



TICOR TITLE WILLAMETTE VALLEY

COMMERCIAL DATA PACKAGE

340 NW 7th St
Corvallis, OR 97330

*SERVING ALL OF YOUR COMMERCIAL &
DEVELOPMENT NEEDS IN BENTON, LINN,
MARION, POLK & YAMHILL COUNTIES*

TICOR COMMERCIAL & BUILDER SERVICES
315 COMMERCIAL ST SE, STE 150, SALEM, OR 97301
WWW.TICORMIDVALLEY.COM

PROPERTY INFORMATION



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TICOR TITLE™

Parcel Information

Parcel #:	119150
Account #:	11535CA08600
Site Address:	340 NW 7th St Corvallis OR 97330
Owner:	Everberry Ventures LLC
Owner2:	
Owner Address:	790 NW James Pl Corvallis OR 97330
Twn/Range/Section:	11S / 05W / 35 / SW
Parcel Size:	0.22 Acres (9,583 SqFt)
Plat/Subdivision:	Countys Addition To The Town Of Marysville
Lot:	5-6
Block:	15
Census Tract/Block:	001102 / 2016
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	\$258,741.00
Market Value Impr:	\$635,000.00
Market Value Total:	\$893,741.00 (2025)
Assessed Value:	\$402,811.00

**Tax Information**

Tax Year	Annual Tax
2024	\$7,512.51
2023	\$7,292.63
2022	\$7,079.56
Exemption Description:	

Legal

COUNTYS ADDITION TO THE TOWN OF MARYSVILLE LOT 5-6
BLK 15

Land

Std Land Use:	2043 - Commercial Building	Zoning:	Corvallis-RS-9 - Medium Density Residential
Watershed:	Muddy Creek-Willamette River	School District:	Corvallis
Primary School:	Garfield Elementary School	Middle School:	Linus Pauling Middle School
High School:	Corvallis High School	Recreation:	

Improvement

Year Built:	1909	# of Buildings:	1	Garage:	522 - Detached Garage
Bedrooms:	6	Fin SqFt:	4,659	Bsmt Fin SqFt:	1,237
Stories:	2	Floor 1 SqFt:	2,368	Floor 2 SqFt:	1,054
Baths, Total:	4	Baths, Full:	4	Baths, Half:	1
Pool:		Heat Type:	Forced hot air & cool		

Transfer Information

Sale Date:	05/19/2021	Sale Price:		Doc Num:	2021-612948	Doc Type:	Warranty Deed
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Subject Property

340 NW 7th St, Corvallis OR 97330

APN: 119150

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
05/19/2021	Warranty Deed		612948	Everberry Ventures LLC	Everard Kirstin L
12/04/2020	Intrafamily Transfer & Di		604383	Everard, Kirstin J	Everard Kirstin L
11/19/2013	Warranty Deed	\$464,000	514537	Everard, Kirstin L	Ammons Jaybe M
02/05/2013	Stand Alone Mortgage	\$98,700	502768	Ammons, Jaybe M	
07/27/2012	Intrafamily Transfer & Di		494546	Ammons, Jaybe M	Ammons Jaybe
11/02/2011	Stand Alone Mortgage	\$100,000	484550	Ammons, Jaybe	
12/30/2009	Intrafamily Transfer & Di		460652	Ammons, Jaybe	Ammons Jaybe
10/30/2008	Warranty Deed	\$567,000	443786	Ammons, Jaybe	Brandis Kathleen A
04/27/2007	Intrafamily Transfer & Di		420396	Brandis, Kathryn J	Brandis Kathryn J
09/24/1992	Deed	\$89,500	154291-92	Westberry, Toby K	

Last Vesting

Recording Date: 05/19/2021 Doc Number: 612948 Doc Type: Warranty Deed
 Sale Price: Intrafamily: N Multiple Parcels: N
 Sale Type: Vesting: Limited Liability Title Company: Company
 Buyer: Everberry Ventures LLC
 Seller: Everard Kirstin L

Prior Transfer

Recording Date: 12/04/2020 Doc Number: 604383 Doc Type: Intrafamily Transfer & Dissolution
 Sale Price: Intrafamily: Y Multiple Parcels: N
 Sale Type: Vesting: Trust Title Company:
 Buyer: Everard, Kirstin J & Westberry, Toby K
 Seller: Everard Kirstin L

Transfer

Recording Date: 11/19/2013 Doc Number: 514537 Doc Type: Warranty Deed
 Sale Price: \$464,000 Intrafamily: N Multiple Parcels: N
 Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: First American Title
 Buyer: Everard, Kirstin L &
 Seller: Westberry, Toby K Ammons Jaybe M

	Doc Number	Loan Amount	Type	Lender
Mtg 1	2013.514538	\$348,000	New Conv	Umpqua Bank

Mortgage

Recording Date: 02/05/2013 Doc Number: 502768 Doc Type: Stand Alone Mortgage
 Loan Amount: \$98,700 Loan Type: Credit Line/HELOC Financing Type: VAR
 Lender Name: Us Bank Na Nd Interest Rate: 3.28 Maturity Date: 01/02/2028
 Borrower: Ammons, Jaybe M & Ammons, Shelly A Title Company:

Transfer

Recording Date: 07/27/2012 Doc Number: 494546 Doc Type: Intrafamily Transfer & Dissolution
Sale Price: Intrafamily: Y Multiple Parcels: N
Sale Type: Vesting: Trust Title Company:
Buyer: Ammons, Jaybe M & Ammons, Shelly A
Seller: Ammons Jaybe

Mortgage

Recording Date: 11/02/2011 Doc Number: 484550 Doc Type: Stand Alone Mortgage
Loan Amount: \$100,000 Loan Type: Credit Line/HELOC Financing Type: VAR
Lender Name: Us Bank Na Nd Interest Rate: 4.01 Maturity Date: 10/15/2036
Borrower: Ammons, Jaybe & Ammons, Shelly Ann Title Company:

Transfer

Recording Date: 12/30/2009 Doc Number: 460652 Doc Type: Intrafamily Transfer & Dissolution
Sale Price: Intrafamily: Y Multiple Parcels: N
Sale Type: Vesting: Husband And Wife Title Company: First American Title
Buyer: Ammons, Jaybe & Ammons, Shelly Ann
Seller: Ammons Jaybe

Transfer

Recording Date: 10/30/2008 Doc Number: 443786 Doc Type: Warranty Deed
Sale Price: \$567,000 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Vesting: Individual(s) Title Company: First American Title
Document.
Buyer: Ammons, Jaybe
Seller: Brandis Kathleen A

Transfer

Recording Date: 04/27/2007 Doc Number: 420396 Doc Type: Intrafamily Transfer & Dissolution
Sale Price: Intrafamily: Y Multiple Parcels: N
Sale Type: Vesting: Trust Title Company:
Buyer: Brandis, Kathryn J & Kathryn J Brandis Living Trust
Seller: Brandis Kathryn J

Transfer

Recording Date: 09/24/1992 Doc Number: 154291-92 Doc Type: Deed
Sale Price: \$89,500 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount from Vesting: Title Company:
assessment file, when
available.
Buyer: Westberry, Toby K
Seller:



Parcel ID: 119150

Site Address: 340 NW 7th St

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Full Assessor Map



Parcel ID: 119150
Site Address: 340 NW 7th St

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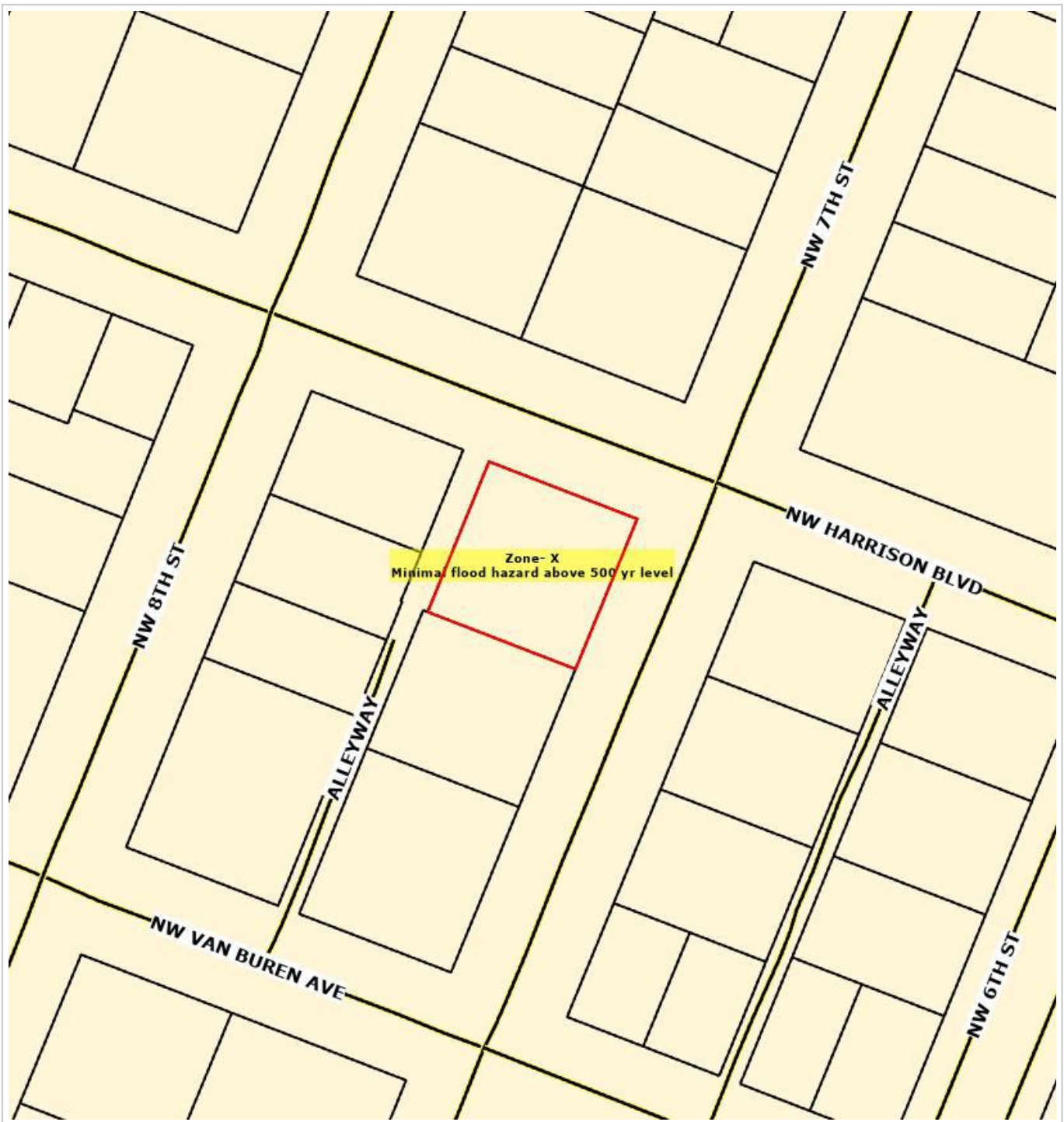
Aerial Map



Parcel ID: 119150

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Flood Map



Parcel ID: 119150

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 119150
Map Taxlot: [11535CA08600](#)
Acreage: 0.22
Property Class: 201
Tax Code Area: 0901
Situs Address:
[340 NW 7TH ST](#)
[CORVALLIS, OR 97330](#)

2025 Certified Values

Market Land: \$258,741.00
Market Structure: \$635,000.00
Total Real: \$893,741.00
Market:
Special Assessed Taxable Land: \$0.00
Assessed: \$402,811.00
Exemption: \$0.00
Net Taxable: \$402,811.00

[Property Valuation History](#)



OWNER INFORMATION

For the most current owner information please visit

[Property Search Online](#)

TAXES

Click the link for most current tax information including amount due:

[2025 Tax Information](#)

PROPERTY IMPROVEMENTS

Residential Dwellings

Built: 1909
Rooms: 21
Beds: 6
Baths: 4.50
Heating: Forced hot air & cool
Cooling: UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft.: 4659
Main Lvl: 2368
2nd Lvl: 1054
Upper Lvl: 0
Basement: 1237
Basement Finish: 1237
Attic Finish: 0
Total Finish: 4659

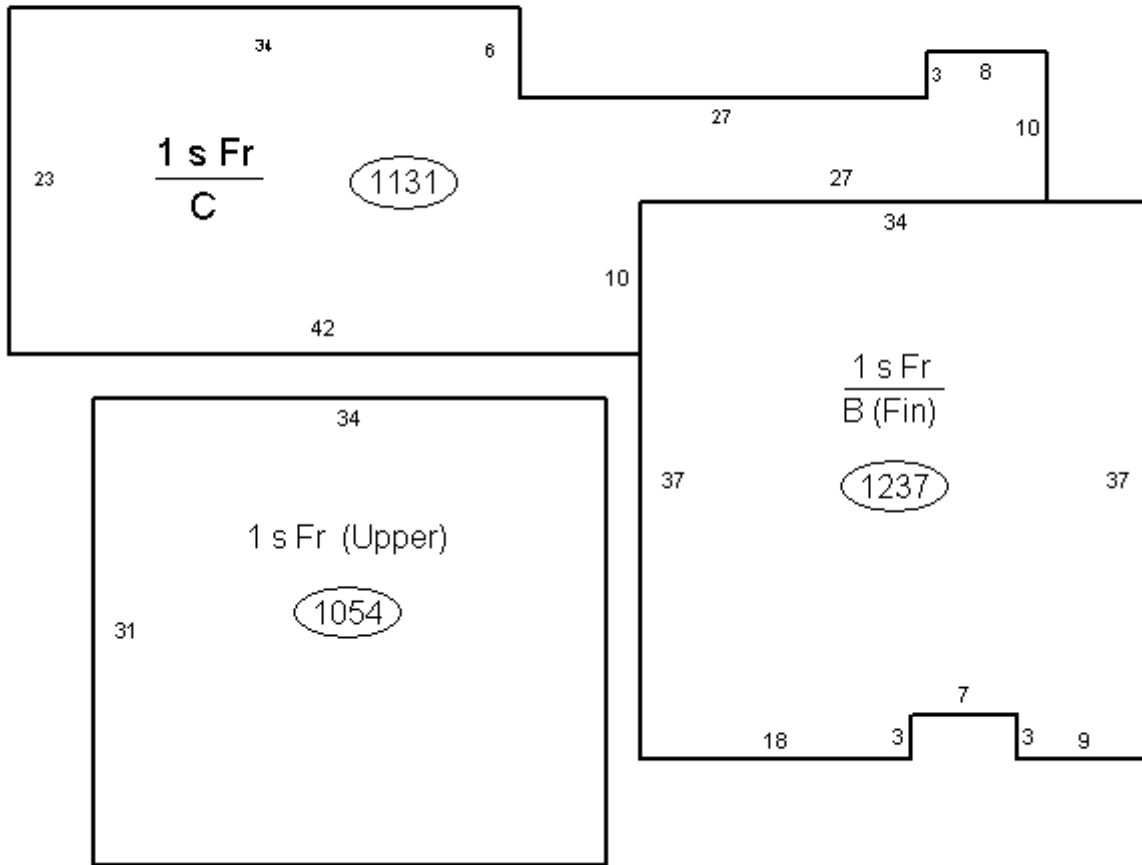
SALES HISTORY

Sales Date	Deed Ref.	Sale Price
05/19/2021	2021-612948	\$0.00
12/04/2020	2020-604383	\$0.00
11/19/2013	M514537-13	\$464,000.00
07/27/2012	M494546-12	\$0.00
12/30/2009	M460652-09	\$0.00
10/30/2008	M443786-08	\$567,000.00
04/27/2007	M420396-07	\$0.00
09/24/1992	154291-92	\$89,500.00

For sales after June 30th, 2025, please go to

[Property Search Online](#)

PROPERTY SKETCHES



[View Larger](#)


STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

30-Mar-2026

EVERBERRY VENTURES LLC
790 NW JAMES PL
CORVALLIS OR 97330

Tax Account #	119150	Lender Name	SSA - UMPQUA BANK
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	340 NW 7TH ST CORVALLIS OR 97330	Interest To	Apr 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,741.78	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,512.51	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,292.63	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,079.56	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,845.19	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,603.70	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,274.81	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,118.86	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,660.67	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,636.54	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,612.02	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,618.55	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,315.21	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,108.21	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,707.68	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,435.82	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,308.14	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,151.99	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,883.86	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,532.19	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,454.57	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,374.48	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,297.10	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,922.02	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,659.76	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,639.89	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,601.88	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,493.55	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,674.00	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,600.74	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$143,157.91	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
FOREIGN	3-Feb-2026	

STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

30-Mar-2026

EVERBERRY VENTURES LLC
 790 NW JAMES PL
 CORVALLIS OR 97330

Tax Account #	119150	Lender Name	SSA - UMPQUA BANK
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	340 NW 7TH ST CORVALLIS OR 97330	Interest To	Apr 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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TRAFFIC



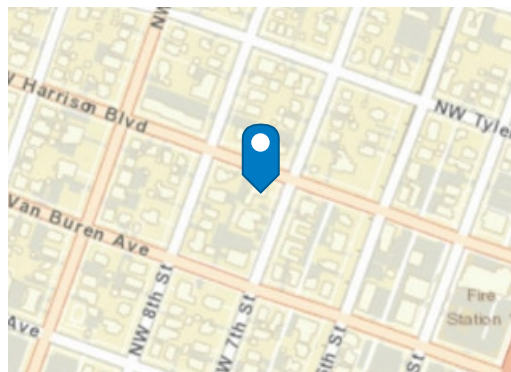
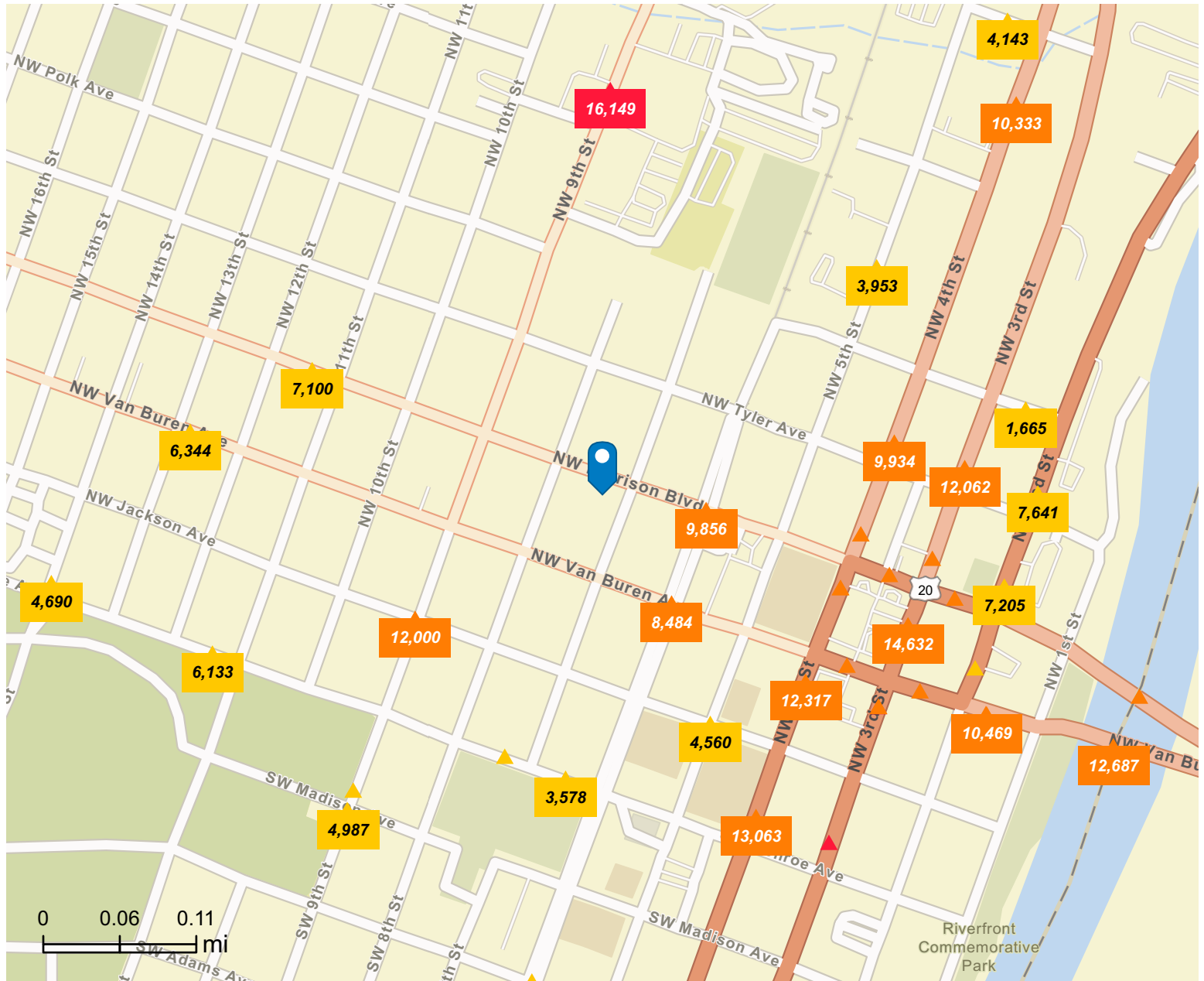
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Traffic Count Map - Close Up

340 NW 7th St, Corvallis, Oregon, 97330

Rings: 1 mile radii



Average Daily Traffic Volume

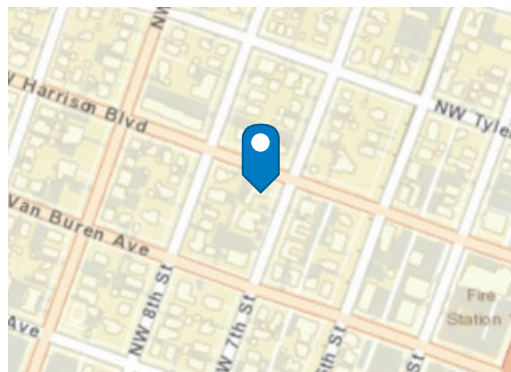
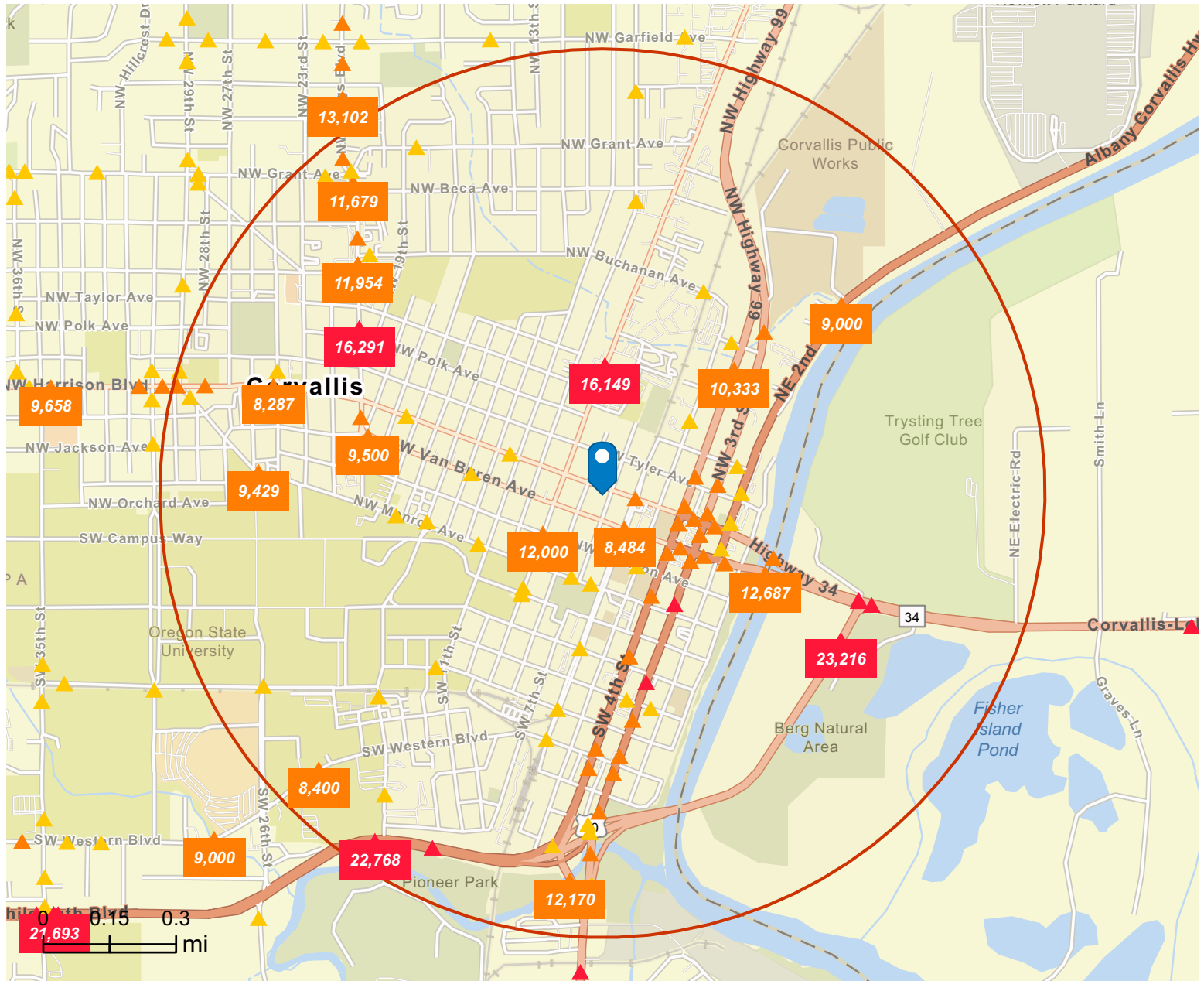
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Map

