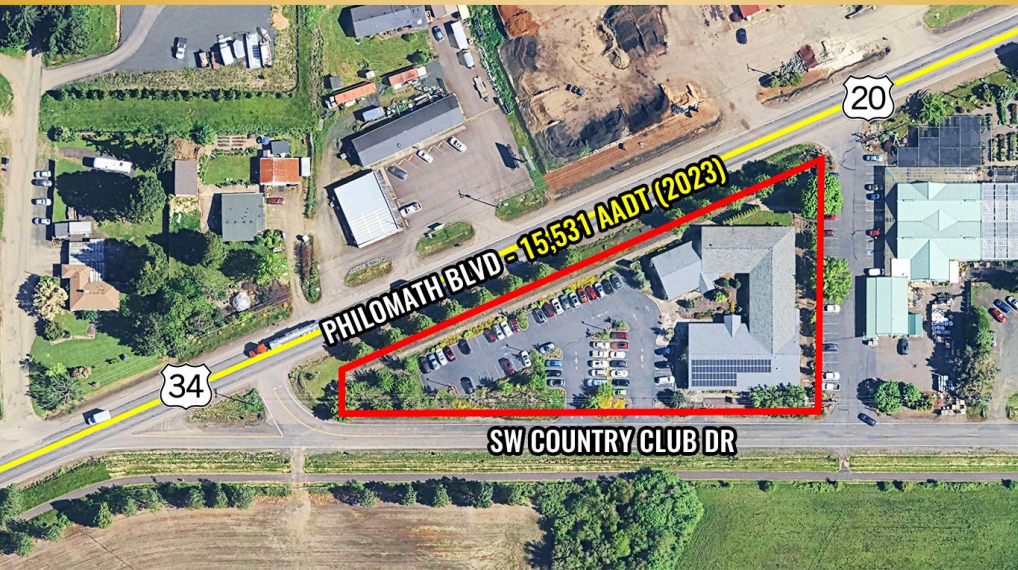


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# AERIAL MAP





# CORVALLIS, OREGON

## A STABLE UNIVERSITY MARKET

Located in the heart of Oregon's Willamette Valley, **Corvallis** is a thriving university community known for its innovation, stability, and exceptional quality of life. Home to **Oregon State University**, the city blends small-town character with the economic resilience of a major research hub.

With a **population of approximately 61,000 residents**, Corvallis serves as the economic and cultural center of Benton County. The city benefits from a highly educated workforce, a strong public sector, and a growing base of private employers in technology, healthcare, and advanced manufacturing.

Corvallis consistently ranks among the **best small cities in the United States** for livability, education, and sustainability. Its downtown core and surrounding neighborhoods offer a mix of local shops, restaurants, and recreational amenities, while nearby trails, rivers, and forests provide access to year-round outdoor activities.

Positioned along **Highway 20** and **Highway 99W**, Corvallis maintains excellent connectivity to **Eugene, Albany**, and **Salem**, as well as proximity to the **I-5 corridor**. The city's balanced economy, strong demographics, and high quality of life make it one of the most attractive secondary markets in Oregon for commercial investment.



LIVABILITY / QUALITY-  
OF-LIFE SCORE

**TOP 20%**

of U.S. Cities - Areavibes  
2025



TOP COLLEGE TOWNS  
IN THE U.S.

**# 5**

American Institute for Economic Research  
2014



BEST COLLEGE TOWN  
IN OREGON

**# 1**


World Atlas  
2025




# CORVALLIS DEMOGRAPHICS

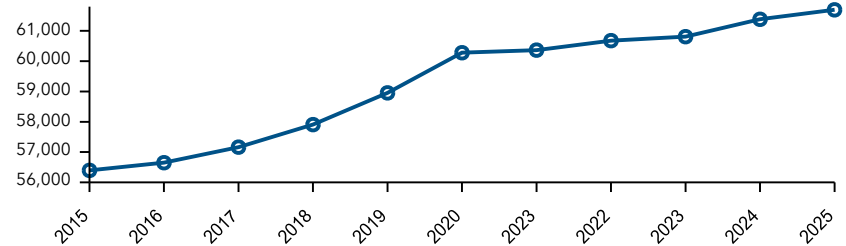
## POPULATION

  
**61,695**  
2025 Total  
Population (Esri)


  
**62,881**  
2030 Total  
Population (Esri)

  
**0.38%**  
2025-2030 Growth  
Rate (Esri)

## Historical Trends: Population





## INCOME

  
**\$66,660**  
Median  
Household  
Income

  
**\$41,473**  
Per Capita Income

  
**\$77,244**  
Median Net Worth

  
**\$520,456**  
Median Home Value


  
**42%**  
Owner Occupied  
Housing Units (Esri) (%)


  
**\$1,238**  
Median Contract Rent

## EDUCATION

  
**3%**  
No High School  
Diploma

  
**10%**  
High School  
Graduate

  
**24%**  
Some College

  
**63%**  
Bachelor's/Grad/  
Prof Degree

## BUSINESS


  
**2,330**  
Total Businesses


  
**28,468**  
Total Employees

  
**5.5%**  
Unemployment Rate

## HOUSING STATS

## POPULATION BY GENERATION

  
**8,981**  
Baby Boomer Population (Born 1946 to 1964)

  
**8,012**  
Generation X Population (Born 1965 to 1980)

  
**24,895**  
Generation Z Population (Born 1999 to 2016)

  
**13,645**  
Millennial  
Population (Born  
1981 to 1998)



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2022, 2026.  
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