340 NW 7th St, Corvallis, Oregon, 97330

Rings: 1 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Profile

340 NW 7th St, Corvallis, Oregon, 97330



Rings: 1 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	Northwest Harrison Boulevard	NW 6th St	2023	9,856
0.10	Northwest Van Buren Avenue	NW 6th St	2023	8,484
0.20	Northwest Jackson Avenue		2018	12,000
0.20	Northwest Jackson Avenue		2018	4,560
0.20	Northwest 4th Street	NW Van Buren Ave	2023	12,353
0.20	Northwest 4th Street	NW Fillmore Ave	2021	12,157
0.20	Northwest 4th Street	NW Harrison Blvd	2023	9,699
0.20	Northwest 4th Street	NW Van Buren Ave	2023	12,317
0.20	Monroe Avenue	NW 8th St	2023	3,594
0.20	Monroe Avenue	NW 6th St	2023	3,578
0.20	Northwest 4th Street	NW Tyler Ave	2023	9,934
0.20	Northwest Harrison Boulevard	NW 4th St	2023	13,995
0.20	Northwest Van Buren Avenue	NW 4th St	2023	10,340
0.20	Northwest Harrison Boulevard		2018	7,100
0.20	Northwest 3rd Street	NW Harrison Blvd	2021	13,843
0.20	Northwest 3rd Street	NW Van Buren Ave	2023	14,632
0.20	Northwest 3rd Street	NW Harrison Blvd	2023	12,413
0.30	Northwest 3rd Street	SW 3rd St	2021	14,949
0.30	Northwest 3rd Street	NW Jackson Ave	2020	13,206
0.30	Northwest 3rd Street	NW Van Buren Ave	2023	15,800
0.30	Northwest 5th Street	NW Polk Ave	2023	3,953
0.30	Northwest 4th Street	NW Jackson Ave	2023	13,063
0.30	Northwest 3rd Street	NW Tyler Ave	2023	12,062
0.30	Northwest Harrison Boulevard	NW 3rd St	2023	12,430
0.30	Northwest Van Buren Avenue	NW 3rd St	2023	12,593
0.30	SW 9th St	SW Madison Ave	2015	4,100
0.30	Northwest 9th Street	NW Reiman Ave	2023	16,149
0.30	Southwest Madison Avenue	SW 9th St	2023	3,845

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

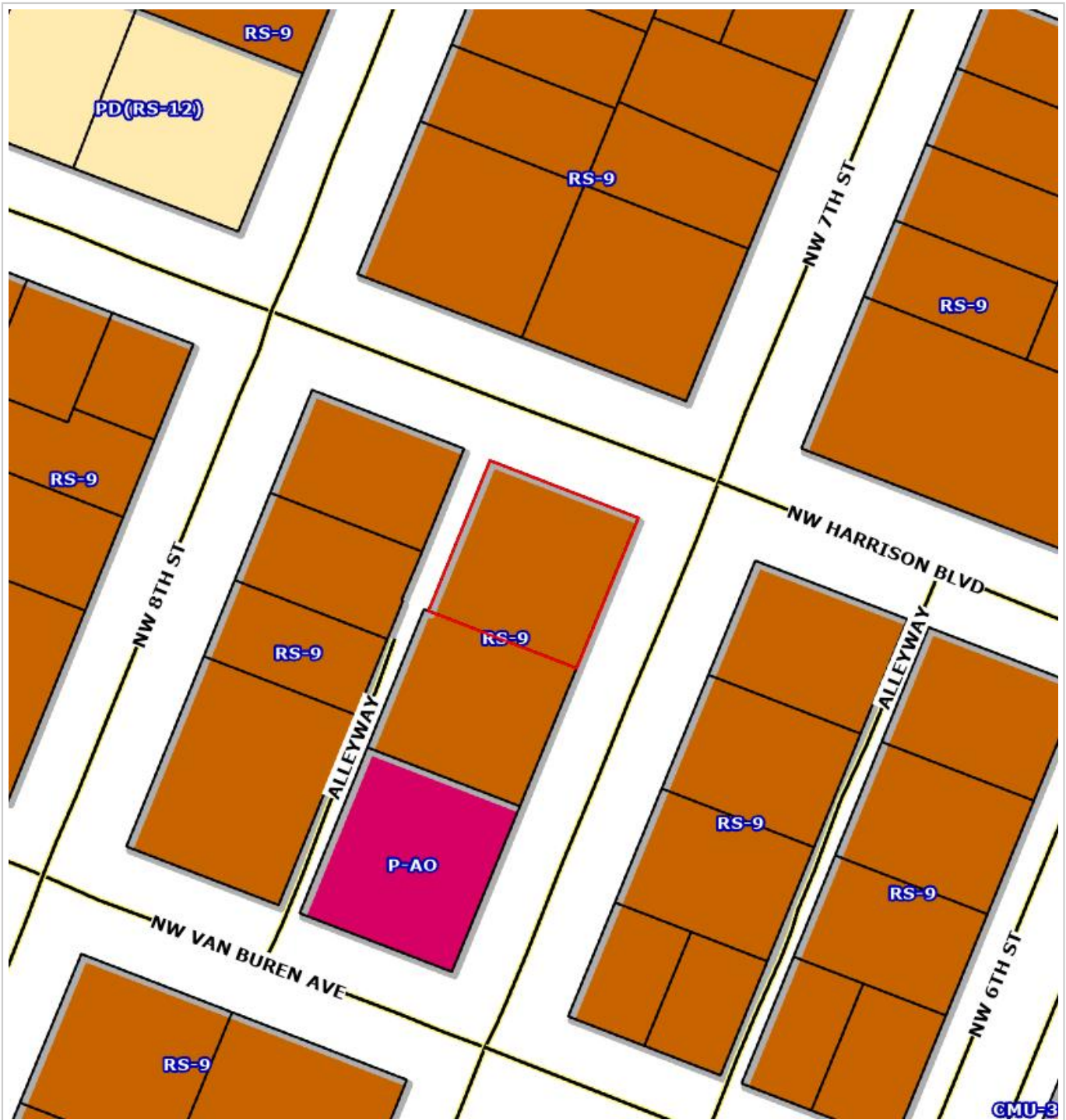
Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.30	SW 9TH STREET	SW 9th St	2022	4,987
0.30	Northwest 2nd Street	NW Van Buren Ave	2023	4,618
0.30	Northwest 2nd Street	NW Harrison Blvd	2023	7,205
0.30	Northwest 2nd Street	NW Polk Ave	2021	7,080
0.30	Northwest 3rd Street	NW Tyler Ave	2023	15,567
0.30	Northwest Van Buren Avenue	NW 12th St	2023	6,344
0.30	Monroe Avenue	NW 12th St	2023	6,133
0.30	NW Polk Ave	NW 3rd St	2012	1,665
0.30	Northwest 2nd Street	NW Tyler Ave	2023	7,641
0.30	Northwest 2nd Street	NW Van Buren Ave	2021	7,508
0.30	Northwest Van Buren Avenue	NW 1st St	2020	13,724
0.30	Northwest Van Buren Avenue	NW 3rd St	2023	10,469
0.40	Southwest Jefferson Avenue	SW 6th St	2023	2,153
0.40	Southwest 4th Street	SW C Ave	2021	12,564
0.40	Southwest 4th Street	SW Jefferson Ave	2023	13,094
0.40	Northwest 14th Street		2018	4,690
0.40	Northwest 4th Street	NW Buchanan Ave	2023	10,333
0.40	Northwest Van Buren Avenue	NW 1st St	2022	12,687
0.40	Northwest Van Buren Avenue	Northwest Van Buren Avenue	2023	13,030
0.40	Northwest Harrison Boulevard	NW Van Buren Ave	2022	14,709
0.40	Southwest 3rd Street	SW Jefferson Ave	2023	15,005
0.40	NW Buchanan Ave	NW 4th St	2012	4,143

ZONING

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Zoning Map



Parcel ID: 119150

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CHAPTER 3.2 MEDIUM DENSITY (RS-9) ZONE

Contents of this Chapter and Page Number

Section 3.2.10 – PURPOSE1
 Section 3.2.20 – ESTABLISHMENT OF THE RS-9 ZONE1
 Section 3.2.30 – PERMITTED BUILDING TYPES1
 Section 3.2.40 – PERMITTED USE TYPES2
 Section 3.2.50 - RS-9 DEVELOPMENT STANDARDS4
 Section 3.2.60 - MULTIPLE RESIDENTIAL BUILDINGS ON ONE LOT OR PARCEL8
 Section 3.2.70 - GREEN AREA, VEGETATION, AND OUTDOOR SPACE REQUIREMENTS8
 Section 3.2.80 - CONVERSION OF A STRUCTURE TO A PROFESSIONAL AND ADMINISTRATIVE SERVICES USE TYPE8
 Section 3.2.90 - VARIATIONS10

SECTION 3.2.10 – PURPOSE

The RS-9 zone implements the Medium Density Residential Comprehensive Plan designation. It is intended to provide areas where Single Detached, Duplex, Triplex, Fourplex, Townhouses, and Cottage Clusters may be constructed under various ownership patterns. The zone provides a higher density and more intensive use of land than the Low Density Residential zone. The RS-9 Zone is intended to achieve efficiencies in provision of housing, streets, and utilities, and a more efficient use of land by allowing smaller minimum lot area and Green Area requirements compared to the Low Density Residential zone.

SECTION 3.2.20 – ESTABLISHMENT OF THE RS-9 ZONE

The RS-9 Zone may only be applied to lands identified as Residential – Medium Density on the Comprehensive Plan Map. With the exception of properties eligible for the C-OS (Conservation – Open Space) Zone, all Medium Density Residential lands must be zoned RS-9 (Medium Density) Residential upon their annexation.

SECTION 3.2.30 – PERMITTED BUILDING TYPES

The RS-9 Zone allows the following Building Types. Definitions for each Building Type are found in Section 1.6.30 of this Code.

Table 3.2 -1 – RS-9 Zone Permitted Building Types	
Building Type	Building-Specific Provisions
Residential – Household (Single Detached, Duplex, Triplex, Fourplex, Townhouse)	
Residential – Accessory Dwelling Unit	See Section 4.9.40 – Accessory Dwelling Units

Table 3.2 -1 – RS-9 Zone Permitted <u>Building</u> Types	
Building Type	Building-Specific Provisions
Residential - Cottage	See Section 4.10.55 – Standards for Cottage Clusters
Residential – Other	
Nonresidential	
Mixed Use	

SECTION 3.2.40 – PERMITTED USE TYPES

The RS-9 Zone allows the following Use Types. Definitions for each Use Type are found in Chapter 3.0 of this Code.

Table 3.2-2 – RS-9 Zone Permitted <u>Use</u> Types		
“P” – Primary use permitted outright. “CD” – Primary use subject to approval in accordance with Chapter 2.3 – Conditional Development. “A” – Accessory use permitted outright.		
Use	P, CD, or A	Use-Specific Provisions
Residential Use Types		
Cottage Cluster	P	See Section 4.10.55 – Standards for Cottage Clusters
Day Care, Residential	A	
Group Residential	P	
Home Business	A	
Household Residential	P	
Manufactured Dwelling Facility	P	See Chapter 4.8 – Manufactured Dwelling Facility Standards
Other development customarily incidental to the Primary Uses	A	See Chapter 4.3 – Accessory Development Regulations
Real Estate Services, Residential	A	
Residential Care Facility	P	
Civic Use Types		
Community Recreation	P	
Cultural Exhibits and Libraries	CD	
Essential Services	A	
Group Assembly	CD	

Table 3.2-2 – RS-9 Zone Permitted <u>Use</u> Types		
<p>“P” – Primary use permitted outright.</p> <p>“CD” – Primary use subject to approval in accordance with Chapter 2.3 – Conditional Development.</p> <p>“A” – Accessory use permitted outright.</p>		
Use	P, CD, or A	Use-Specific Provisions
Major Services and Utilities	CD	
Minor Utilities	CD	See Section 4.9.30 – Minor Utilities
Postal Services – Customer	P	
Public Safety	P	
Schools	CD	
Wireless Telecommunication Facility – Colocated / attached on nonresidential structures that do not increase the height of the existing structures	A	See Section 4.9.60 – Wireless Telecommunication Facilities
Wireless Telecommunication Facility – Colocated / attached on nonresidential structures that increase the height of the existing structures	CD	See Section 4.9.60 – Wireless Telecommunication Facilities
Wireless Telecommunication Facility - Freestanding	CD	See Section 4.9.60 – Wireless Telecommunication Facilities
Commercial Use Types		
Day Care, Commercial Facility	CD	
Funeral and Interment Services - Interring and Cemeteries	CD	
Offices (as defined in Chapter 1.6 - Definitions, and existing prior to December 31, 2006)	P	
Offices (as defined in Chapter 1.6 - Definitions, and existing prior to December 31, 2006.) – Expansion of Existing Use	CD	
Conversion of structures, or portions of structures, to Professional and Administrative Services Use Type	CD	See Section 3.2.80
Participant Sports and Recreation – Indoor and Outdoor	CD	
Agricultural Use Types		
Community Garden	A	Only as an accessory use to Civic Use Types

Table 3.2-2 – RS-9 Zone Permitted Use Types		
<p>“P” – Primary use permitted outright.</p> <p>“CD” – Primary use subject to approval in accordance with Chapter 2.3 – Conditional Development.</p> <p>“A” – Accessory use permitted outright.</p>		
Use	P, CD, or A	Use-Specific Provisions
		See Section 4.9.90 – Urban Agriculture Standards
Garden	P	
Horticulture – Personal Use	A	
Market Garden	A	Only as an accessory use to Residential Use Types See Section 4.9.90 – Urban Agriculture Standards
Tree, Row, and Field Crops – Personal Use	A	

SECTION 3.2.50 - RS-9 DEVELOPMENT STANDARDS

Table 3.2-3 – RS-9 Zone Development Standards		
		Standard
a.	Minimum Density ¹	6 units per acre
b.	Maximum Density ^{1, 2} <ol style="list-style-type: none"> 1. Single detached 2. Townhouse 	12 units per acre 25 units per acre
<p>¹ City Staff will calculate Minimum and Maximum Density in relation to land divisions and specific development proposals, consistent with the definition of “Density Calculation” in Chapter 1.6.</p> <p>² Duplex, Triplex, Fourplex, and Cottage Cluster development are exempt from the Maximum Density standard.</p>		
c.	Minimum Lot Area ^{3, 4} <p style="text-align: center;"><u>Exceptions:</u></p> <ol style="list-style-type: none"> 1. Townhouse 2. Triplex 3. Fourplex 4. Cottage Cluster 	3,630 sq. ft. 1,500 sq. ft. 5,000 sq. ft. 7,000 sq. ft. 7,000 sq. ft.

Table 3.2-3 – RS-9 Zone Development Standards		
		Standard
<p>³ Minimum Lot Area for Flag Parcels is determined using method in Section 2.4.90.04.b.1. ⁴ See also Section 1.4.50.06.</p>		
d.	Minimum Lot Width <div style="text-align: right;"><u>Exceptions:</u> Lot with alley access only Townhouse</div>	50 ft. 40 ft. 20 ft.
e.	Setbacks ^{5, 6}	
	1. Front yard ⁷	10 ft. minimum; 25 ft. maximum
	2. Rear yard	5 ft. minimum
	3. Side yard <div style="text-align: right;"><u>Exceptions:</u> Townhouse – End Unit Townhouse – Interior Unit</div>	5 ft. minimum 0 ft. one side; 5 ft. opposite side 0 ft. both sides
	4. Exterior Side Yard and Rear Yard abutting a street	10 ft. minimum
	See also "I" below.	Cottage Cluster development standards are modified by Section 4.10.55 – Standards for Cottage Clusters
<p>⁵ See Section 4.9.50.02 – General Exceptions to Minimum Setback Standards</p> <p>⁶ Increase minimum setback to comply with Vision Clearance – see Section 4.1.30.c</p> <p>⁷ Determination of the location of the front yard and front lot line on Flag Parcels and Lots / Parcels with Alley-only Access will be made using the provisions in Sections 4.9.50.03 and 4.9.50.04.</p>		

Table 3.2-3 – RS-9 Zone Development Standards		
		Standard
f.	<p>Minimum Garage Setbacks</p> <ol style="list-style-type: none"> 1. Garage entrance facing/parallel to the street 2. Garage entrance sideways/perpendicular to street 	<p>19 ft. minimum</p> <p>10 ft. minimum</p> <p>Setbacks from alleys in accordance with Section 4.0.60.j of Chapter 4.0 - Improvements Required with Development.</p> <p>Garages are also subject to the provisions in Chapter 4.10 - Pedestrian Oriented Design Standards.</p>
g.	<p>Minimum Setbacks and Buffering from Actively Farmed Open Space-Agricultural (OS-AG) Land</p> <p>See also "I" below</p>	<p>When residential development is proposed abutting Actively Farmed OS-AG Land, a minimum 50 ft.-wide continuous plant or plant/berm buffer is required. It is the applicant's responsibility to provide this buffer.</p> <p>The minimum setback for lands adjacent to Actively Farmed OS-AG Land is 100 ft. Any intervening right-of-way may be included in the 100-ft. setback measurement.</p> <p>Structures that existed on December 31, 2006, and that would fall within the 100-ft setback from Actively Farmed OS-AG Land are not considered non-conforming structures and no additional buffering is required to maintain the existing development.</p> <p>Cottage Cluster development is not subject to these provisions. See Section 4.10.55 – Standards for Cottage Clusters</p>

Table 3.2-3 – RS-9 Zone Development Standards		
		Standard
h.	<p>Maximum Structure Height</p> <p style="text-align: right;"><u>Exceptions:</u></p> <p style="padding-left: 40px;">Architectural projections attached to a structure and not used for human occupancy, such as chimneys, spires, domes, elevator shaft housings, and towers</p> <p style="padding-left: 80px;">Cottage Cluster development</p> <p style="padding-left: 80px;">Flagpoles</p>	<p>30 ft., not to exceed a solar envelope approved under Chapter 2.18 - Solar Access Permits or Chapter 4.6 - Solar Access.</p> <p>40 ft.</p> <p>Subject to maximum structure height provisions of Section 4.10.55 – Standards for Cottage Clusters</p> <p>Subject to maximum structure height provisions of Section 4.7.70.b of this Code.</p>
i.	Maximum Lot Coverage	70 percent of lot area maximum; Townhouses and Cottage Cluster development are exempt from this provision.
j.	Mix of Residential Building Types	See Section 4.9.80 – Residential Building Type Variety Requirements.
k.	Off-street Parking	See Chapter 4.1 - Parking, Loading, and Access Requirements.
l.	Service Facilities, Mechanical Equipment, and Outdoor Storage Areas	See Section 4.2.50.01
m.	Pedestrian Oriented Design Standards	See Chapter 4.10.
n.	Minimum Assured Development Area (MADA)	See Chapter 4.11 - Minimum Assured Development Area (MADA).
o.	Special Flood Hazard Areas	See Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.
p.	Significant Vegetation	See Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting and Chapter 4.12 - Significant Vegetation Protection Provisions.
q.	Riparian Corridors & Locally Protected Wetlands	See Chapter 4.13 - Riparian Corridor and Wetland Provisions.

Table 3.2-3 – RS-9 Zone Development Standards		
		Standard
r.	Landscaping	See Section 3.2.70, below, and Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.
s.	Required Green Area	See Section 3.2.70, below.
t.	Landslide Hazards and Hillsides	See Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

[Section 3.2.50 amended by Ordinance 2023-19, effective June 30, 2023]

SECTION 3.2.60 - MULTIPLE RESIDENTIAL BUILDINGS ON ONE LOT OR PARCEL

All Dwelling Units on a Lot or Parcel must be within a single building.

Exceptions:

- Cottage Cluster
- Manufactured Dwelling Facility
- One detached Accessory Dwelling Unit in conjunction with one of the following Residential Building Types: Single Detached, Duplex, Triplex, Fourplex, Townhouse
- One detached Accessory Dwelling Unit in conjunction with a Cottage Cluster

SECTION 3.2.70 - GREEN AREA, VEGETATION, AND OUTDOOR SPACE REQUIREMENTS

- a. A minimum of 30 percent of the gross lot area, and a minimum of 20 percent for Townhouses on interior lots, must be retained and improved or maintained as permanent Green Area, as defined in Chapter 1.6 – Definitions.
- b. A minimum of 15 percent of the gross lot area and a minimum of 10 percent for Townhouses on interior lots must consist of vegetation consisting of landscaping or naturally preserved vegetation. Landscaping within the required Green Area must be permanently maintained in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, and primarily consist of ground cover, ferns, trees, shrubs, or other living plants with sufficient irrigation to properly maintain all vegetation. Drought-tolerant plant materials are encouraged. Design elements such as internal sidewalks, pedestrian seating areas, fountains, pools, sculptures, planters, and similar amenities may also be placed within the permanent Green Areas.
- c. Cottage Cluster development is exempt from Section 3.2.70.

SECTION 3.2.80 - CONVERSION OF A STRUCTURE TO A PROFESSIONAL AND ADMINISTRATIVE SERVICES USE TYPE

The predominate purpose of the RS-9 Zone is to retain residential unit availability; however, within the zone there are structures that, due primarily to their size, condition, or age, should not be restricted to residential use only. Therefore, the City may allow conversion through a Conditional Development in

accordance with Chapter 2.3 - Conditional Development, to the Professional and Administrative Services Use Type, using the review criteria below.

3.2.80.01 - Eligibility

- a. Structures must be 4,000 sq. ft. or more and built before December 31, 2006; or,
- b. The lot must have frontage on or near an Arterial Highway, Arterial, Collector, or Neighborhood Collector Street.

3.2.80.02 - Burden of Proof

The applicant must prove that:

- a. The structure cannot feasibly be used for the uses permitted outright in Section 3.2.40 without creating undue financial hardship for both tenants and owners. This may be proved by meeting both of the following:
 1. Providing factual data and information on the potential costs of using the structure for residential use compared to estimated potential rent or purchase prices for tenants or owners. Factual data and information on the potential costs of using the structure for residential use must pertain to items such as heating and cooling bills, costs of renovation and repair, continued maintenance, costs for acquisition of additional land, construction for parking, etc.; and
 2. Demonstrating that an earnest effort has been made to retain the structure for residential use through established marketing procedures such as advertising, brochures, telephone contact, contact with real estate and marketing professionals, etc.

OR

- b. It is in the best interest of the community to convert the structure to the Professional and Administrative Services Use Type. This may be proved by meeting either of the following:
 1. Showing that the structure is included on the Corvallis Register of Historic Landmarks and Districts; and, demonstrating that substantial alterations would be necessary to retain the structure for residential use and that alterations would result in the loss or reduction of Historical Significance or architectural significance.

OR

2. Showing that the structures, or portions of structures, proposed to be converted meet the Eligibility criteria from 3.2.80.01; and demonstrating that the proposed conversion is consistent with the Zone Change Review Criteria in LDC Section 2.2.40.05. If all applicable criteria are met, a proposed conversion would be considered to be consistent with Comprehensive Plan Policies 8.10.5 and 8.12.4; however, proposed conversions in the North 9th Street area will not be allowed, consistent with the direction of Comprehensive Plan Policy 8.12.1.

3.2.80.03 - Development Site Design

To ensure that the character of the structure and site will be preserved after conversion, the applicant must submit plans, in addition to the site plan required in Chapter 2.3 - Conditional Development, that indicate the following:

- a. Proposed exterior facade treatment;
- b. Interior remodeling with respect to major structural changes;
- c. Landscaping;
- d. Proposed signage;
- e. Changes resulting from the conversion that will upgrade the structure and site and aid in the retention of Historically Significant or architecturally significant elements; and
- f. Any other structural or site changes that would affect the structure's character.

[Section 3.2.80 amended by Ordinance 2023-19, effective June 30, 2023; Ordinance 2023-01, effective February 8, 2023]

SECTION 3.2.90 - VARIATIONS

Variations from development standards in this Chapter may be allowed through the processes outlined in Chapter 2.5 - Planned Development and Chapter 2.12 - Development Standards Adjustment.

Provisions in Articles I and II of this Code are not eligible for variation.

[Section 3.2.90 amended by Ordinance 2024-26, effective January 1, 2025]

[Chapter 3.2 amended by Ordinance 2025-03, effective March 27, 2025]

POTENTIAL



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TIGOR TITLE

Retail Market Potential




Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

Demographic Summary	2025	2030
Population	61,695	62,881
Population 18+	53,717	55,204
Households	24,976	25,697
Median Household Income	\$66,660	\$78,916


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Apparel (Adults)			
Bought Men`s Clothing Last 12 Mo	34,700	64.6%	102
Bought Women`s Clothing Last 12 Mo	26,730	49.8%	95
Bought Shoes Last 12 Mo	41,070	76.5%	101
Bought Fine Jewelry Last 12 Mo	12,081	22.5%	102
Bought Watch Last 12 Mo	6,325	11.8%	92
Automobiles (Households)			
HH Owns or Leases 1+ Vehicles	21,614	86.5%	97
HH Bought or Leased New Vehicle Last 12 Mo	1,884	7.5%	89
Automotive Aftermarket (Adults)			
Bought Gasoline Last 6 Mo	46,897	87.3%	98
Bought or Changed Motor Oil Last 12 Mo	28,082	52.3%	97
Had Vehicle Tune-Up Last 12 Mo	12,353	23.0%	100
Beverages (Adults)			
Drank Non-Diet (Regular) Cola Last 6 Mo	21,228	39.5%	104
Drank Beer or Ale Last 6 Mo	20,036	37.3%	100

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Cameras (Adults)			
Own Digital Point and Shoot Camera Last Camcorder	4,503	8.4%	99
Own Digital SLR Camera or Camcorder	5,568	10.4%	107
Printed Digital Photos Last 12 Mo	13,655	25.4%	102
Cell Phones (Adults/Households)			
Bought Cell Phone Last 12 Mo	20,130	37.5%	108
Have a Smartphone	50,723	94.4%	100
Have Android Phone (Any Brand) Smartphone	18,208	33.9%	90
Have Apple iPhone Smartphone	33,414	62.2%	106
HH Owns 1 Cell Phone	9,198	36.8%	123
HH Owns 2 Cell Phones	8,867	35.5%	92
HH Owns 3+ Cell Phones	6,167	24.7%	86
HH Has Cell Phone Only (No Landline Telephone)	19,758	79.1%	105
Computers (Households)			
HH Owns Computer	21,325	85.4%	103
HH Owns Desktop Computer	8,800	35.2%	95
HH Owns Laptop or Notebook	17,910	71.7%	104
HH Owns Apple or Mac Brand Computer	6,838	27.4%	110
HH Owns PC or Non-Apple Brand Computer	17,389	69.6%	101
HH Purchased Most Recent Home Computer at Store	8,665	34.7%	99
HH Purchased Most Recent Home Computer Online	7,431	29.8%	110
HH Spent \$1-499 on Most Recent Home Computer	3,301	13.2%	102
HH Spent \$500-999 on Most Recent Home Computer	4,481	17.9%	101
HH Spent \$1K-1499 on Most Recent Home Computer	2,907	11.6%	105
HH Spent \$1500-1999 on Most Recent Home Computer	1,077	4.3%	106
HH Spent \$2000+ on Most Recent Home Computer	1,658	6.6%	105

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Convenience Stores (Adults)			
Shopped at Convenience Store Last 6 Mo	35,388	65.9%	100
Bought Brewed Coffee at Convenience Store Last 30 Days	6,396	11.9%	95
Bought Cigarettes at Convenience Store Last 30 Days	2,745	5.1%	89
Bought Gas at Convenience Store Last 30 Days	22,333	41.6%	102
Spent \$1-19 at Convenience Store Last 30 Days	3,382	6.3%	100
Spent \$20-39 at Convenience Store Last 30 Days	4,742	8.8%	109
Spent \$40-50 at Convenience Store Last 30 Days	3,931	7.3%	116
Spent \$51-99 at Convenience Store Last 30 Days	2,806	5.2%	98
Spent \$100+ at Convenience Store Last 30 Days	13,033	24.3%	98
Entertainment (Adults)			
Attended Movie Last 6 Mo	29,886	55.6%	105
Went to Live Theater Last 12 Mo	6,959	12.9%	111
Went to Bar or Night Club Last 12 Mo	12,065	22.5%	116
Dined Out Last 12 Mo	29,829	55.5%	99
Gambled at Casino Last 12 Mo	6,468	12.0%	94
Visited Theme Park Last 12 Mo	9,970	18.6%	98
Viewed Movie (Video-on-Demand) Last 30 Days	3,510	6.5%	80
Viewed TV Show (Video-on-Demand) Last 30 Days	2,394	4.5%	81
Used Internet to Download Movie Last 30 Days	4,379	8.2%	121
Downloaded Individual Song Last 6 Mo	11,510	21.4%	118
Used Internet to Watch Movie Last 30 Days	23,875	44.5%	126
Used Internet to Watch TV Program Last 30 Days	14,867	27.7%	122
Played (Console) Video or Electronic Game Last 12 Mo	9,548	17.8%	139
Played (Portable) Video or Electronic Game Last 12 Mo	4,458	8.3%	114

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Financial (Adults)			
Have 1st Home Mortgage	15,548	28.9%	82
Used ATM or Cash Machine Last 12 Mo	31,453	58.5%	97
Own Any Stock	6,777	12.6%	92
Own U.S. Savings Bonds	4,554	8.5%	113
Own Shares in Mutual Fund (Stocks)	6,055	11.3%	94
Own Shares in Mutual Fund (Bonds)	3,931	7.3%	96
Have Interest Checking Account	19,370	36.1%	96
Have Non-Interest Checking Account	18,758	34.9%	96
Have Savings Account	39,078	72.8%	101
Have 401(k) Retirement Savings Plan	12,351	23.0%	95
Own or Used Any Credit or Debit Card Last 12 Mo	49,684	92.5%	100
Avg \$1-110 Monthly Credit Card Expenditures	9,889	18.4%	94
Avg \$111-225 Monthly Credit Card Expenditures	6,503	12.1%	99
Avg \$226-450 Monthly Credit Card Expenditures	4,704	8.8%	104
Avg \$451-700 Monthly Credit Card Expenditures	4,794	8.9%	102
Avg \$701-1000 Monthly Credit Card Expenditures	4,233	7.9%	101
Avg \$1001-2000 Monthly Credit Card Expenditures	5,706	10.6%	92
Avg \$2001+ Monthly Credit Card Expenditures	6,794	12.7%	94
Did Online Banking Last 12 Mo	29,391	54.7%	98
Did Mobile Device Banking Last 12 Mo	26,784	49.9%	102
Grocery (Adults)			
HH Used Bread Last 6 Mo	23,206	92.9%	98
HH Used Chicken (Fresh or Frozen) Last 6 Mo	18,455	73.9%	97
HH Used Turkey (Fresh or Frozen) Last 6 Mo	4,631	18.5%	93
HH Used Fish or Seafood (Fresh or Frozen) Last 6 Mo	13,507	54.1%	95
HH Used Fresh Fruit or Vegetables Last 6 Mo	22,194	88.9%	98
HH Used Fresh Milk Last 6 Mo	19,563	78.3%	96
HH Used Organic Food Last 6 Mo	6,337	25.4%	102

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Health (Adults)			
Exercise at Home 2+ Times Per Week	24,431	45.5%	99
Exercise at Club 2+ Times Per Week	7,739	14.4%	108
Visited Doctor Last 12 Mo	41,832	77.9%	98
Used Vitamins or Dietary Supplements Last 6 Mo	32,767	61.0%	94
Home (Households)			
HH Did Home Improvement Last 12 Mo	7,621	30.5%	90
HH Used Maid/Prof Cleaning Srv (Incl Furn/Carpet) Last 12 Mo	7,832	31.4%	92
HH Purchased Low Ticket HH Furnishing Last 12 Mo	5,439	21.8%	104
HH Purchased Big Ticket HH Furnishing Last 12 Mo	6,386	25.6%	107
HH Bought Small Kitchen Appliance Last 12 Mo	6,202	24.8%	109
HH Purchased Large Appliance/12 Mo	4,254	17.0%	95
Insurance (Adults/Households)			
Currently Carry Life Insurance	24,323	45.3%	90
Personally Carry Any Medical or Hospital or Accident Insurance	45,724	85.1%	101
Homeowner Carries Insurance on Home/Personal Property	26,746	49.8%	85
Renter Carries Insurance on Home/Personal Property	10,185	19.0%	142
HH Has 1 Vehicle Covered with Auto Insurance	8,880	35.5%	110
HH Has 2 Vehicles Covered with Auto Insurance	7,594	30.4%	99
HH Has 3+ Vehicles Covered with Auto Insurance	5,223	20.9%	82

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Pets (Households)			
HH Owns Any Pet	11,918	47.7%	93
HH Owns 1+ Cats	6,081	24.4%	101
HH Owns 1+ Dogs	7,703	30.8%	81
Psychographics (Adults)			
Represents adults who "completely agree" with the statement:			
Am Interested in How to Help Environment: 4-Agr Cmpl	9,989	18.6%	116
Buying American Is Important: 4-Agr Cmpl	12,601	23.5%	86
Buy Based on Quality Not Price: 4-Agr Cmpl	7,722	14.4%	101
Buy on Credit Rather Than Wait: 4-Agr Cmpl	5,901	11.0%	89
Only Use Coupons for Brands Usually Buy: 4-Agr Cmpl	4,732	8.8%	88
Will Pay More for Environ Safe Products: 4-Agr Cmpl	6,496	12.1%	111
Buy Based on Price Not Brands: 4-Agr Cmpl	15,667	29.2%	107
Promptly Buy Latest Cell Phone Model: 4-Agr Cmpl	2,318	4.3%	110
Reading (Adults)			
Bought Digital Book Last 12 Mo	10,340	19.3%	109
Bought Hardcover Book Last 12 Mo	15,025	28.0%	108
Bought Paperback Book Last 12 Mo	20,422	38.0%	113
Read Daily Newspaper (Paper Version)	3,672	6.8%	98
Read Digital Newspaper Last 30 Days	33,614	62.6%	115
Read Magazine (Paper or Electronic Version) Last 6 Mo	48,196	89.7%	103

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Restaurants (Adults)			
Went to Family Restaurant/Steak House Last 6 Mo	38,165	71.0%	98
Went to Family Restrnt/SteakHse 4+ Times Last 30 Days	12,138	22.6%	93
Went to Fast Food or Drive-In Restaurant Last 6 Mo	49,189	91.6%	100
Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days	21,814	40.6%	102
Ordered Eat-In Fast Food Last 6 Mo	18,139	33.8%	102
Ordered Home Delivery Fast Food Last 6 Mo	7,516	14.0%	114
Ordered Take-Out/Drive-Thru/Curbside Fast Food Last 6 Mo	26,943	50.2%	103
Ordered Take-Out/Walk-In Fast Food Last 6 Mo	13,608	25.3%	111
Television & Electronics (Adults/Households)			
Own Tablet	27,889	51.9%	92
Own E-Reader	8,971	16.7%	102
Own E-Reader or Tablet: Apple iPad	18,361	34.2%	94
HH Owns Internet Connectable TV	9,661	38.7%	93
Own Portable MP3 Player	4,309	8.0%	105
HH Owns 1 TV	6,232	24.9%	126
HH Owns 2 TVs	7,023	28.1%	101
HH Owns 3 TVs	4,636	18.6%	84
HH Owns 4+ TVs	4,211	16.9%	77
HH Subscribes to Cable TV	6,327	25.3%	90
HH Subscribes to Fiber Optic TV	562	2.3%	70
HH Owns Portable GPS Device	3,712	14.9%	89
HH Purchased Video Game System Last 12 Mo	1,381	5.5%	78
HH Owns Internet Video Device for TV	12,565	50.3%	96

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Travel (Adults)			
Took Domestic Trip in Continental U.S. Last 12 Mo	33,772	62.9%	102
Took 3+ Domestic Non-Business Trips Last 12 Mo	10,451	19.5%	106
Spent \$1-999 on Domestic Vacations Last 12 Mo	7,300	13.6%	123
Spent \$1K-1499 on Domestic Vacations Last 12 Mo	4,592	8.6%	123
Spent \$1500-1999 on Domestic Vacations Last 12 Mo	2,373	4.4%	92
Spent \$2K-2999 on Domestic Vacations Last 12 Mo	2,517	4.7%	83
Spent \$3K+ on Domestic Vacations Last 12 Mo	5,187	9.7%	81
Used Internet Travel Site for Domestic Trip Last 12 Mo	3,592	6.7%	104
Took Foreign Trip (Incl Alaska & Hawaii) Last 3 Yrs	15,620	29.1%	95
Took 3+ Foreign Trips by Plane Last 3 Yrs	2,383	4.4%	80
Spent \$1-999 on Foreign Vacations Last 12 Mo	2,611	4.9%	115
Spent \$1K-2999 on Foreign Vacations Last 12 Mo	1,950	3.6%	84
Spent \$3K+ on Foreign Vacations Last 12 Mo	4,786	8.9%	92
Used General Travel Site: Foreign Trip Last 3 Yrs	3,015	5.6%	105
Spent Night at Hotel or Motel Last 12 Mo	30,073	56.0%	103
Took Cruise of More Than One Day Last 3 Yrs	4,213	7.8%	89
Member of Frequent Flyer Program	13,736	25.6%	93
Member of Hotel Rewards Program	14,396	26.8%	91

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Restaurant Market Potential

Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

Demographic Summary	2025	2030
Population	61,695	62,881
Population 18+	53,717	55,204
Households	24,976	25,697
Median Household Income	\$66,660	\$78,916


Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Went to Family Restaurant/Steak House Last 6 Mo	38,165	71.0%	98
Went to Family Restaurant/Steak House 4+ Times Last 30 Days	12,138	22.6%	93
Spent \$1-\$30 at Family Restaurant/Steak House Last 30 Days	3,418	6.4%	119
Spent \$31-\$50 at Family Restaurant/Steak House Last 30 Days	4,657	8.7%	104
Spent \$51-\$100 at Family Restaurant/Steak House Last 30 Days	8,398	15.6%	95
Spent \$101-\$200 at Family Restaurant/Steak House Last 30 Days	6,212	11.6%	91
Spent \$201+ at Family Restaurant/Steak House Last 30 Days	3,387	6.3%	83
Spent \$1-\$100 at Fine Dining Restaurants Last 30 Days	1,982	3.7%	103
Spent \$101-\$200 at Fine Dining Restaurants Last 30 Days	1,648	3.1%	96
Spent \$201+ at Fine Dining Restaurants Last 30 Days	1,373	2.6%	80
Went for Breakfast at Family Restaurant/Steak House Last 6 Mo	5,578	10.4%	81
Went for Lunch at Family Restaurant/Steak House Last 6 Mo	9,470	17.6%	91
Went for Dinner at Family Restaurant/Steak House Last 6 Mo	25,774	48.0%	102
Went for Snacks at Family Restaurant/Steak House Last 6 Mo	922	1.7%	98
Went on Workday to Family Restaurant/Steak House Last 6 Mo	17,573	32.7%	100
Went on Weekend to Family Restaurant/Steak House Last 6 Mo	21,525	40.1%	97
Went to Applebee's Last 6 Mo	8,621	16.1%	103
Went to Bob Evans Last 6 Mo	1,523	2.8%	106
Went to Buffalo Wild Wings Last 6 Mo	4,890	9.1%	101
Went to California Pizza Kitchen Last 6 Mo	690	1.3%	73
Went to Carrabba's Last 6 Mo	1,094	2.0%	92
Went to The Cheesecake Factory Last 6 Mo	3,813	7.1%	96
Went to Chili's Grill & Bar Last 6 Mo	5,511	10.3%	103
Went to Cracker Barrel Last 6 Mo	5,865	10.9%	95

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Went to Denny's Last 6 Mo	3,129	5.8%	87
Went to Golden Corral Last 6 Mo	2,472	4.6%	94
Went to IHOP Last 6 Mo	4,328	8.1%	105
Went to Logan's Roadhouse Last 6 Mo	1,004	1.9%	90
Went to Longhorn Steakhouse Last 6 Mo	3,503	6.5%	94
Went to Olive Garden Last 6 Mo	8,739	16.3%	100
Went to Outback Steakhouse Last 6 Mo	4,317	8.0%	100
Went to Red Lobster Last 6 Mo	3,524	6.6%	86
Went to Red Robin Last 6 Mo	3,276	6.1%	116
Went to Ruby Tuesday Last 6 Mo	859	1.6%	93
Went to Texas Roadhouse Last 6 Mo	8,248	15.3%	107
Went to T.G.I. Friday's Last 6 Mo	1,463	2.7%	112
Went to Waffle House Last 6 Mo	3,328	6.2%	107
Went to Fast Food or Drive-In Restaurant Last 6 Mo	49,189	91.6%	100
Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days	21,814	40.6%	102
Spent \$1-\$10 at Fast Food Restaurant Last 30 Days	1,530	2.9%	98
Spent \$11-\$20 at Fast Food Restaurant Last 30 Days	5,025	9.3%	120
Spent \$21-\$40 at Fast Food Restaurant Last 30 Days	8,660	16.1%	104
Spent \$41-\$50 at Fast Food Restaurant Last 30 Days	4,634	8.6%	96
Spent \$51-\$100 at Fast Food Restaurant Last 30 Days	11,425	21.3%	99
Spent \$101-\$200 at Fast Food Restaurant Last 30 Days	6,699	12.5%	93
Spent \$201+ at Fast Food Restaurant Last 30 Days	3,641	6.8%	103
Ordered Eat-In Fast Food Last 6 Mo	18,139	33.8%	102
Ordered Home Delivery Fast Food Last 6 Mo	7,516	14.0%	114
Take-Out/Drive-Thru/Curbside Fast Food Last 6 Mo	26,943	50.2%	103
Ordered Take-Out/Walk-In Fast Food Last 6 Mo	13,608	25.3%	111
Bought Breakfast at Fast Food Restaurant Last 6 Mo	18,753	34.9%	97
Bought Lunch at Fast Food Restaurant Last 6 Mo	29,167	54.3%	102
Bought Dinner at Fast Food Restaurant Last 6 Mo	30,468	56.7%	106
Bought Snack at Fast Food Restaurant Last 6 Mo	8,142	15.2%	109
Bought from Fast Food Restaurant on Weekday Last 6 Mo	36,097	67.2%	103
Bought from Fast Food Restaurant on Weekend Last 6 Mo	30,202	56.2%	108

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Bought A&W Last 6 Mo	1,259	2.3%	107
Bought Arby's Last 6 Mo	10,053	18.7%	105
Bought Baskin-Robbins Last 6 Mo	1,786	3.3%	98
Bought Boston Market Last 6 Mo	617	1.1%	82
Bought Burger King Last 6 Mo	13,521	25.2%	95
Bought Captain D's Last 6 Mo	1,327	2.5%	88
Bought Carl's Jr. Last 6 Mo	1,655	3.1%	70
Bought Checkers Last 6 Mo	1,527	2.8%	118
Bought Chick-Fil-A Last 6 Mo	19,666	36.6%	108
Bought Chipotle Mexican Grill Last 6 Mo	10,991	20.5%	118
Bought Chuck E. Cheese's Last 6 Mo	885	1.6%	95
Bought Church's Fried Chicken Last 6 Mo	975	1.8%	61
Bought Cold Stone Creamery Last 6 Mo	2,105	3.9%	136
Bought Dairy Queen Last 6 Mo	9,593	17.9%	114
Bought Del Taco Last 6 Mo	1,567	2.9%	81
Bought Domino's Pizza Last 6 Mo	10,016	18.6%	110
Bought Dunkin' Donuts Last 6 Mo	7,203	13.4%	95
Bought Five Guys Last 6 Mo	6,805	12.7%	126
Bought Hardee's Last 6 Mo	3,062	5.7%	121
Bought Jack in the Box Last 6 Mo	2,798	5.2%	76
Bought Jersey Mike's Last 6 Mo	5,570	10.4%	110
Bought Jimmy John's Last 6 Mo	4,106	7.6%	128
Bought KFC Last 6 Mo	9,177	17.1%	100
Bought Krispy Kreme Doughnuts Last 6 Mo	3,262	6.1%	98
Bought Little Caesars Last 6 Mo	7,495	13.9%	109
Bought Long John Silver's Last 6 Mo	1,286	2.4%	97
Bought McDonald's Last 6 Mo	27,995	52.1%	105
Bought Panda Express Last 6 Mo	7,690	14.3%	107
Bought Panera Bread Last 6 Mo	7,866	14.6%	110
Bought Papa John's Last 6 Mo	4,977	9.3%	116
Bought Papa Murphy's Last 6 Mo	2,275	4.2%	132
Bought Pizza Hut Last 6 Mo	6,474	12.1%	98
Bought Popeyes Chicken Last 6 Mo	6,627	12.3%	97
Bought Sonic Drive-In Last 6 Mo	6,615	12.3%	113

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Bought Starbucks Last 6 Mo	11,882	22.1%	103
Bought Steak `N Shake Last 6 Mo	2,130	4.0%	138
Bought Subway Last 6 Mo	13,049	24.3%	108
Bought Taco Bell Last 6 Mo	17,243	32.1%	115
Bought Wendy's Last 6 Mo	15,199	28.3%	106
Bought Whataburger Last 6 Mo	3,164	5.9%	95
Bought White Castle Last 6 Mo	1,179	2.2%	88
Bought Wing-Stop Last 6 Mo	1,767	3.3%	86
Went to Fine Dining Restaurant Last 6 Mo	8,631	16.1%	97
Went to Fine Dining Restaurant Last 30 Days	6,368	11.8%	95
Went to Fine Dining Restaurant 2+ Times Last 30 Days	2,966	5.5%	91
Used DoorDash Website/App for Take-Out/Delivery Last 30 Days	7,865	14.6%	115
Used Grubhub Website/App for Take-Out/Delivery Last 30 Days	2,342	4.4%	102
Used Postmates Website/App for Take-Out/Delivery Last 30 Days	368	0.7%	79
Used Restaurant Website/App for Take-Out/Delivery Last 30 Days	12,721	23.7%	113
Used Uber Eats Website/App for Take-Out/Delivery Last 30 Days	4,056	7.5%	102
Used Yelp Website or App for Take-Out/Delivery Last 30 Days	566	1.1%	103

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.



23

Bakers
(Retail)



25

Bars and
Pubs



31

Coffee
Shops



8

Juice
Bars



1

Doughnut
Shops



3

Ice Cream
Parlors



16

Pizza
Restaurants



176

Other
Restaurants

61,695

Population

24,976

Households

2.22

Avg Size
Household

28.9

Median
Age

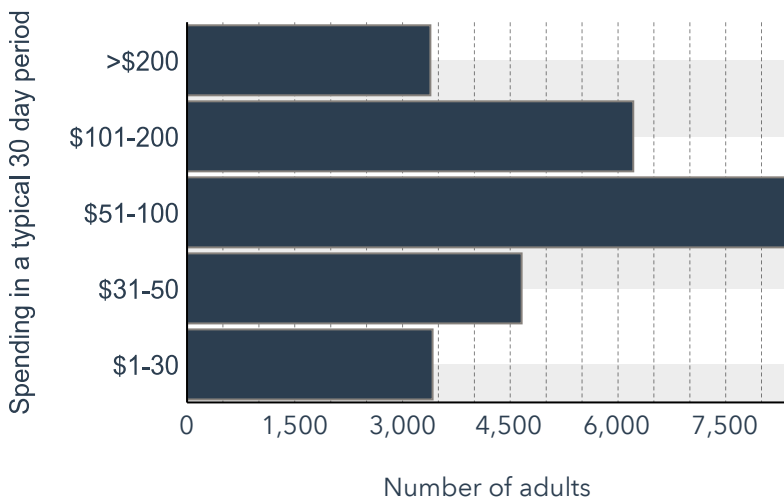
\$66,660

Median
Household Income

\$520,456

Median
Home Value

Family Restaurants Market Potential



Annual Household Spending

\$3,705

Meals at
Restaurants

\$719

Food & Drink
on Trips

Local Business Summary

2,334

Total
Businesses

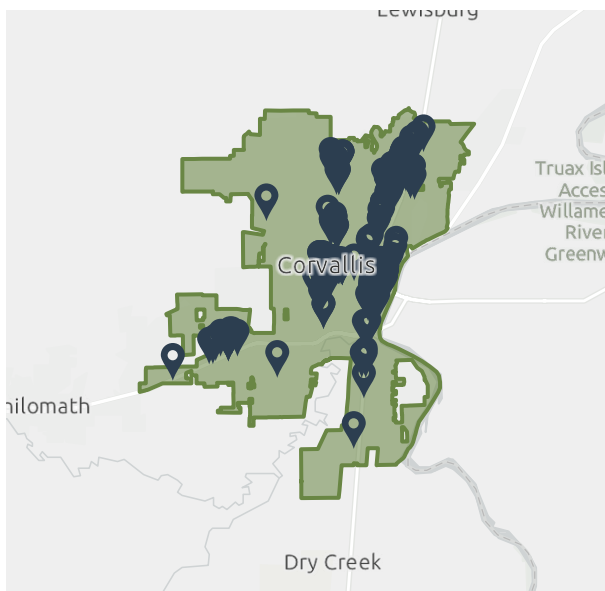
28,374

Total
Employees

Source: This infographic contains data provided by Esri (2025, 2030), Esri-MRI-Simmons (2025), Esri-U.S. BLS (2025), Esri-Data Axle (2025). **Data Axle** POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2026 Esri

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Subway	NW Monroe Ave	Corvallis	OR	18	\$795,000	0.03
Shogun Bowl	NW Monroe Ave	Corvallis	OR	3	\$133,000	0.03
Domino's	NW Monroe Ave	Corvallis	OR	18	\$795,000	0.03
The Red Fox Cafe	NW Monroe Ave	Corvallis	OR	7	\$310,000	0.03
Campus Downward Dog	NW Monroe Ave	Corvallis	OR	4	\$204,000	0.03
Chipotle Mexican Grill	NW Monroe Ave	Corvallis	OR	21	\$928,000	0.06
E Cafe	NW Monroe Ave	Corvallis	OR	7	\$1,639,000	0.07
American Dream Pizza	NW Monroe Ave	Corvallis	OR	35	\$1,546,000	0.08
Bombs Away Cafe	NW Monroe Ave	Corvallis	OR	15	\$663,000	0.08
Tarn Tip Authentic Thai Cuisine	NW Monroe Ave	Corvallis	OR	7	\$310,000	0.09
Allann Bros Beanery Caf+	NW Monroe Ave	Corvallis	OR	10	\$442,000	0.09
Jersey Mike's Subs	NW Monroe Ave	Corvallis	OR	10	\$442,000	0.11
Lupe's LLC	NW Monroe Ave	Corvallis	OR	3	\$1,639,000	0.11
Qdoba Mexican Eats	NW Monroe Ave	Corvallis	OR	13	\$1,639,000	0.14

Closest locations 1-14, Table 1 of 9



Average Annual Spend per Household on Eating Out



\$3,753

Food Away from Home



\$4,158

Food Services & Drinking Places (NAICS 722)



\$272

Alcoholic Beverages Away from Home

Source: This infographic contains data provided by Esri (2025, 2030), Esri-MRI-Simmons (2025), Esri-U.S. BLS (2025), Esri-Data Axle (2025). **Data Axle** POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2026 Esri

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Pollen Cafe LLC	NW Monroe Ave	Corvallis	OR	3	\$133,000	0.14
Cafe Yumm!	NW Monroe Ave	Corvallis	OR	4	\$690,000	0.14
McMenamins on Monroe	NW Monroe Ave	Corvallis	OR	20	\$883,000	0.14
Lemon Grass Noodle House	NW Monroe Ave	Corvallis	OR	2	\$89,000	0.21
The Beaver Hut	NW 16th St	Corvallis	OR	5	\$221,000	0.21
Interzone Inc	NW Monroe Ave	Corvallis	OR	11	\$486,000	0.23
Jimmy John's	NW Monroe Ave	Corvallis	OR	20	\$883,000	0.24
Eager Beaver Subs LLC	NW Monroe Ave	Corvallis	OR	6	\$265,000	0.24
Clodfelters Pub	NW Monroe Ave	Corvallis	OR	21	\$928,000	0.25
Summit Bar & Grill Co	NW 15th St	Corvallis	OR	9	\$1,639,000	0.28
Pita Pit	NW Monroe Ave	Corvallis	OR	12	\$530,000	0.29
Local Boyz Hawaiian Cafe	NW Monroe Ave	Corvallis	OR	15	\$663,000	0.29
Crystals Cuisine & Cafe	NW Monroe Ave	Corvallis	OR	2	\$89,000	0.29
Tian Su Noddle	NW Monroe Ave	Corvallis	OR	2	\$89,000	0.29
Panda Express	SW Jefferson Way	Corvallis	OR	16	\$707,000	0.30
Happy Lemon	SW Jefferson Way	Corvallis	OR	7	\$310,000	0.30
Java II	The Valley Library	Corvallis	OR	20	\$883,000	0.33
Ava's Cafe	Linus Pauling Science Ctr	Corvallis	OR	7	\$1,639,000	0.40
Dixon Cafe	Dixon Recreation Ctr	Corvallis	OR	7	\$1,639,000	0.43
Shanghai Wok	NW Van Buren Ave	Corvallis	OR	2	\$89,000	0.45
Starbucks	NW Kings Blvd	Corvallis	OR	6	\$265,000	0.45
SNOWFOX	NW Kings Blvd	Corvallis	OR	0		0.45
Taqueria Alonzo	NW Kings Blvd	Corvallis	OR	7	\$310,000	0.49
Yummy Yummy	NW Kings Blvd	Corvallis	OR	3	\$1,639,000	0.52
Woodstock's Pizza Parlor	NW Kings Blvd	Corvallis	OR	44	\$1,943,000	0.57

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Suds & Suds	NW Kings Blvd	Corvallis	OR	7	\$310,000	0.57
Dutch Bros Coffee	SW 26 Th St	Corvallis	OR	10	\$442,000	0.59
Coffee Culture	NW Kings Blvd	Corvallis	OR	3	\$231,000	0.62
Griffo Brothers	NW 9th St	Corvallis	OR	11	\$6,237,000	0.69
Pastry From Konstancja	NW 23 Rd St	Corvallis	OR	2	\$115,000	0.70
Carl's Jr	NW 9 Th St	Corvallis	OR	25	\$1,104,000	0.71
Juicy's LLC	NW Van Buren Ave	Corvallis	OR	5	\$221,000	0.76
Destroy the Box Designs LLC	NW Van Buren Ave	Corvallis	OR	6	\$265,000	0.76
Five Guys	NW 9 Th St	Corvallis	OR	40	\$1,766,000	0.77
Harrison Bar & Grill	NW Harrison Blvd	Corvallis	OR	4	\$177,000	0.77
Rivas Taco Shod	NW 5th St	Corvallis	OR	9	\$398,000	0.79
Hilton Garden Inn Corvallis	SW Western Blvd	Corvallis	OR	50	\$4,267,000	0.80
Stadium Grill	SW Western Blvd	Corvallis	OR	50	\$2,208,000	0.80
Castor	SW Madison Ave	Corvallis	OR	4	\$1,639,000	0.82
University Hero	SW 5th St	Corvallis	OR	11	\$486,000	0.82
Whimsy Supper Club	SW Madison Ave	Corvallis	OR	6	\$1,639,000	0.82
Ants on A Log Cafe	SW Jefferson Ave	Corvallis	OR	3	\$231,000	0.83
Starbucks	SW Madison Ave	Corvallis	OR	18	\$795,000	0.84
Chester's	SW 4 Th St	Corvallis	OR	6	\$1,639,000	0.85
Tommy's 4th Street Bar & Grill	SW 4th St	Corvallis	OR	26	\$1,148,000	0.86
Dutch Bros Coffee	NW Harrison Blvd	Corvallis	OR	19	\$640,000	0.86
Panera Bread	NW 4 Th St	Corvallis	OR	42	\$1,855,000	0.88
Coffee Culture	SW Jefferson Ave	Corvallis	OR	6	\$330,000	0.88
Aomatsu Japanese Restaurant	NW 3rd St	Corvallis	OR	10	\$442,000	0.89
Bo & Vine Burger Bar-Corvallis	NW 3rd St	Corvallis	OR	3	\$1,639,000	0.89

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Evergreen Indian Restaurant	SW 3 Rd St	Corvallis	OR	5	\$221,000	0.89
Angry Beaver Grill	SW 4th St	Corvallis	OR	3	\$1,639,000	0.90
McDonald's	NW 3 Rd St	Corvallis	OR	50	\$2,208,000	0.90
Tokyo Japanese Steak House & Sushi Bar	SW 3rd St	Corvallis	OR	14	\$619,000	0.90
Caves Bier & Kitchen	SW 3rd St	Corvallis	OR	10	\$530,000	0.91
Les Caves	SW 3rd St	Corvallis	OR	15	\$663,000	0.91
Block 15 Brewing Co	SW Jefferson Ave	Corvallis	OR	75	\$40,620,000	0.91
Tacos El Machine	SW 4th St	Corvallis	OR	7	\$310,000	0.91
McMenamins Corvallis Pub	NW 3rd St	Corvallis	OR	20	\$883,000	0.91
Broken Yolk Cafe	SW 3rd St	Corvallis	OR	18	\$795,000	0.92
Wisecracks Cafe	SW 3rd St	Corvallis	OR	10	\$1,639,000	0.92
Baguette	SW 3rd St	Corvallis	OR	4	\$177,000	0.92
Koriander	SW 3rd St	Corvallis	OR	7	\$1,639,000	0.93
Dairy Queen Grill & Chill	SW 3 Rd St	Corvallis	OR	24	\$1,060,000	0.94
Happy Shawarma	SW 4th St	Corvallis	OR	8	\$1,639,000	0.94
Space Asian Bistro Inc	NW 2nd St	Corvallis	OR	7	\$310,000	0.94
Squirrels Tavern	SW 2nd St	Corvallis	OR	16	\$815,000	0.94
Kell' S Koffee	SW 2nd St	Corvallis	OR	5	\$330,000	0.95
Romano's Italian Soda	NW 2nd St	Corvallis	OR	8	\$1,639,000	0.95
Pastega Coffee Service	NW 2nd St	Corvallis	OR	7	\$8,100,000	0.95
American Dream Pizza	SW 2nd St	Corvallis	OR	40	\$1,766,000	0.95
Crowbar	SW 2nd St	Corvallis	OR	40	\$1,766,000	0.95
La Roquita	SW Western Blvd	Corvallis	OR	3	\$133,000	0.95
Marie Janes Cannabis Connection	SW 3rd St	Corvallis	OR	3	\$354,000	0.96
Subway	SW 3 Rd St	Corvallis	OR	25	\$966,000	0.96

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Corvegas Inc	NW Jackson Ave	Corvallis	OR	9	\$398,000	0.98
Sky High Brewing	NW Jackson Ave	Corvallis	OR	80	\$3,532,000	0.98
Laughing Planet	NW 2nd St	Corvallis	OR	26	\$1,639,000	0.98
Jade Garden	SW 3rd St	Corvallis	OR	6	\$265,000	0.98
Peacock Bar & Grill	SW 2nd St	Corvallis	OR	30	\$1,325,000	0.98
Magenta Restaurant & Snug Bar	SW 2nd St	Corvallis	OR	10	\$442,000	0.98
Elmer's Breakfast-Lunch-Dinner	NW 9th St	Corvallis	OR	40	\$1,766,000	0.98
Treebeerd's Taphouse	SW 2nd St	Corvallis	OR	5	\$255,000	0.98
New Morning Bakery	SW 2nd St	Corvallis	OR	20	\$1,147,000	0.98
China Delight Restaurant & Lounge	NW 2nd St	Corvallis	OR	17	\$751,000	0.99
Old World Deli	SW 2nd St	Corvallis	OR	9	\$398,000	0.99
Shari's-Corvallis	NW 9th St	Corvallis	OR	4	\$265,000	0.99
Murphy's Restaurant & Lounge	NW Jackson Ave	Corvallis	OR	4	\$1,639,000	1.00
Sada Sushi & Izakaya	NW Monroe Ave	Corvallis	OR	30	\$1,325,000	1.00
Taco Vino	NW Monroe Ave	Corvallis	OR	6	\$1,639,000	1.00
Demaggio's New York Pizza	NW Monroe Ave	Corvallis	OR	8	\$1,639,000	1.00
Alpine Sourdough Bakery	NW 1st St	Corvallis	OR	4	\$230,000	1.00
Odd Bird Eats	NW Jackson Ave	Corvallis	OR	7	\$1,639,000	1.00
Bodhi Juice LLC	SW 2nd St	Corvallis	OR	3	\$370,000	1.00
Sugar J's LLC	SW 1 St St	Corvallis	OR	2	\$1,639,000	1.00
The Brass Monkey	SW 1st St	Corvallis	OR	15	\$663,000	1.00
Pupuseria Del Valle	1 St & Monroe Ave NW	Corvallis	OR	7	\$310,000	1.02
The Old Spaghetti Factory	NW 2nd St	Corvallis	OR	42	\$1,855,000	1.03
Le Cafe	SW 2nd St	Corvallis	OR	7	\$310,000	1.03
Del Alma	SW Washington Ave	Corvallis	OR	7	\$1,639,000	1.05

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Forks & Corks Catering	NW 9th St	Corvallis	OR	15	\$663,000	1.07
Holiday Inn Express Corvallis-on the River By IHG	NE 2 Nd St	Corvallis	OR	25	\$2,134,000	1.09
Sweetheart Dessert LLC	NW 9th St	Corvallis	OR	5	\$221,000	1.12
Little Caesars	NW 9th St	Corvallis	OR	10	\$442,000	1.12
El Patron Mexican Restaurant	NW 2 Nd St	Corvallis	OR	3	\$1,639,000	1.12
Wingstop	NW 9 Th St	Corvallis	OR	11	\$486,000	1.12
Thai Express	NW 9 Th St	Corvallis	OR	13	\$1,639,000	1.13
Thai Express	NW 9th St	Corvallis	OR	16	\$574,000	1.13
Orient Yang	NW 9 Th St	Corvallis	OR	3	\$133,000	1.18
Domino's	NW 9 Th St	Corvallis	OR	16	\$707,000	1.18
Papa's Pizza Parlor Corvallis	SW 3 Rd St	Corvallis	OR	35	\$1,546,000	1.23
Purple Moon Organic Espresso & Juice	SE Chapman Pl	Corvallis	OR	4	\$177,000	1.25
Texas Kitchen	NW Witham Hill Dr	Corvallis	OR	6	\$265,000	1.26
Natural Gourmet Eatery, Inc	SE 3rd St	Corvallis	OR	3	\$133,000	1.28
New York Bagels	NW Circle Blvd	Corvallis	OR	3	\$172,000	1.29
Kimhoa Kitchen	NW Circle Blvd	Corvallis	OR	4	\$177,000	1.29
Palenque Mexican Restaurant & Cantina	NW Circle Blvd	Corvallis	OR	7	\$357,000	1.29
Pastini-Corvallis-Market Center	NW 9th St	Corvallis	OR	50	\$2,208,000	1.33
Jamba	NW 9 Th St	Corvallis	OR	15	\$663,000	1.33
New China Buffet	NW 9th St	Corvallis	OR	10	\$442,000	1.40
El Sol De Mexico	NW 9th St	Corvallis	OR	15	\$663,000	1.41
Ai Ramen	NW 9th St	Corvallis	OR	10	\$442,000	1.49
Jimmy John's	NW 9 Th St	Corvallis	OR	18	\$795,000	1.49
SNOWFOX	NW Kings Blvd	Corvallis	OR	0		1.49
Timberhill Shopping Ctr	NW Kings Blvd	Corvallis	OR	1	\$226,000	1.49

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Dutch Bros Coffee	NW 9 Th St	Corvallis	OR	19	\$640,000	1.51
Panda Express	NW 9 Th St	Corvallis	OR	10	\$442,000	1.51
KFC	NW 9 Th St	Corvallis	OR	16	\$707,000	1.54
Papa Murphy's Take 'N' Bake	NW Circle Blvd	Corvallis	OR	13	\$574,000	1.56
Buffalo Wild Wings	NW 9 Th St	Corvallis	OR	5	\$1,281,000	1.56
Buffalo Wild Wings	NW 9 Th St	Corvallis	OR	50	\$2,208,000	1.56
Cascade BBQ	NW Kings Blvd	Corvallis	OR	4	\$1,639,000	1.57
Nirvana Indian Restaurant	NW Kings Blvd	Corvallis	OR	6	\$265,000	1.58
Queen's Chopstick	NW Kings Blvd	Corvallis	OR	8	\$354,000	1.58
Pie Five Pizza	NW Kings Blvd	Corvallis	OR	24	\$1,060,000	1.58
Coffee Culture Timberhill	NW Kings Blvd	Corvallis	OR	14	\$1,075,000	1.59
Le Patisserie	NW Circle Blvd	Corvallis	OR	6	\$1,383,000	1.61
Burrito Heaven	SE 3rd St	Corvallis	OR	3	\$133,000	1.62
Royal India Cuisine	NW 9th St	Corvallis	OR	7	\$1,639,000	1.62
Dutch Bros Coffee	SE 3 Rd St	Corvallis	OR	11	\$486,000	1.64
THE SHOW	NW 9th St	Corvallis	OR	4	\$177,000	1.64
Hissho Sushi	NW Circle Blvd	Corvallis	OR	0		1.65
Sharon's Cafe	SW 3rd St	Corvallis	OR	10	\$768,000	1.65
Pacifica Seafood Market	SE 3rd St	Corvallis	OR	4	\$622,000	1.68
La Rockita	NW Circle Blvd	Corvallis	OR	5	\$221,000	1.69
Delicias Valley Cafe	NW Circle Blvd	Corvallis	OR	9	\$1,639,000	1.72
Corvallis Country Club	SW Whiteside Dr	Corvallis	OR	60		1.72
Cirellos Pizza	NW Circle Blvd	Corvallis	OR	10	\$442,000	1.75
Safeway	NE Circle Blvd	Corvallis	OR	8	\$1,819,000	1.80
Starbucks	NE Circle Blvd	Corvallis	OR	12	\$530,000	1.80

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Taco Bell	SW Research Way	Corvallis	OR	28	\$1,237,000	1.83
Chick-fil-A	NE Circle Blvd	Corvallis	OR			1.83
Applebee's Grill + Bar	NE Four Acre St	Corvallis	OR	60	\$2,649,000	1.83
Burger King	SW Philomath Blvd	Corvallis	OR	16	\$707,000	1.86
Chipotle Mexican Grill	NE Circle Blvd	Corvallis	OR	15	\$663,000	1.87
Subway	SW Philomath Blvd	Corvallis	OR	9	\$398,000	1.89
Starbucks	SW Philomath Blvd	Corvallis	OR	9	\$398,000	1.89
McDonald's	NW 9 Th St	Corvallis	OR	55	\$2,428,000	1.89
Coffee Culture Annex	NW 9th St	Corvallis	OR	10	\$442,000	1.89
Pizza Hut	NE Circle Blvd	Corvallis	OR	20	\$883,000	1.92
Wing Street	NE Circle Blvd	Corvallis	OR	15	\$1,639,000	1.92
Taco Bell	NW 9 Th St	Corvallis	OR	32	\$1,413,000	1.92
Burgerville	NW 9th St	Corvallis	OR	10	\$1,639,000	1.94
China Blue Restaurant	NW 9th St	Corvallis	OR	10	\$442,000	1.95
Subway	NW 9 Th St	Corvallis	OR	12	\$530,000	1.96
Cold Stone Creamery	NW 9 Th St	Corvallis	OR	10	\$442,000	1.96
7-Eleven	SE 3 Rd St	Corvallis	OR	6	\$1,365,000	1.97
Togo's	NW 9 Th St	Corvallis	OR	15	\$663,000	1.98
Starbucks	SW Philomath Blvd	Corvallis	OR	7	\$310,000	1.98
Papa Murphy's Take 'N' Bake	SW Philomath Blvd	Corvallis	OR	11	\$486,000	1.98
Mexico Lindo	SW Philomath Blvd	Corvallis	OR	7	\$310,000	1.98
Izzy's	NW 9th St	Corvallis	OR	25	\$1,104,000	2.01
Max's Food	NW 9th St	Corvallis	OR	5	\$221,000	2.01
Starbucks	NW 9 Th St	Corvallis	OR	34	\$1,501,000	2.01
Blue Sky Chinese Restaurant	SW Philomath Blvd	Corvallis	OR	10	\$442,000	2.03

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Arby's	NW 9 Th St	Corvallis	OR	15	\$663,000	2.08
Mum Mum LLC	NW 9 Th St	Corvallis	OR	2	\$89,000	2.11
Dutch Bros Coffee	SW 53 Rd St	Corvallis	OR	10	\$442,000	2.13
Imagine Coffee Co	SW Philomath Blvd	Corvallis	OR	8	\$354,000	2.19
7-Eleven	NW 9 Th St	Corvallis	OR	5	\$1,137,000	2.22
Krispy Krunchy Chicken	SW Philomath Blvd	Corvallis	OR	14	\$619,000	2.24
Pepsi Beverages Co	NE Belvue St	Corvallis	OR	65	\$44,193,000	2.26
Pastega Coffee Service	NE Belvue St	Corvallis	OR	2	\$1,727,000	2.33
Benco	NE Conifer Blvd	Corvallis	OR	125		2.47
4 Spirits Distillery	SW Deschutes St	Corvallis	OR	2	\$1,639,000	2.69
Shonnard's	SW Philomath Blvd	Corvallis	OR	19	\$4,069,000	2.85

BUSINESS REPORTS



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TICOR TITLE™

Business Key Facts

Corvallis City, OR 7 | Geography: Place

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

2,334

Total Businesses

28.4K

Total Employees

\$3.11B

Total Sales

5.5%

Unemployment Rate

Daytime Population



61,695

Total Population



72,420

Total Daytime Population

Ratio of daytime to total population:

1.17

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type



9.0

Avg Number of Employees



159

Total Businesses Per Square Mile

Largest Businesses in Area

25*

100 or More Employees

25*

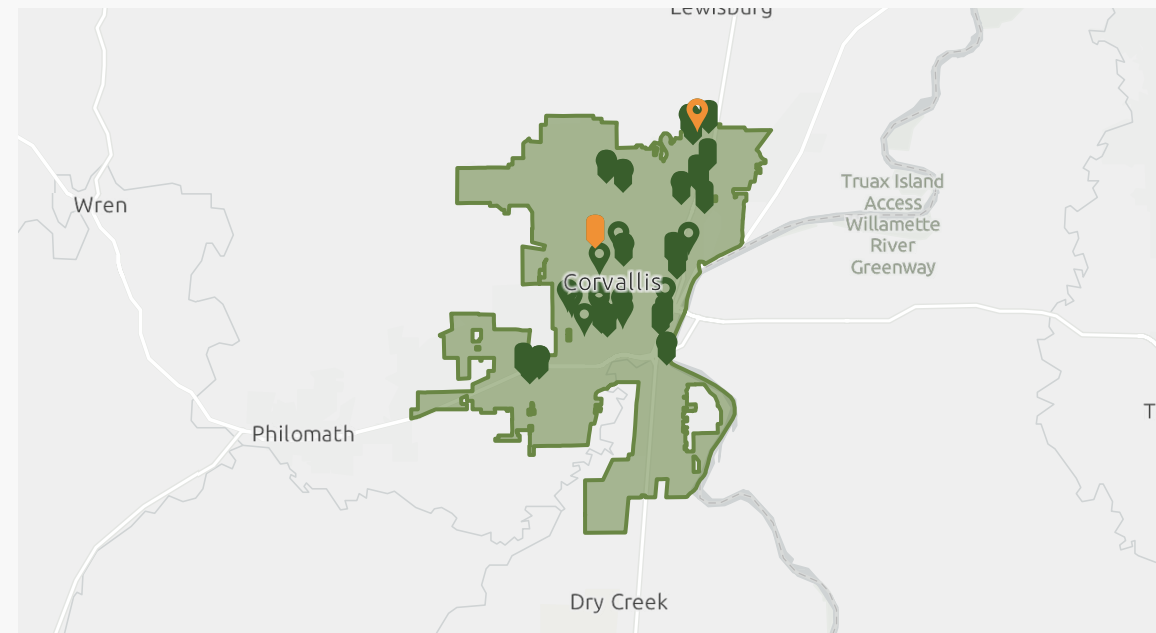
\$10M+ Annual Sales Vol

Most Employees

Good Samaritan Regional Medical Center	Headquarters	1,579
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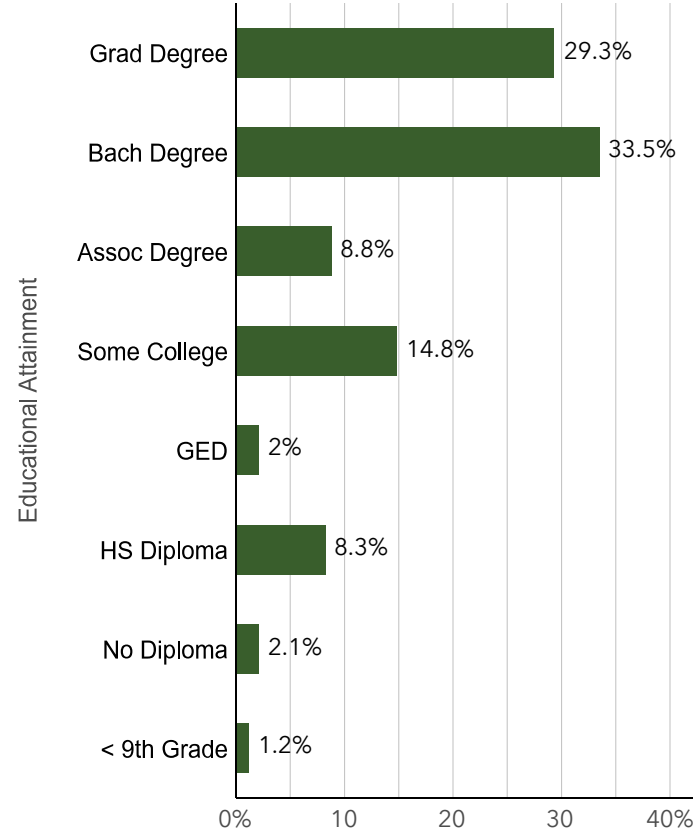
Highest sales volume

First Alternative Natural Foods	Branch	\$180M
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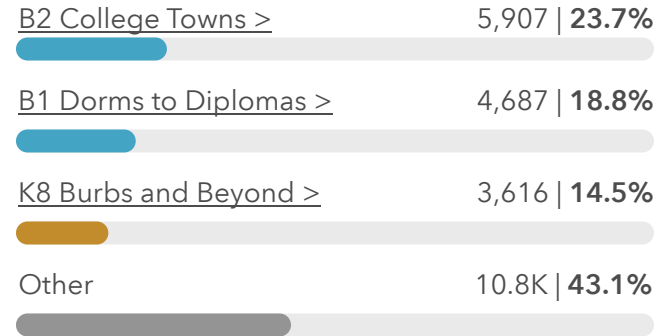
Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

About the Workforce



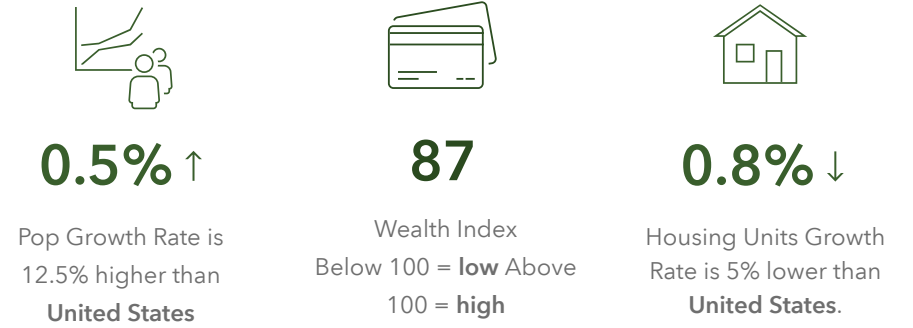
Tapestry

Top 3 segments by household count



[View comparison table](#)

About the Community



Businesses Per 1,000 Population

Business Categories	Corvallis cit...	States Oregon	United States of America United States
Restaurants	2.93	2.85	2.45
Health Care & Social Assistance	5.41	4.05	3.76
Retail	4.33	4.97	4.60
Manufacturing	0.96	1.66	1.32
Finance & Insurance	1.86	1.60	1.80
Professional & Tech Services	3.81	3.55	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Business Summary Report (NAICS)

Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

Data for all businesses in area

Corvallis cit...

Total Businesses	2,334
Total Employees	28,374
Total Population	61,695
Employee/Population Ratio (per 100)	46.0

by NAICS Codes	Businesses		Employees	
	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	6	0.3%	22	0.1%
Mining (21)	2	0.1%	44	0.2%
Utilities (22)	2	0.1%	12	0.0%
Construction (23)	108	4.6%	499	1.8%
Building Construction	48	2.1%	183	0.6%
Heavy/Civil Eng Construction	5	0.2%	46	0.2%
Specialty Trade Contractor	55	2.4%	270	0.9%
Manufacturing (31-33)	59	2.5%	804	2.8%
Wholesale Trade (42)	36	1.5%	276	1.0%
Durable Goods	26	1.1%	132	0.5%
Nondurable Goods	9	0.4%	141	0.5%
Trade Broker	1	0.0%	3	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

by NAICS Codes	Corvallis cit...			
	Businesses Number	%	Employees Number	%
Retail Trade (44-45)	267	11.4%	3,138	11.1%
Motor Vehicle & Parts Dealers	25	1.1%	539	1.9%
Furniture & Home Furnishing Stores	10	0.4%	63	0.2%
Electronics & Appliance Stores	8	0.3%	24	0.1%
Building & Garden Equipment	14	0.6%	199	0.7%
Food & Beverage Stores	45	1.9%	965	3.4%
Health & Personal Care Stores	28	1.2%	189	0.7%
Gasoline Stations	11	0.5%	64	0.2%
Clothing, Shoe and Jewellery Stores	19	0.8%	314	1.1%
Sporting Goods, Hobby & Music Stores	86	3.7%	554	1.9%
General Merchandise Stores	21	0.9%	227	0.8%
Transportation & Warehousing (48-49)	17	0.7%	473	1.7%
Truck Transportation	6	0.3%	31	0.1%
Information (51)	73	3.1%	1,016	3.6%
Finance & Insurance (52)	115	4.9%	916	3.2%
Central Bank/Credit & Related Activities	37	1.6%	256	0.9%
Securities & Commodity Contracts	43	1.8%	165	0.6%
Funds, Trusts & Other Financial	35	1.5%	495	1.7%
Real Estate, Rental & Leasing (53)	137	5.9%	868	3.1%
Professional, Scientific & Tech Services (54)	235	10.1%	1,496	5.3%
Legal Services	39	1.7%	175	0.6%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

by NAICS Codes	Corvallis cit...			
	Businesses Number	%	Employees Number	%
Management of Companies (55)	2	0.1%	63	0.2%
Administrative, Support & Waste Mgmt (56)	48	2.1%	567	2.0%
Educational Services (61)	101	4.3%	2,615	9.2%
Health Care & Social Assistance (62)	334	14.3%	6,734	23.7%
Amulatory Health Care	230	9.8%	3,745	13.2%
Hospital	12	0.5%	1,877	6.6%
Nursing/Residential Care	18	0.8%	396	1.4%
Social Assistance	74	3.2%	716	2.5%
Arts, Entertainment & Recreation (71)	49	2.1%	717	2.5%
Accommodation & Food Services (72)	197	8.4%	2,695	9.5%
Accommodation	16	0.7%	242	0.8%
Food & Drinking Places	181	7.8%	2,453	8.7%
Other Services Except Public Admin (81)	343	14.7%	2,237	7.9%
Repair & Maintenance	43	1.8%	175	0.6%
Auto Repair & Maintenance	34	1.5%	141	0.5%
Personal & Laundry Service	111	4.8%	524	1.9%
Civic and Other Orgs	189	8.1%	1,538	5.4%
Public Administration (92)	90	3.9%	3,061	10.8%
Unclassified Establishments (99)	113	4.8%	121	0.4%
Total (11-99)	2,334	100.0%	28,374	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

Data for all businesses in area	Corvallis cit...
Total Businesses	2,334
Total Employees	28,374
Total Population	61,695
Employee/Population Ratio (per 100)	46.0

by SIC Codes	Businesses		Employees	
	Number	%	Number	%
Agriculture & Mining (01-14)	30	1.3%	523	1.8%
Construction (15-17)	98	4.2%	433	1.5%
Manufacturing (20-39)	57	2.4%	706	2.5%
Transportation (40-47)	28	1.2%	455	1.6%
Communication (48)	20	0.9%	148	0.5%
Utility (49)	6	0.3%	79	0.3%
Wholesale Trade (50-51)	36	1.5%	276	1.0%
Retail Trade Summary (52-59)	456	19.5%	5,636	19.9%
Home Improvement	15	0.6%	214	0.8%
General Merchandise Stores	9	0.4%	188	0.7%
Food Stores	54	2.3%	1,033	3.6%
Auto Dealers & Gas Stations	34	1.5%	590	2.1%
Apparel & Accessory Stores	14	0.6%	293	1.0%
Furniture & Home Furnishings	19	0.8%	88	0.3%
Eating & Drinking Places	174	7.5%	2,415	8.5%
Miscellaneous Retail	137	5.9%	815	2.9%

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

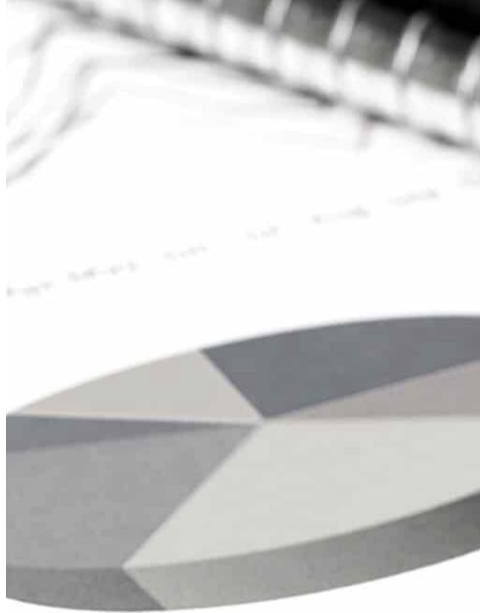
Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

by SIC Codes	Corvallis cit...			
	Businesses Number	%	Employees Number	%
Finance, Insurance, Real Estate (60-67)	240	10.3%	1,816	6.4%
Banks, Savings & Lending	38	1.6%	260	0.9%
Securities Brokers	42	1.8%	161	0.6%
Insurance Carriers & Agents	35	1.5%	495	1.7%
Real Estate, Investment Offices	125	5.4%	900	3.2%
Services Summary (70-89)	1,161	49.7%	15,133	53.3%
Hotels & Lodging	16	0.7%	242	0.8%
Automotive Services	47	2.0%	228	0.8%
Movies & Amusements	66	2.8%	778	2.7%
Health Services	249	10.7%	5,853	20.6%
Legal Services	33	1.4%	140	0.5%
Education Inst. & Libraries	92	3.9%	2,724	9.6%
Other Services	658	28.2%	5,168	18.2%
Government (91-97)	89	3.8%	3,048	10.7%
Unclassified Establishments (99)	113	4.8%	121	0.4%
Totals (01-99)	2,334	100.0%	28,374	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

MARKET REPORTS



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MARKETING PROFILE

Corvallis City, OR 7

Geography: Place



[Source:](#) This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

KEY FACTS

61,695

Population

28.9

Median Age



2.2

Average Household Size

\$66,660

Median Household Income

ANNUAL HOUSEHOLD SPENDING



\$2,238

Apparel & Services



\$224

Computers & Hardware



\$3,753

Eating Out



\$6,626

Groceries



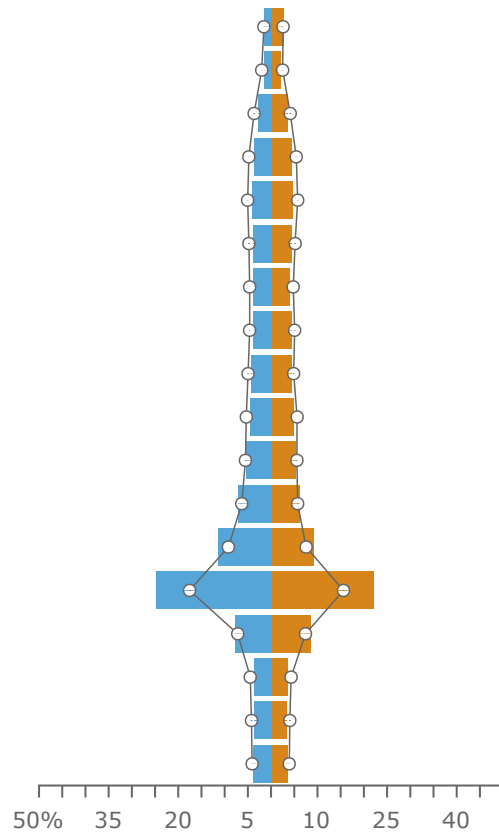
\$6,488

Health Care

Age pyramid

Men

Women



The largest group:
2025 Males Age 20-24

The smallest group:
2025 Males Age 85+

Dots show comparison to
Benton County

EDUCATION

3.3%

No High School Diploma



10.3%

High School Graduate



23.6%

Some College



62.8%

Bachelor's/Grad/Prof Degree

ANNUAL LIFESTYLE SPENDING



\$3,032

Travel



\$104

Theatre/Operas/
Concerts



\$72

Movies/Museums/
Parks



\$80

Sports Events



\$12

Online Games

Tapestry

Top 3 segments by household count



B2 College Towns >

5,907 | 23.7%

B1 Dorms to Diplomas >

4,687 | 18.8%

K8 Burbs and Beyond >

3,616 | 14.5%

Other

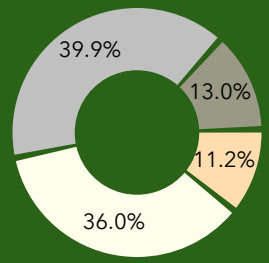
10.8K | 43.1%

[View comparison table](#)

Customer Purchasing Behaviors

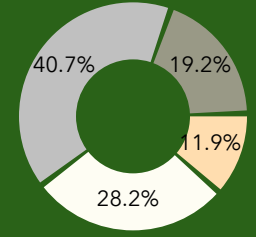
Corvallis City, OR 7
 Geography: Place

Prefer Local vs National Stores



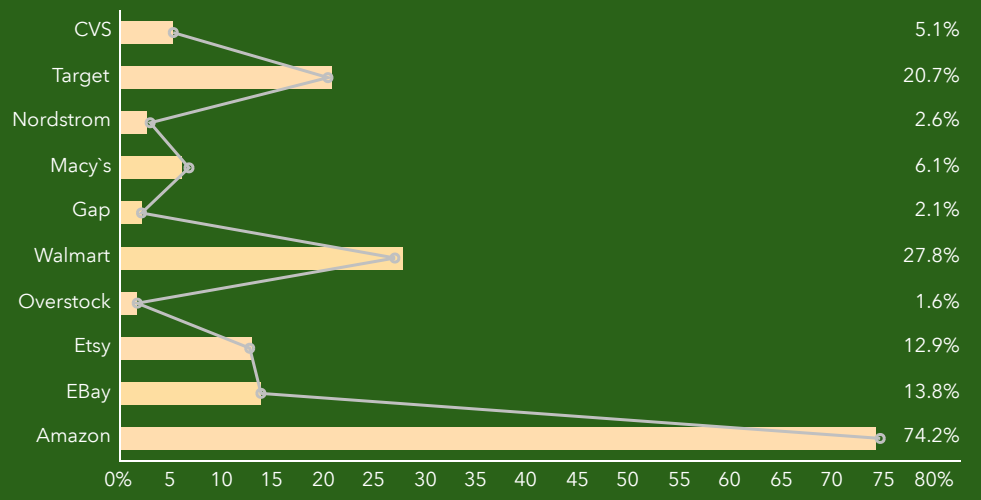
● Disagree completely ● Disagree somewhat
 ● Agree somewhat ● Agree completely

Economy Directly Impacts Spending Habits



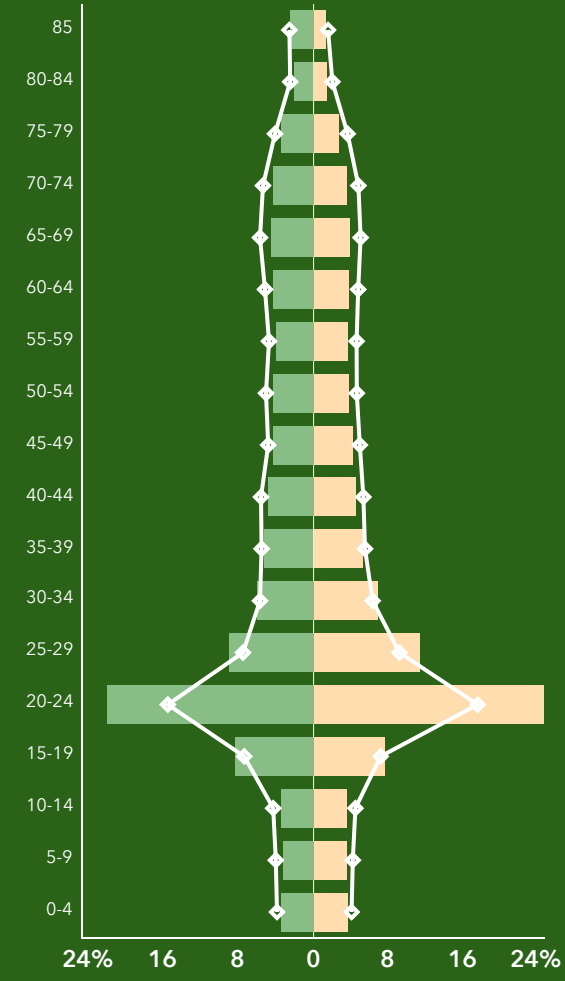
● Disagree completely ● Disagree somewhat
 ● Agree somewhat ● Agree completely

Online Shopping by Store for the Last 6 Months

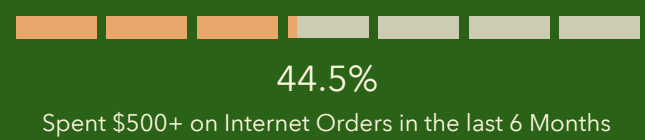


Dots show comparison to **Benton County**

Age profile: 5 year increments

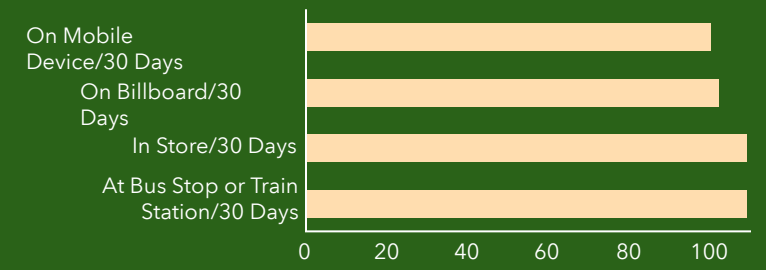


Dots show comparison to **Benton County**



Online spending market potential	Index value
Bought Clothing Online Last 6 Mo	102
Purchased Groceries Online Last 30 Days	104
Bought Shoes Online Last 6 Mo	104
Ordered Any Item Online Last 6 Mo	102
Filled Prescription Online Last 12 Mos	95
Purchased Music Through Other Online Site Last 6 Mo	149
Ordered Fitness Apparel/Equipment Online Last 6 Mo	93

Advertising Market Potential - Have seen ad last 30 days" (index)



Key facts

\$66,660
Median Household Income

\$52,756
Median Disposable Income

61,695
Total Population

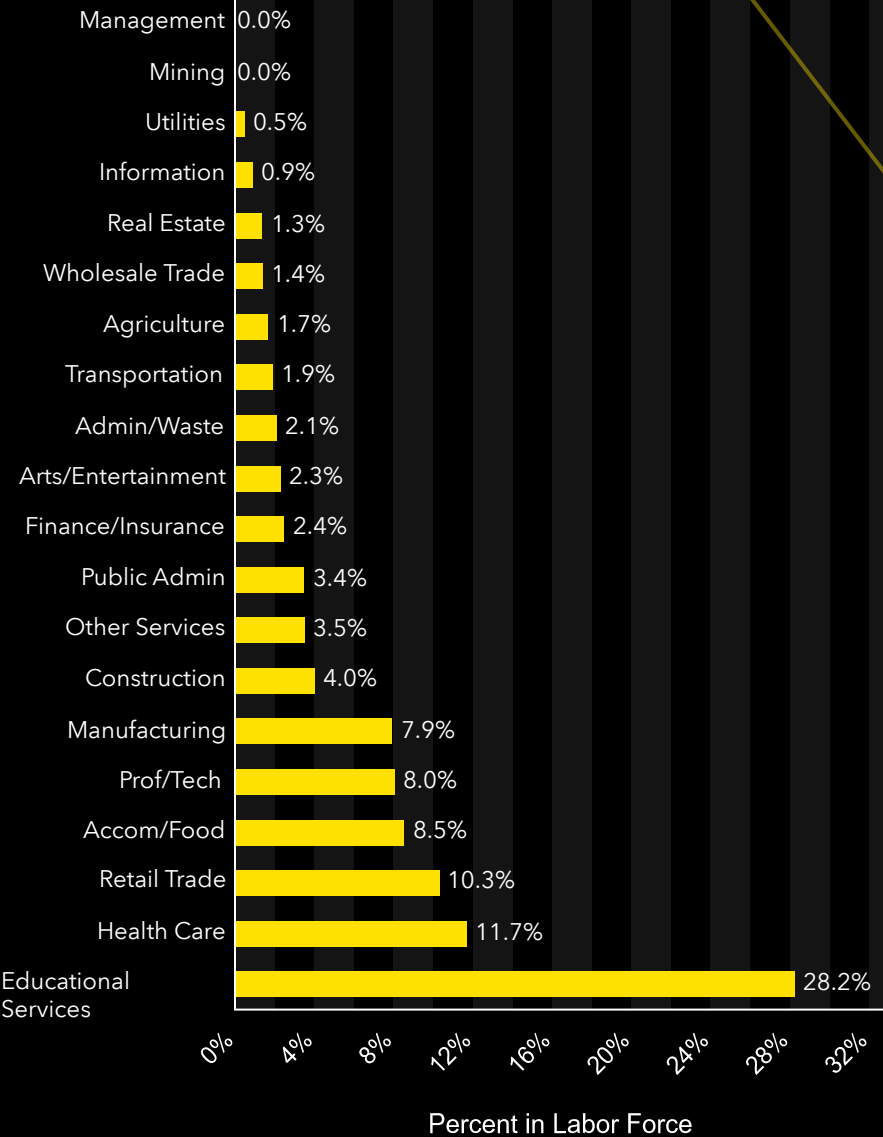
2025 Dom Tapestry Segment Name
College Towns

Economic Development Profile

Corvallis City, OR 7

Geography: Place

Labor Force by Industry



17.5%
Services



10.4%
Blue Collar



72.1%
White Collar

Employment

Workforce Overview

Businesses

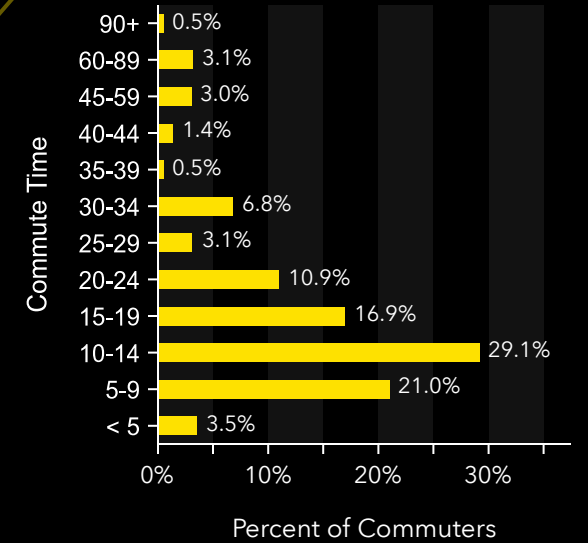


2,334
Total Businesses



28,374
Total Employees

Commuter Time: Minutes



Transportation to Work



2.8%
Took Public Transportation



6.3%
Carpooled



9.9%
Walked to Work

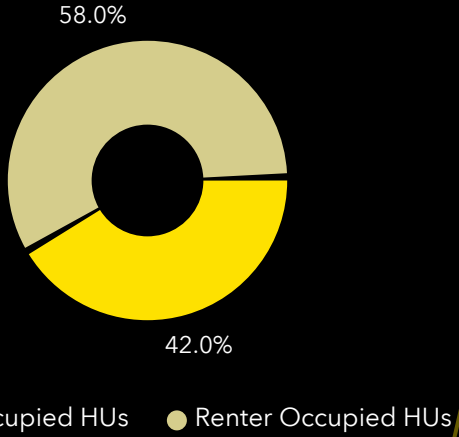


6.7%
Bike to Work

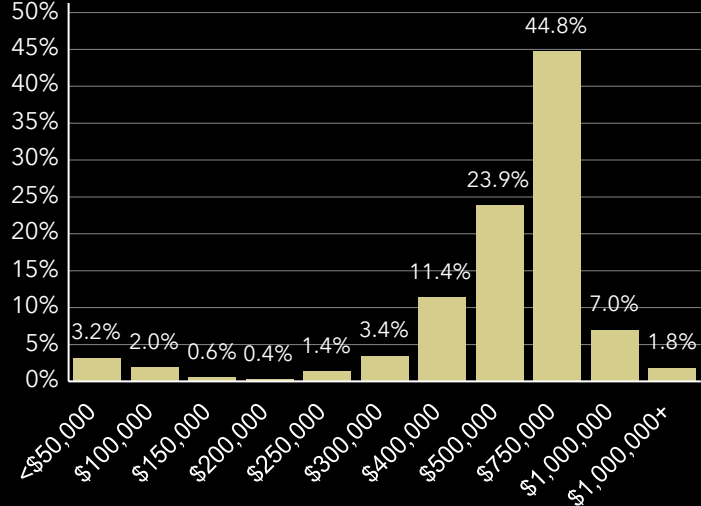


57%
Drove Alone to Work

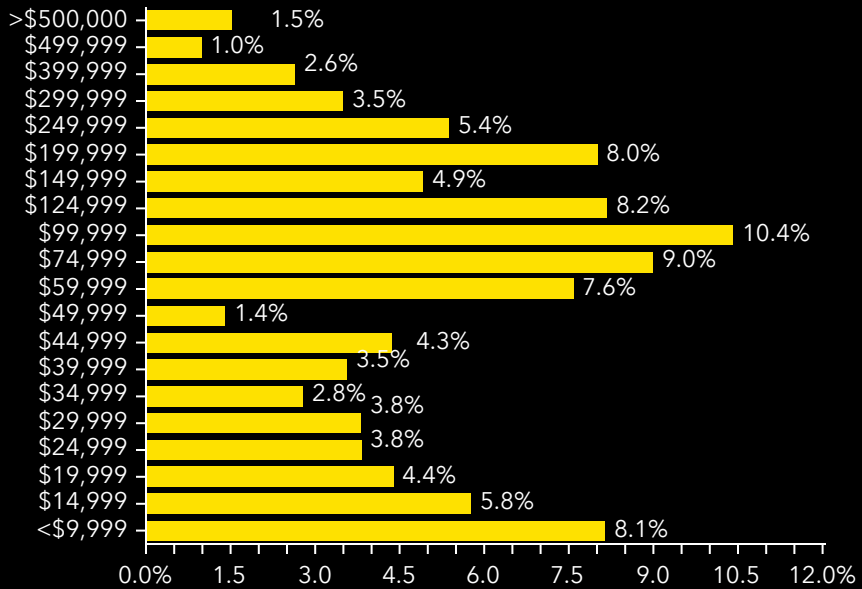
Home Ownership



Home Value

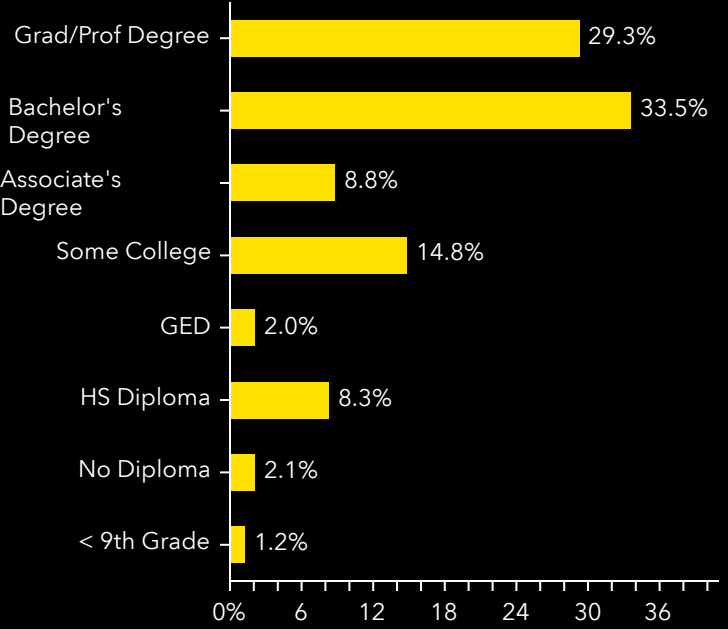


Household Income

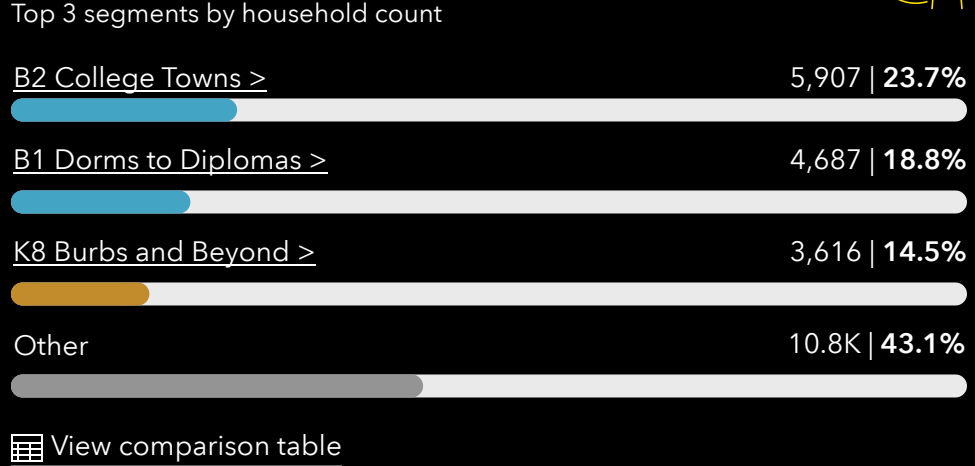


Community Overview

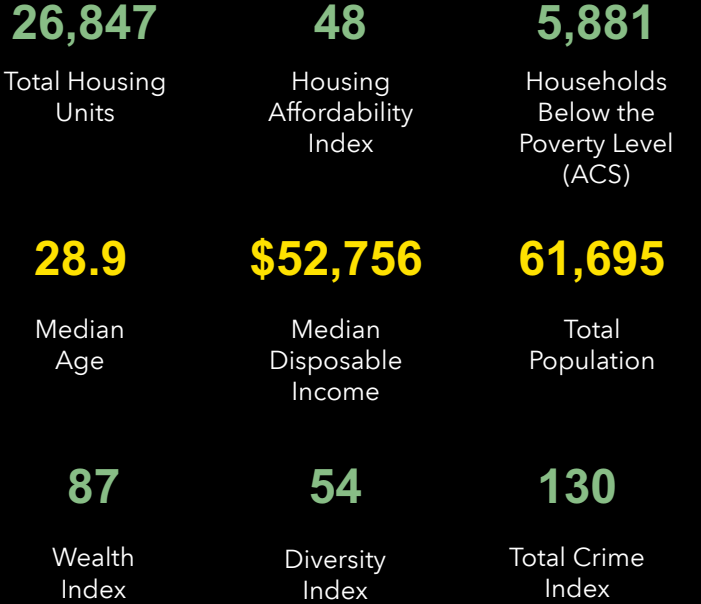
Educational Attainment



Tapestry



Key Facts



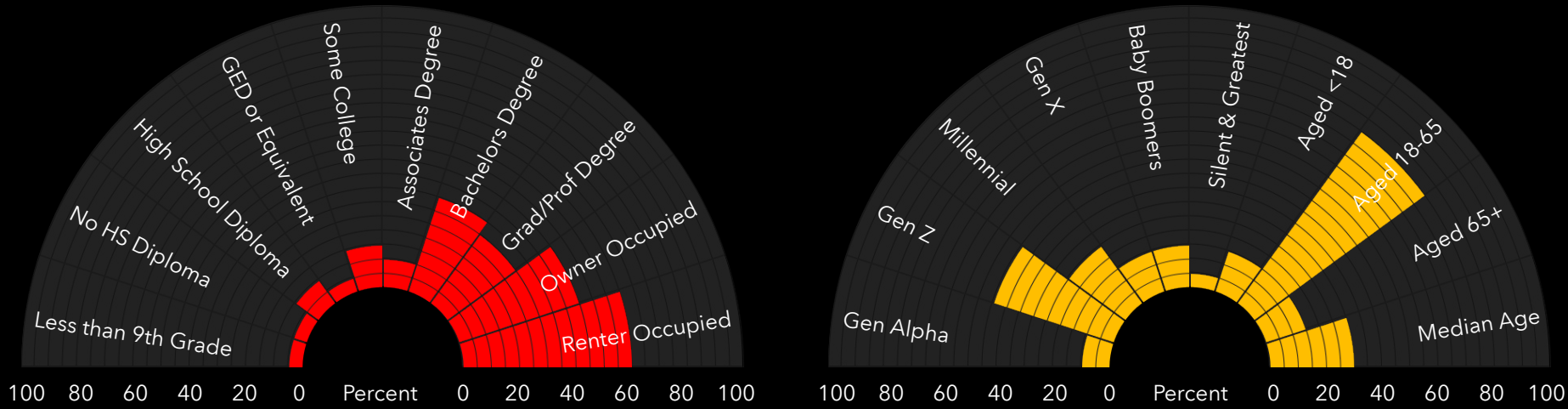
Source: This infographic contains data provided by ACS (2019-2023), Esri (2025), Esri-Data Axle (2025), Esri-U.S. BLS (2025), AGS (2025).

Community Opportunity Profile

Corvallis City, OR 7

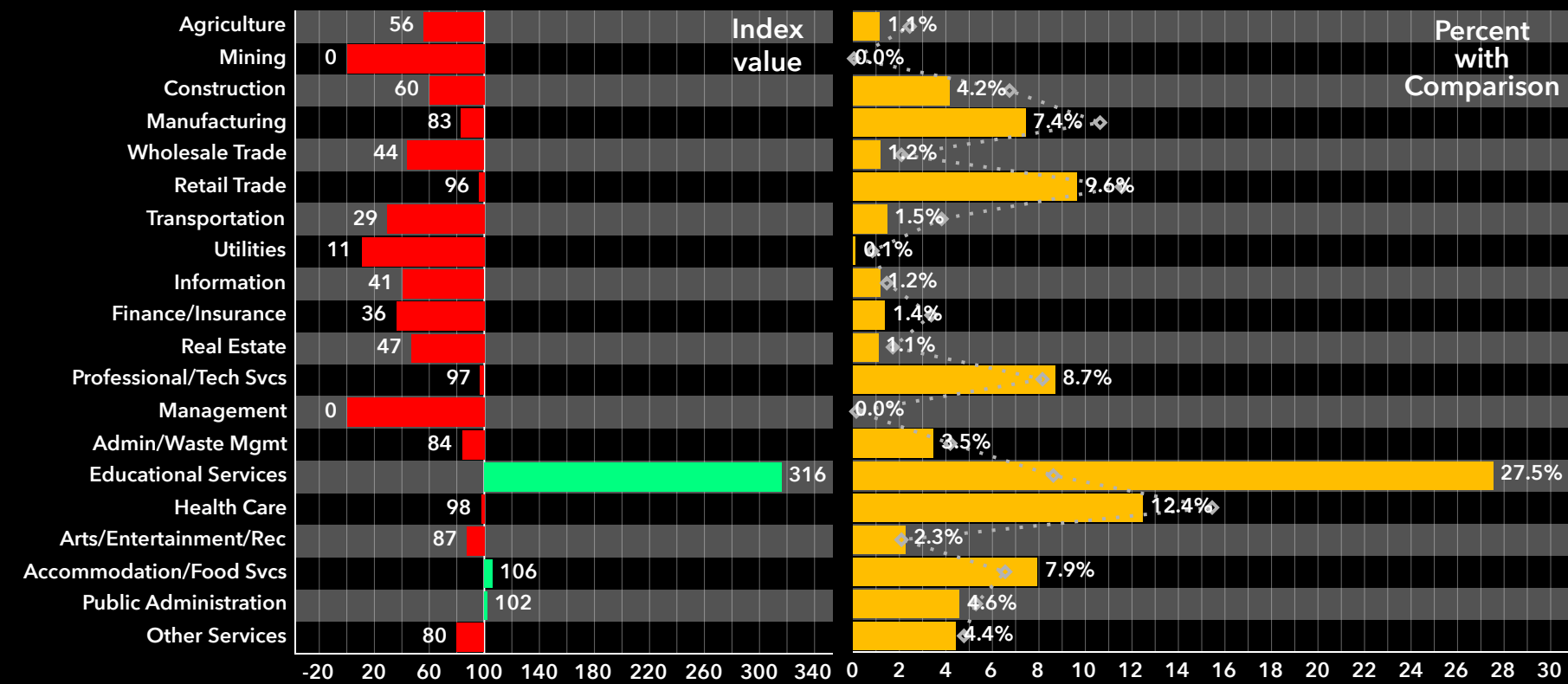
Geography: Place

Key Facts

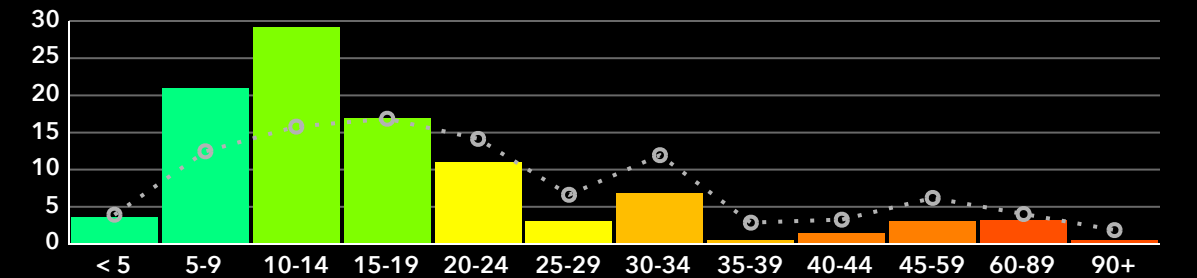


61,695	0.4	2.2	54.4	\$66,660	\$77,244	\$520,456			
Population Total	Pop Growth	Average HH Size	Diversity Index	Median HH Income	Median Net Worth	Median Home Value			
Less than 9th Grade	No HS Diploma	HS Diploma	GED or Equivalent	Some College	Associates Degree	Bachelor's Degree	Grad/Prof Degree	Owner Occupied	Renter Occupied
1.2%	2.1%	8.3%	2.0%	14.8%	8.8%	33.5%	29.3%	42.0%	58.0%
Gen Alpha	Gen Z	Millennial	Gen X	Boomers	Silent	Aged <18	Age 18-65	Aged 65+	Med Age
6.3%	40.4%	22.1%	13.0%	14.6%	3.7%	12.9%	73.0%	14.1%	28.9

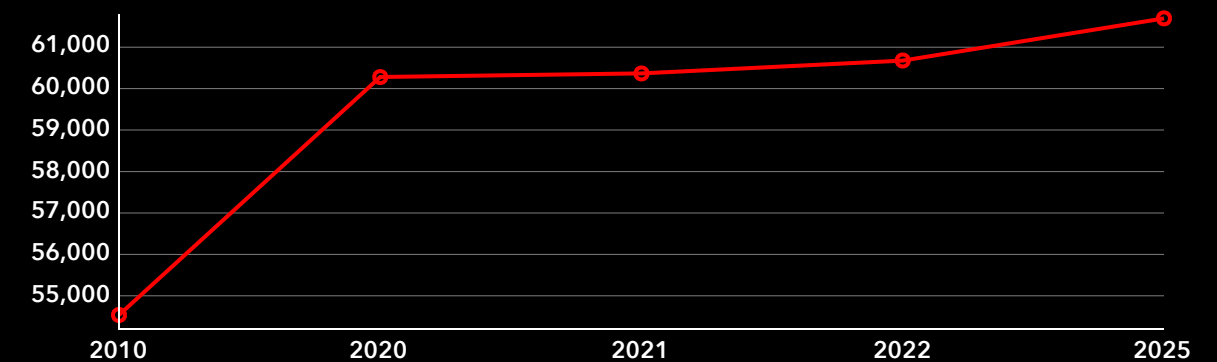
Labor Force by Industry



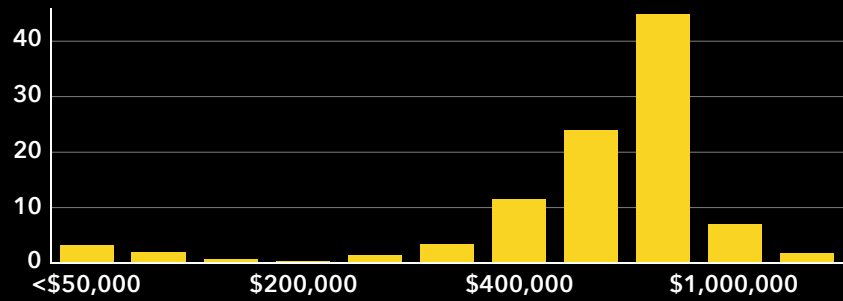
Commute Time (Minutes)



Population Trend (2010-2023)



Home Value



Poverty and Language



24.3%

Households Below the Poverty Level



5,881

Households Below the Poverty Level



12

Pop 65+ speak Spanish & No English



17.5%

Services



10.4%

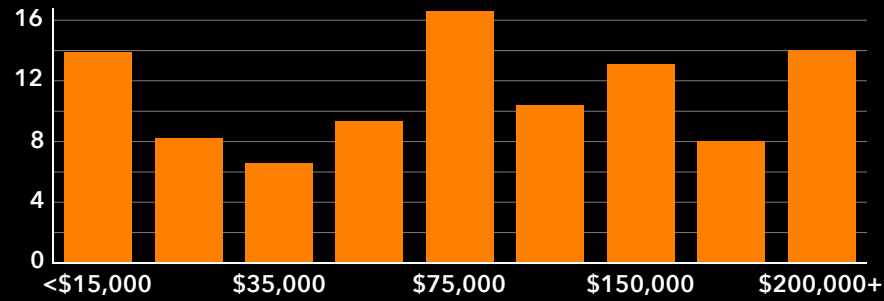
Blue Collar



72.1%

White Collar

Household Income



Household Vehicle Availability (ACS)

	Owner	Renter	Total
No Vehicles	190	2,423	2,613
1 Vehicle	3,008	5,701	8,709
2 Vehicles	4,796	3,964	8,760
3 Vehicles	1,410	1,190	2,600
4 Vehicles	391	620	1,011
5 or More Vehicles	214	298	512



817

Workers 16+ Took Public Transportation (ACS 5-Yr)



1,850

Workers 16+ Carpooled (ACS 5-Yr)



2,922

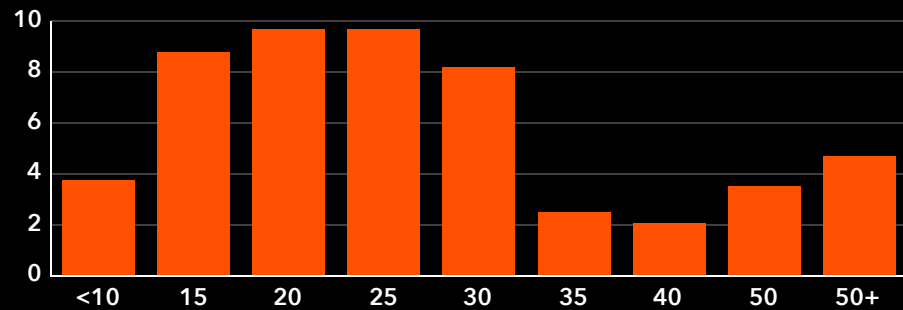
Workers 16+ Walked (ACS 5-Yr)



1,964

Workers 16+ Bicycled (ACS 5-Yr)

Mortgage as Percent of Income



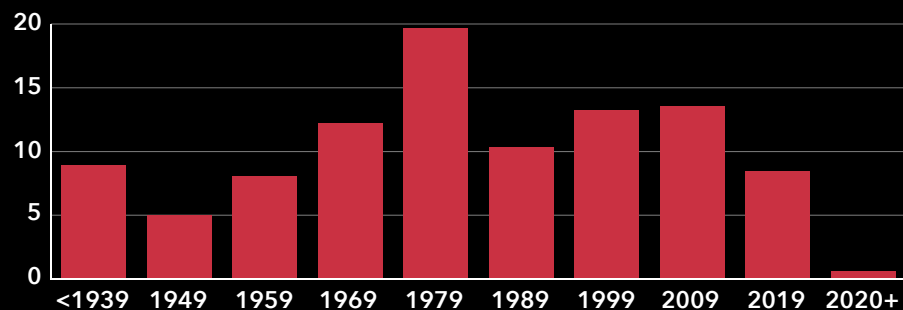
Household Poverty Levels (ACS)

	Below	At or Above	Total
Total	5,881	18,324	24,205
Married Couple Families	362	7,349	7,711
Other Families w/Male Householder	247	775	1,022
Other Families w/Female Householder	455	1,364	1,819
Nonfamilies w/Male Householder	2,517	3,971	6,488
Nonfamilies w/Female Householder	2,300	4,865	7,165

Language Spoken by Age (ACS)

	5-17	18-64	65+	Total
English Only	4,921	35,592	8,028	48,541
Spanish	552	2,756	121	3,429
Spanish & English Very Well/Well	518	2,411	17	
Spanish & English Not Well	34	211	92	337
Indo-European Language	332	1,827	101	2,280
Indo-European & English Very Well/Well	329	1,813	76	
Indo-European & English Not Well	3	14	25	42
Asian-Pacific Island Language	483	3,007	101	3,591
Asian-Pacific Island & English Very Well/Well	394	2,655	50	
Asian-Pacific Island & English Not Well	66	352	0	418
Other Language	61	529	0	590
Other Language & English Very Well/Well	61	515	0	
Other Language & English Not Well	0	14	0	14

Year Home Built



Population and Poverty Status (ACS)

	Total
Population for whom Poverty Status is Determined	54,647
Income to Poverty Ratio <0.50	8,739
Income to Poverty Ratio 0.50-0.99	5,432
Income to Poverty Ratio 1.00-1.24	2,192
Income to Poverty Ratio 1.25-1.49	2,329
Income to Poverty Ratio 1.50-1.84	2,754
Income to Poverty Ratio 1.85-1.99	1,605
Income to Poverty Ratio 2.00+	31,596

Source: This infographic contains data provided by Esri (2025, 2030), ACS (2019-2023), U.S. Census (2010).

TARGET MARKET SUMMARY

Corvallis City, OR 7

Geography: Place

Key Facts

61,695
Population

28.9
Median Age

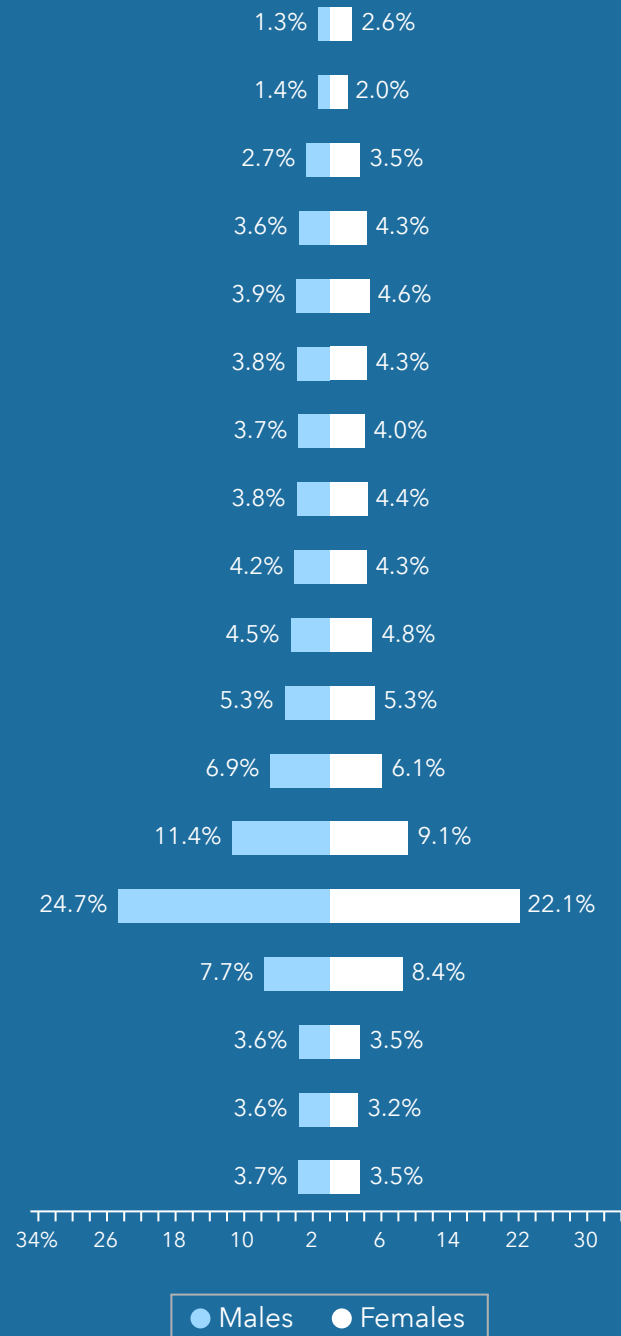
2.2
Average Household Size

\$66,660
Median Household Income

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

© 2026 Esri

Age Pyramid



Annual Lifestyle Spending



\$3,032
Travel



\$104
Theatre/Operas/Concerts



\$72
Movies/Museums/ Parks



\$80
Sports Events



\$12
Online Games



\$133
Audio

Tapestry

Top 3 segments by household count



B2 College Towns > 5,907 | **23.7%**

B1 Dorms to Diplomas > 4,687 | **18.8%**

K8 Burbs and Beyond > 3,616 | **14.5%**

Other 10.8K | **43.1%**

[View comparison table](#)





SHOPPING AND SPENDING

Corvallis City, OR 7
Geography: Place

Click a Spending Fact to Get More Details

Shopping

77

2025 Used Coupons from Wkday News Insert/12 Mo: Index

Which is less than 80% of all ZIP Codes

90

2025 Shopped at Hobby Lobby Store/3 Mo: Index

Which is less than 80% of all ZIP Codes

89

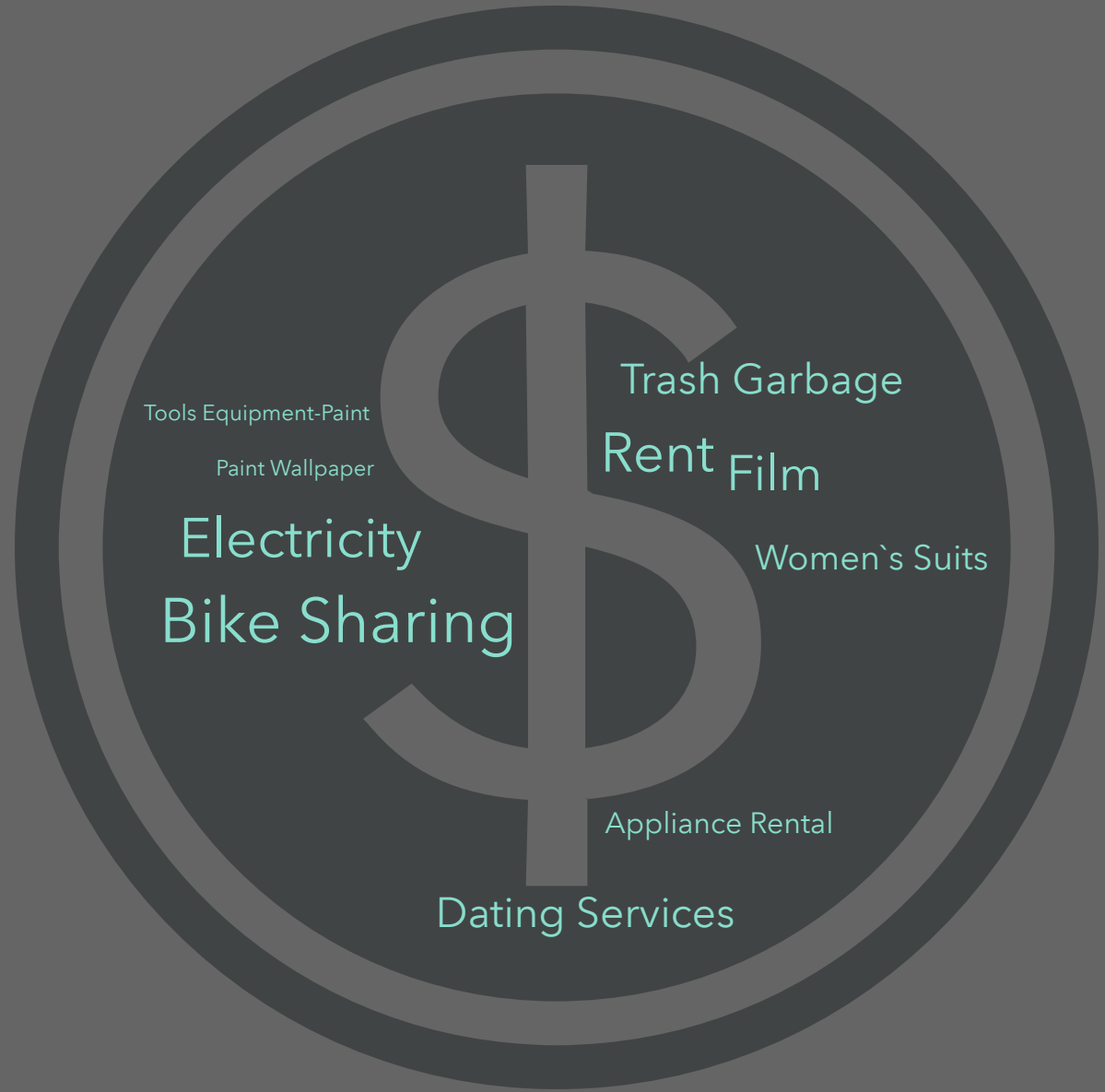
2025 Shopped at Walmart Pharmacy Drug Store/6 Mo: Index

Which is less than 80% of all ZIP Codes

91

2025 Shopped at Harbor Freight Hardware Store/12 Mo: Index

Which is less than 80% of all ZIP Codes



Disposable Income for this Area



\$71,075↓

Average Disposable Income is \$9,208 lower than Oregon, which has a value of \$80,283

An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. [Learn more about interesting facts.](#)

[Source:](#) This infographic contains data provided by Esri (2025).

Spending Behavior

Corvallis City, OR 7
 Geography: Place



\$28,097

Avg Annual Retail Spending



The average annual retail spending for this area is **15.8% lower** than the national average of **\$32,541**.

\$66,660

Median Household Income



The median household income for this area is **22.4% lower** than the national average of **\$81,624**.

\$52,756

Median Disposable Income



The median disposable income for this area is **23.1% lower** than the national average of **\$64,958**.

Average Spending by Category

Compares the selected area to the United States

Category	Avg Spending	Index	Variance (Selected area vs. U.S. average)
Housing	\$29,657	91	-0.09%
Food	\$10,379	90	-0.10%
Healthcare	\$6,488	84	-0.16%
Eating Out	\$7,306	272	-0.09%
Entertainment	\$3,593	87	-0.13%
Travel	\$3,032	84	-0.16%
Apparel	\$43	91	-0.08%
Education	\$1,914	107	0.07%

Retail Demand by Industry

Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	88	\$26,871.41	\$671,140,280
44-45	Retail Trade	88	\$22,713.07	\$567,281,534
722	Food Services & Drinking Places	89	\$4,158.34	\$103,858,746

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	88	\$2,826.12	\$70,585,113
4411	Automobile Dealers	89	\$2,456.93	\$61,364,236
4412	Other Motor Vehicle Dealers	73	\$159.71	\$3,988,897
4413	Auto Parts, Accessories & Tire Stores	88	\$209.48	\$5,231,980
442	Furniture and Home Furnishings Stores	88	\$869.37	\$21,713,396
4421	Furniture Stores	90	\$575.90	\$14,383,600
4422	Home Furnishings Stores	84	\$293.47	\$7,329,796
443, 4431	Electronics and Appliance Stores	94	\$267.62	\$6,684,180
444	Bldg Material & Garden Equipment & Supplies Dealers	79	\$1,105.66	\$27,614,847
4441	Building Material and Supplies Dealers	79	\$994.76	\$24,845,084
4442	Lawn and Garden Equipment and Supplies Stores	82	\$110.90	\$2,769,763
445	Food and Beverage Stores	88	\$5,012.15	\$125,183,545
4451	Grocery Stores	88	\$4,696.22	\$117,292,787
4452	Specialty Food Stores	88	\$156.87	\$3,918,030
4453	Beer, Wine, and Liquor Stores	88	\$159.06	\$3,972,728
446, 4461	Health and Personal Care Stores	88	\$729.89	\$18,229,663
447, 4471	Gasoline Stations	89	\$3,406.15	\$85,072,022
448	Clothing and Clothing Accessories Stores	90	\$1,138.37	\$28,431,850
4481	Clothing Stores	90	\$899.65	\$22,469,567
4482	Shoe Stores	89	\$220.46	\$5,506,123
4483	Jewelry, Luggage, and Leather Goods Stores	89	\$18.26	\$456,160
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	91	\$421.76	\$10,533,888
4511	Sporting Goods, Hobby, and Musical Inst Stores	89	\$328.27	\$8,198,788
4512	Book Stores and News Dealers	98	\$93.49	\$2,335,100
452	General Merchandise Stores	89	\$3,926.96	\$98,079,663
4522	Department Stores	90	\$358.84	\$8,962,312
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	89	\$3,568.12	\$89,117,351



Source: Esri 2025/2030 Consumer Spending databases are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	87	\$543.29	\$13,569,131
4531	Florists	81	\$23.33	\$582,796
4532	Office Supplies, Stationery, and Gift Stores	89	\$89.71	\$2,240,587
4533	Used Merchandise Stores	84	\$73.80	\$1,843,284
4539	Other Miscellaneous Store Retailers	87	\$356.44	\$8,902,464
454	Nonstore Retailers	89	\$2,465.74	\$61,584,236
4541	Electronic Shopping and Mail-Order Houses	89	\$2,124.86	\$53,070,432
4542	Vending Machine Operators	89	\$41.15	\$1,027,840
4543	Direct Selling Establishments	84	\$299.73	\$7,485,964
722	Food Services & Drinking Places	89	\$4,158.34	\$103,858,746
7223	Special Food Services	89	\$15.09	\$376,855
7224	Drinking Places (Alcoholic Beverages)	89	\$108.88	\$2,719,340
7225	Restaurants and Other Eating Places	89	\$4,034.38	\$100,762,551

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri 2025/2030 Consumer Spending databases are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

Retail Demand Outlook



Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

Top Tapestry Segments	Percent	Demographic Summary	2025	2030
College Towns (B2)	23.7%	Population	61,695	62,881
Dorms to Diplomas (B1)	18.8%	Households	24,976	25,697
Burbs and Beyond (K8)	14.5%	Families	11,025	11,274
Emerging Hub (D1)	10.8%	Median Age	28.9	30.0
City Greens (K6)	9.6%	Median Household Income	\$66,660	\$78,916

	2025 Consumer Spending	2030 Forecasted Demand	Projected Spending Growth
Apparel and Services	\$55,903,540	\$65,618,912	\$9,715,372
Men's	\$11,282,334	\$13,241,124	\$1,958,790
Women's	\$19,421,810	\$22,797,253	\$3,375,443
Children's	\$7,111,625	\$8,350,270	\$1,238,645
Footwear	\$12,378,282	\$14,527,912	\$2,149,630
Watches & Jewelry	\$4,636,606	\$5,443,136	\$806,530
Apparel Products and Services (1)	\$1,072,883	\$1,259,217	\$186,334
Computer			
Computers and Hardware for Home Use	\$5,587,180	\$6,555,478	\$968,298
Portable Memory	\$110,010	\$128,933	\$18,923
Computer Software	\$449,661	\$527,251	\$77,590
Computer Accessories	\$476,839	\$559,454	\$82,615
Education			
Educational Books/Supplies/Other Expenditures	\$2,667,244	\$3,126,816	\$459,572
Other School Supplies	\$2,036,965	\$2,390,809	\$353,844

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	2025 Consumer Spending	2030 Forecasted Demand	Projected Spending Growth
Entertainment & Recreation	\$89,726,651	\$105,358,710	\$15,632,059
Fees and Admissions	\$19,879,004	\$23,355,175	\$3,476,171
Membership Fees for Clubs (2)	\$6,788,707	\$7,976,014	\$1,187,307
Fees for Participant Sports, excl. Trips	\$3,457,157	\$4,062,145	\$604,988
Tickets to Theatre/Operas/Concerts	\$2,591,526	\$3,043,277	\$451,751
Tickets to Movies	\$935,652	\$1,097,752	\$162,100
Tickets to Parks or Museums	\$860,877	\$1,011,223	\$150,346
Admission to Sporting Events, excl. Trips	\$2,000,491	\$2,349,062	\$348,571
Fees for Recreational Lessons	\$3,206,471	\$3,771,026	\$564,555
Dating Services	\$38,123	\$44,676	\$6,553
TV/Video/Audio	\$27,880,788	\$32,725,640	\$4,844,852
Cable and Satellite Television Services	\$13,668,433	\$16,053,273	\$2,384,840
Televisions	\$2,823,092	\$3,312,571	\$489,479
Satellite Dishes	\$34,863	\$40,896	\$6,033
VCRs, Video Cameras, and DVD Players	\$93,727	\$109,965	\$16,238
Miscellaneous Video Equipment	\$850,980	\$998,291	\$147,311
Video Cassettes and DVDs	\$119,445	\$140,114	\$20,669
Video Game Hardware/Accessories	\$1,315,454	\$1,541,729	\$226,275
Video Game Software	\$773,238	\$905,873	\$132,635
Rental/Streaming/Downloaded Video	\$4,801,553	\$5,632,825	\$831,272
Installation of Televisions	\$30,571	\$35,938	\$5,367
Audio (3)	\$3,313,769	\$3,888,885	\$575,116
Rental of TV/VCR/Radio/Sound Equipment	\$8,438	\$9,896	\$1,458
Repair of TV/Radio/Sound Equipment	\$47,225	\$55,384	\$8,159
Pets	\$22,939,056	\$26,933,743	\$3,994,687
Toys/Games/Crafts/Hobbies (4)	\$4,137,974	\$4,856,920	\$718,946
Recreational Vehicles and Fees (5)	\$3,567,060	\$4,193,749	\$626,689
Sports/Recreation/Exercise Equipment (6)	\$5,709,013	\$6,702,112	\$993,099
Photo Equipment and Supplies (7)	\$1,610,819	\$1,891,254	\$280,435
Reading (8)	\$2,996,364	\$3,517,805	\$521,441
Live Entertainment-for Catered Affairs	\$445,576	\$523,424	\$77,848
Rental of Party Supplies for Catered Affairs	\$560,997	\$658,888	\$97,891

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	2025 Consumer Spending	2030 Forecasted Demand	Projected Spending Growth
Food	\$259,225,777	\$304,280,914	\$45,055,137
Food at Home	\$165,499,563	\$194,270,713	\$28,771,150
Bakery and Cereal Products	\$21,933,381	\$25,749,117	\$3,815,736
Meats, Poultry, Fish, and Eggs	\$33,765,953	\$39,634,653	\$5,868,700
Dairy Products	\$16,822,108	\$19,746,843	\$2,924,735
Fruits and Vegetables	\$28,164,234	\$33,064,110	\$4,899,876
Snacks and Other Food at Home (9)	\$64,813,887	\$76,075,990	\$11,262,103
Food Away from Home	\$93,726,214	\$110,010,201	\$16,283,987
Alcoholic Beverages	\$14,889,638	\$17,485,661	\$2,596,023
Financial			
Value of Stocks/Bonds/Mutual Funds	\$948,592,824	\$1,115,827,562	\$167,234,738
Value of Retirement Plans	\$2,877,152,394	\$3,384,217,914	\$507,065,520
Value of Other Financial Assets	\$251,280,557	\$295,351,891	\$44,071,334
Vehicle Loan Amount excluding Interest	\$82,195,360	\$96,442,969	\$14,247,609
Value of Credit Card Debt	\$65,940,386	\$77,421,925	\$11,481,539
Health			
Nonprescription Drugs	\$4,289,462	\$5,036,652	\$747,190
Prescription Drugs	\$8,943,483	\$10,501,084	\$1,557,601
Eyeglasses and Contact Lenses	\$2,844,172	\$3,340,124	\$495,952
Personal Care Products (10)	\$14,239,858	\$16,707,079	\$2,467,221
Smoking Products	\$11,600,646	\$13,602,432	\$2,001,786
Home			
Mortgage Payment and Basics (11)	\$239,616,145	\$281,838,822	\$42,222,677
Maintenance and Remodeling Services	\$83,211,286	\$97,886,257	\$14,674,971
Maintenance and Remodeling Materials (12)	\$13,607,123	\$16,002,975	\$2,395,852
Utilities, Fuel, and Public Services	\$130,989,149	\$153,756,758	\$22,767,609

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	2025 Consumer Spending	2030 Forecasted Demand	Projected Spending Growth
Household Furnishings and Equipment			
Household Textiles (13)	\$2,731,971	\$3,206,140	\$474,169
Furniture	\$19,849,945	\$23,301,726	\$3,451,781
Rugs	\$860,189	\$1,010,359	\$150,170
Major Appliances (14)	\$10,291,847	\$12,088,974	\$1,797,127
Housewares (15)	\$2,259,955	\$2,652,334	\$392,379
Small Appliances	\$30,143,510	\$35,390,028	\$329,515
Luggage	\$565,766	\$664,229	\$98,463
Telephones and Accessories	\$1,940,422	\$2,277,408	\$336,986
Household Operations			
Child Care	\$12,012,144	\$14,114,533	\$2,102,389
Lawn/Garden (16)	\$12,820,400	\$15,070,690	\$2,250,290
Moving/Storage/Freight Express	\$3,205,831	\$3,760,934	\$555,103
Housekeeping Supplies (17)	\$19,086,316	\$22,405,321	\$3,319,005
Insurance			
Owners and Renters Insurance	\$16,058,580	\$18,870,839	\$2,812,259
Vehicle Insurance	\$50,606,664	\$59,377,716	\$8,771,052
Life/Other Insurance	\$13,481,969	\$15,845,953	\$2,363,984
Health Insurance	\$103,842,792	\$121,956,149	\$18,113,357
Transportation			
Payments on Vehicles excluding Leases	\$66,715,036	\$78,298,552	\$11,583,516
Gasoline, Diesel Fuel, & Electric Vehicle Charging	\$79,548,712	\$93,334,501	\$13,785,789
Vehicle Maintenance and Repairs	\$31,112,498	\$36,515,202	\$5,402,704
Travel			
Airline Fares	\$18,133,291	\$21,302,772	\$3,169,481
Lodging on Trips	\$22,246,336	\$26,143,620	\$3,897,284
Auto/Truck Rental on Trips	\$2,698,645	\$3,169,171	\$470,526
Food and Drink on Trips	\$17,962,681	\$21,097,084	\$3,134,403

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

- (1) Apparel Products and Services includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs includes membership fees for social, recreational, and health clubs.
- (3) Audio includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (10) Personal Care Products includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (11) Mortgage Payment and Basics includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Retail Goods and Services Expenditures



Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

Top Tapestry Segments	Percent	Demographic Summary	2025	2030
College Towns (B2)	23.7%	Population	61,695	62,881
Dorms to Diplomas (B1)	18.8%	Households	24,976	25,697
Burbs and Beyond (K8)	14.5%	Families	11,025	11,274
Emerging Hub (D1)	10.8%	Median Age	28.9	30.0
City Greens (K6)	9.6%	Median Household Income	\$66,660	\$78,916

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	91	\$2,238.29	\$55,903,540
Men's	94	\$451.73	\$11,282,334
Women's	93	\$777.62	\$19,421,810
Children's	85	\$284.74	\$7,111,625
Footwear	91	\$495.61	\$12,378,282
Watches & Jewelry	92	\$185.64	\$4,636,606
Apparel Products and Services (1)	92	\$42.96	\$1,072,883
Computer			
Computers and Hardware for Home Use	99	\$223.70	\$5,587,180
Portable Memory	115	\$4.40	\$110,010
Computer Software	107	\$18.00	\$449,661
Computer Accessories	95	\$19.09	\$476,839
Education	87	\$3,592.51	\$89,726,651
Educational Books, Supplies, and Other Expenditures	115	\$106.79	\$2,667,244
Other School Supplies	93	\$81.56	\$2,036,965

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	Spending Potential Index	Average Amount Spent	Total
Entertainment & Recreation	87	\$3,592.51	\$89,726,651
Fees and Admissions	85	\$795.92	\$19,879,004
Membership Fees for Clubs (2)	86	\$271.81	\$6,788,707
Fees for Participant Sports, excl. Trips	83	\$138.42	\$3,457,157
Tickets to Theatre/Operas/Concerts	91	\$103.76	\$2,591,526
Tickets to Movies	101	\$37.46	\$935,652
Tickets to Parks or Museums	81	\$34.47	\$860,877
Admission to Sporting Events, excl. Trips	87	\$80.10	\$2,000,491
Fees for Recreational Lessons	77	\$128.38	\$3,206,471
Dating Services	132	\$1.53	\$38,123
TV/Video/Audio	90	\$1,116.30	\$27,880,788
Cable and Satellite Television Services	82	\$547.26	\$13,668,433
Televisions	95	\$113.03	\$2,823,092
Satellite Dishes	101	\$1.40	\$34,863
VCRs, Video Cameras, and DVD Players	90	\$3.75	\$93,727
Miscellaneous Video Equipment	98	\$34.07	\$850,980
Video Cassettes and DVDs	100	\$4.78	\$119,445
Video Game Hardware/Accessories	112	\$52.67	\$1,315,454
Video Game Software	135	\$30.96	\$773,238
Rental/Streaming/Downloaded Video	99	\$192.25	\$4,801,553
Installation of Televisions	81	\$1.22	\$30,571
Audio (3)	95	\$132.68	\$3,313,769
Rental of TV/VCR/Radio/Sound Equipment	148	\$0.34	\$8,438
Repair of TV/Radio/Sound Equipment	102	\$1.89	\$47,225
Pets	87	\$918.44	\$22,939,056
Toys/Games/Crafts/Hobbies (4)	93	\$165.68	\$4,137,974
Recreational Vehicles and Fees (5)	74	\$142.82	\$3,567,060
Sports/Recreation/Exercise Equipment (6)	88	\$228.58	\$5,709,013
Photo Equipment and Supplies (7)	93	\$64.49	\$1,610,819
Reading (8)	93	\$119.97	\$2,996,364
Live Entertainment for Catered Affairs	84	\$17.84	\$445,576
Rental of Party Supplies for Catered Affairs	83	\$22.46	\$560,997

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	Spending Potential Index	Average Amount Spent	Total
Food	90	\$10,378.99	\$259,225,777
Food at Home	89	\$6,626.34	\$165,499,563
Bakery and Cereal Products	88	\$878.18	\$21,933,381
Meats, Poultry, Fish, and Eggs	88	\$1,351.94	\$33,765,953
Dairy Products	89	\$673.53	\$16,822,108
Fruits and Vegetables	88	\$1,127.65	\$28,164,234
Snacks and Other Food at Home (9)	128	\$2,595.05	\$64,813,887
Food Away from Home	91	\$3,752.65	\$93,726,214
Alcoholic Beverages	88	\$596.16	\$14,889,638
Financial			
Value of Stocks/Bonds/Mutual Funds	79	\$37,980.17	\$948,592,824
Value of Retirement Plans	75	\$115,196.68	\$2,877,152,394
Value of Other Financial Assets	76	\$10,060.88	\$251,280,557
Vehicle Loan Amount excluding Interest	94	\$3,290.97	\$82,195,360
Value of Credit Card Debt	88	\$2,640.15	\$65,940,386
Health			
Nonprescription Drugs	86	\$171.74	\$4,289,462
Prescription Drugs	85	\$358.08	\$8,943,483
Eyeglasses and Contact Lenses	86	\$113.88	\$2,844,172
Personal Care Products (10)	96	\$570.14	\$14,239,858
Smoking Products	101	\$464.47	\$11,600,646
Home			
Mortgage Payment and Basics (11)	72	\$9,593.86	\$239,616,145
Maintenance and Remodeling Services	72	\$3,331.65	\$83,211,286
Maintenance and Remodeling Materials (12)	68	\$544.81	\$13,607,123
Utilities, Fuel, and Public Services	88	\$5,244.60	\$130,989,149

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	Spending Potential Index	Average Amount Spent	Total
Household Furnishings and Equipment			
Household Textiles (13)	93	\$109.38	\$2,731,971
Furniture	90	\$794.76	\$19,849,945
Rugs	88	\$34.44	\$860,189
Major Appliances (14)	81	\$412.07	\$10,291,847
Housewares (15)	92	\$90.49	\$2,259,955
Small Appliances	98	\$76.25	\$1,904,443
Luggage	92	\$22.65	\$565,766
Telephones and Accessories	94	\$77.69	\$1,940,422
Household Operations			
Child Care	82	\$480.95	\$12,012,144
Lawn and Garden (16)	75	\$513.31	\$12,820,400
Moving/Storage/Freight Express	101	\$128.36	\$3,205,831
Housekeeping Supplies (17)	88	\$764.19	\$19,086,316
Insurance			
Owners and Renters Insurance	76	\$642.96	\$16,058,580
Vehicle Insurance	93	\$2,026.21	\$50,606,664
Life/Other Insurance	78	\$539.80	\$13,481,969
Health Insurance	84	\$4,157.70	\$103,842,792
Transportation			
Payments on Vehicles excluding Leases	89	\$2,671.17	\$66,715,036
Gasoline/Diesel Fuel/Electric Vehicle Charging	91	\$3,185.01	\$79,548,712
Vehicle Maintenance and Repairs	92	\$1,245.70	\$31,112,498
Travel			
Airline Fares	86	\$726.03	\$18,133,291
Lodging on Trips	81	\$890.71	\$22,246,336
Auto/Truck Rental on Trips	89	\$108.05	\$2,698,645
Food and Drink on Trips	85	\$719.20	\$17,962,681

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

- (1) Apparel Products and Services includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs includes membership fees for social, recreational, and health clubs.
- (3) Audio includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
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- (17) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.



COMMUNITY



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What's in My Community?

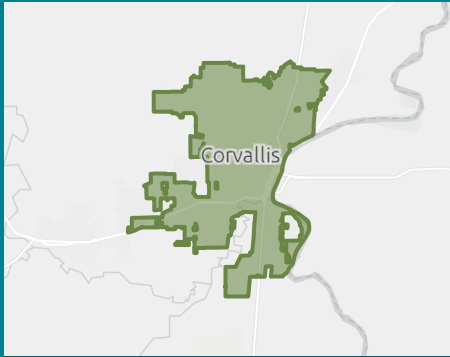
Places that make your life richer and community better

Corvallis City, OR 7
Corvallis cit...



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2026 Esri



Corvallis City, OR 7

State of the Community

Your community. Your data.

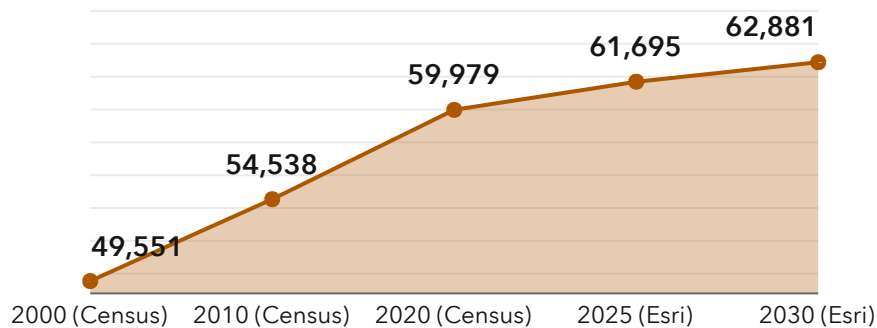
This overview of your jurisdiction provides **accurate** and **reliable** data to help you make more **informed decisions** and **policies**.

61,695
Total Population

24,976
Total Households

\$66,660
Median Household Income

Population Growth

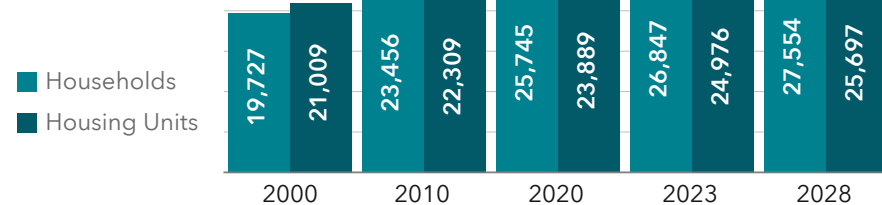


Housing

\$520,456
Median Home Value

48.9%
of Income for Mortgage

Households vs. Housing Units



Community Participation

33.4%
Voted in Federal, State, or Local Election Last 12 Mo

7.2%
Attended Public Meeting on Town/School Affairs Last 12 Mo

79.8%
Prefer/Somewhat Prefer to Shop Local vs National Store Chains

\$511
Cash Gifts to Charities (Avg/HH)

Jobs & the Economy

2,334
Total Businesses

72,420
Daytime Population

5.5%
Unemployment Rate

\$89,024
Household Spending (Avg.)

Health

\$6,488
Health Care Spending (Avg/Yr)

0
No Health Insurance (65+)

At-Risk Population

24.3%
HHs Below Poverty Level

14.9%
Population Age 65+

13.6%
HHs on Food Stamps/SNAP

2.9%
HHs with No Internet Access

Source: This infographic contains data provided by Esri (2025, 2030), U.S. Census (2000, 2010, 2020), Esri-MRI-Simmons (2025), Esri-U.S. BLS (2025), Esri-Data Axle (2025), ACS (2019-2023). © 2026 Esri



Community Change Snapshot

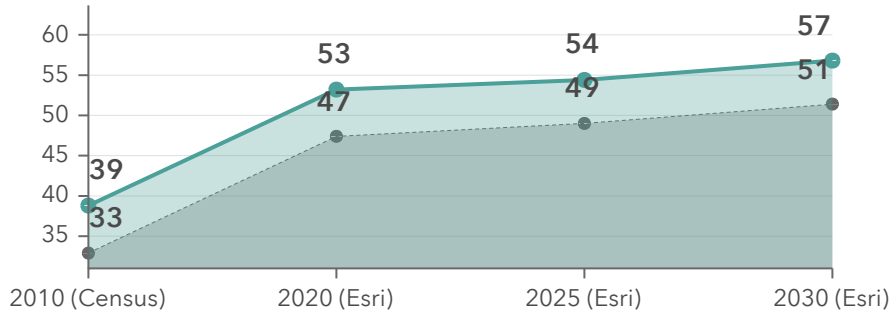
How is my area changing over time?

Corvallis City, OR 7

Geography: Place

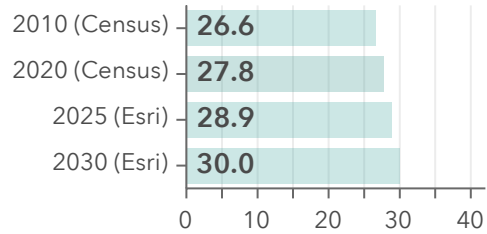


Diversity Index

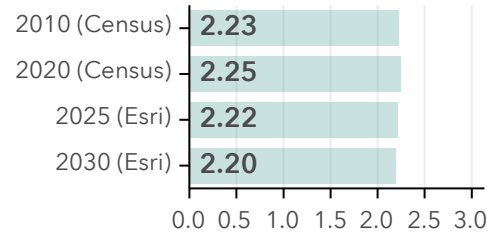


Dots show comparison to

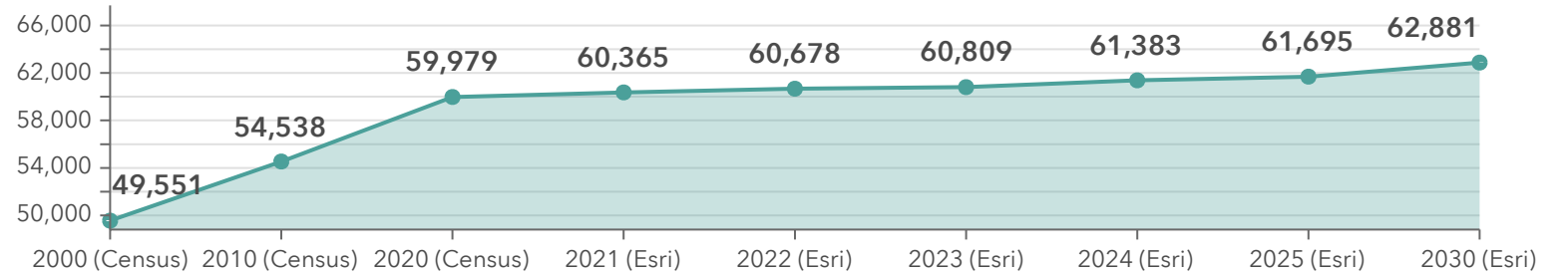
Median Age



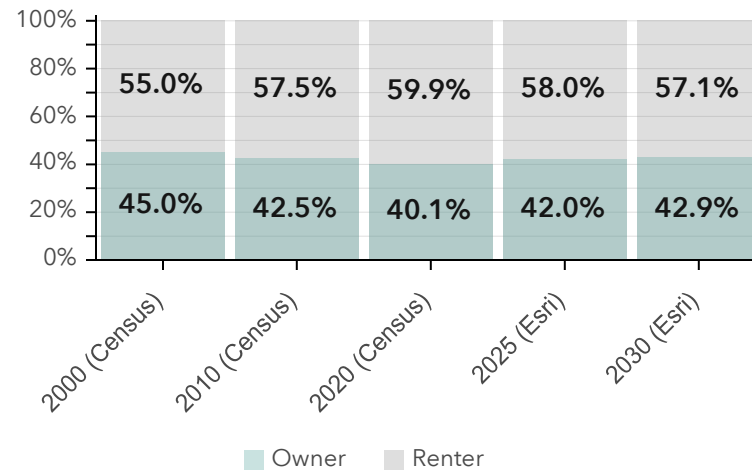
Average Household Size



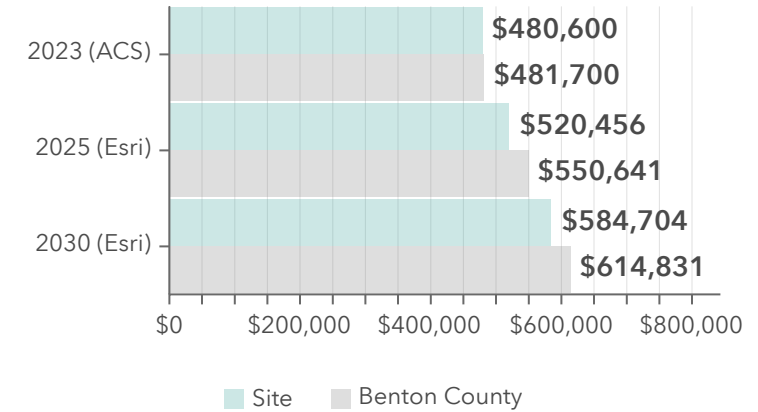
Total Population



Owner vs Renter Occupied Units

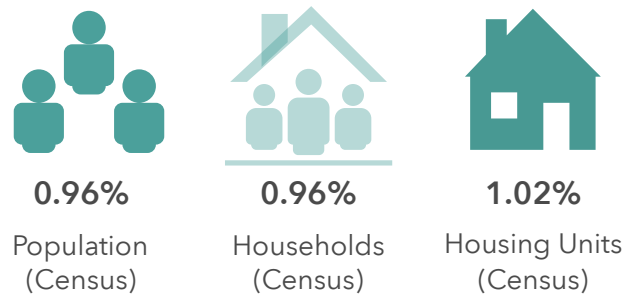


Median Home Value

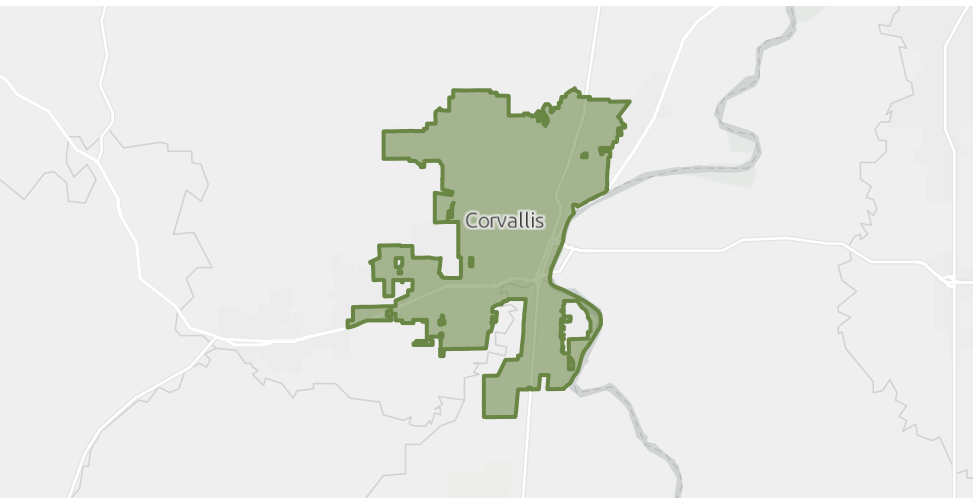
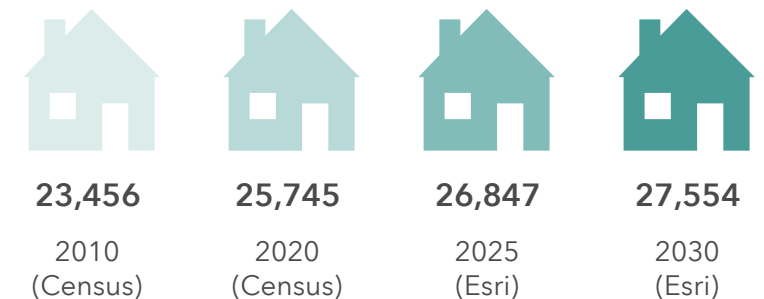


Bars show comparison to

2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



COMMUNITY SUMMARY

Corvallis City, OR 7
Geography: Place



17.5%
Services



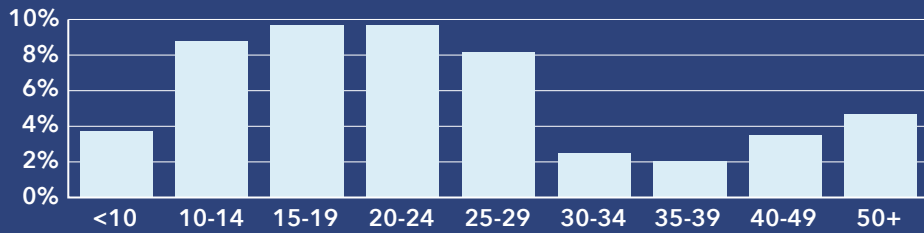
10.4%
Blue Collar



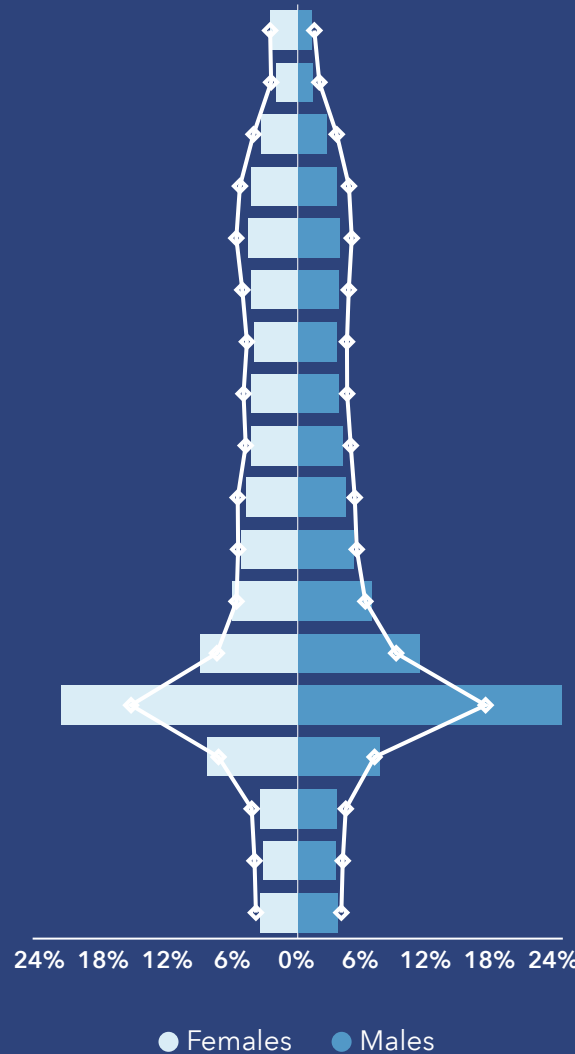
72.1%
White Collar

61,695	0.54%	2.22	54.4	28.9	\$66,660	\$520,456	\$77,244	12.9%	72.1%	14.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

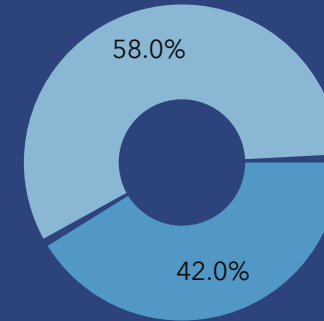
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



Home Ownership



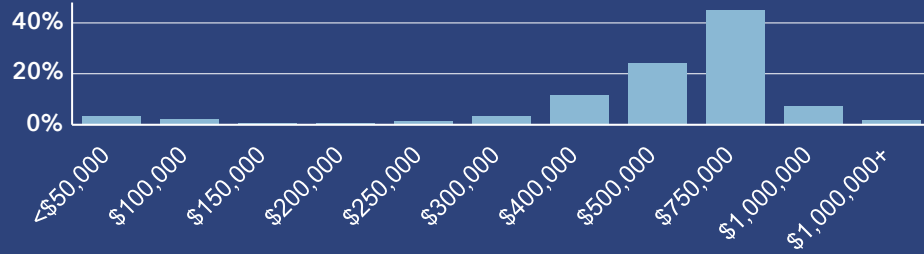
- Owner Occupied HUs
- Renter Occupied HUs

Housing: Year Built

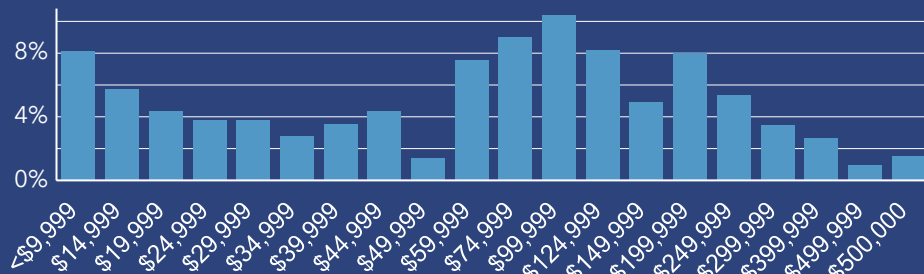


- <1939
- 1940-49
- 1950-59
- 1960-69
- 1970-79
- 1980-89
- 1990-99
- 2000-09
- 2010-19
- ≥ 2020

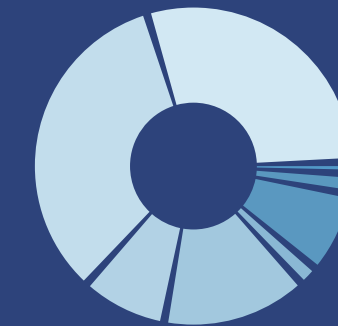
Home Value



Household Income

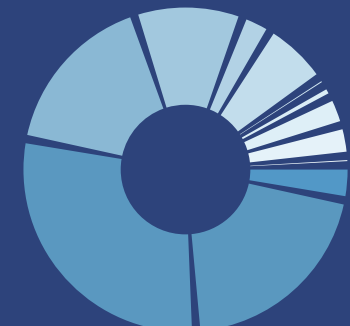


Educational Attainment



- < 9th Grade
- HS Diploma
- Some College
- Bach Degree
- No Diploma
- GED
- Assoc Degree
- Grad Degree

Commute Time: Minutes



- < 5
- 5-9
- 10-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-59
- 60-89
- 90+

Community Profile



Corvallis City, OR 7
Corvallis City, OR (4115800)
Geography: Place

Population Summary

Corvallis cit...

2010 Total Population	54,538
2020 Total Population	59,979
2020 Group Quarters	6,332
2025 Total Population	61,695
2025 Group Quarters	6,361
2030 Total Population	62,881
2025-2030 Annual Rate	0.38%
2025 Total Daytime Population	72,420
Workers	41,528
Residents	30,892

Household Summary

2010 Total Households	22,309
2010 Average Household Size	2.23
2020 Total Households	23,889
2020 Average Household Size	2.25
2025 Total Households	24,976
2025 Average Household Size	2.22
2030 Total Households	25,697
2030 Average Household Size	2.20
2025-2030 Annual Rate	0.57%
2025 Families	11,025
2025 Average Family Size	2.82
2030 Families	11,274
2030 Average Family Size	2.80
2025-2030 Growth Rate	0.5%

Median Household Income

2025	\$66,660
2030	\$78,916



[Source](#): Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income

Corvallis cit...

2025	\$41,473
2030	\$47,751

2025 Households by Income

Household Income Base	24,969
<\$10,000	8.1%
\$10,000-14,999	5.8%
\$15,000-19,999	4.4%
\$20,000-24,999	3.8%
\$25,000-29,999	3.8%
\$30,000-34,999	2.8%
\$35,000-39,999	3.5%
\$40,000-44,999	4.3%
\$45,000-49,999	1.4%
\$50,000-59,999	7.6%
\$60,000-74,999	9.0%
\$75000-99999	10.4%
\$100,000-124,999	8.2%
\$125,000-149,999	4.9%
\$150000-199999	8.0%
\$200,000-249,999	5.4%
\$250,000-299,999	3.5%
\$300,000-399,999	2.6%
\$400,000-499,999	1.0%
\$500,000+	1.5%
Average Household Income	\$102,036

2025 Affordability, Mortgage and Wealth

Housing Affordability Index	48
Percent of Income for Mortgage	48.9%
Wealth Index	87

Median Home Value

2025	\$520,456
2030	\$584,704



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Home Value

Corvallis cit...

Total Owner Occupied Housing Units	10,471
<\$50,000	3.2%
\$50,000 - \$99,999	2.0%
\$100,000 - \$149,999	0.6%
\$150,000 - \$199,999	0.4%
\$200,000 - \$249,999	1.4%
\$250,000 - \$299,999	3.4%
\$300,000 - \$399,999	11.4%
\$400,000 - \$499,999	23.9%
\$500,000 - \$749,999	44.8%
\$750,000 - \$999,999	7.0%
\$1,000,000 - \$1,499,999	1.8%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.0%
Average Home Value	\$529,276

Housing Unit Summary

2010 Total Housing Units	23,456
Owner Occupied Housing Units	42.5%
Renter Occupied Housing Units	57.5%
Vacant Housing Units	4.9%
2020 Housing Units	25,745
Owner Occupied Housing Units	40.1%
Renter Occupied Housing Units	59.9%
Vacant Housing Units	7.2%
2025 Housing Units	26,847
Owner Occupied Housing Units	42.0%
Renter Occupied Housing Units	58.0%
Vacant Housing Units	7.0%
2030 Total Housing Units	27,554
Owner Occupied Housing Units	42.9%
Renter Occupied Housing Units	57.1%
Vacant Housing Units	6.7%



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex

Corvallis cit...

Males	31,416
Females	30,279

Median Age

2010	26.6
2020	27.8
2025	28.9
2030	30.0

2025 Population by Age

Total	61,695
0 - 4	3.6%
5 - 9	3.4%
10 - 14	3.5%
15 - 24	31.5%
25 - 34	16.8%
35 - 44	9.9%
45 - 54	8.5%
55 - 64	7.9%
65 - 74	8.2%
75 - 84	4.8%
85 +	1.9%
18 +	87.1%

2025 Population 15+ by Marital Status

Total	55,161
Never Married	55.8%
Married	32.8%
Widowed	3.3%
Divorced	8.0%



[Source](#): Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Pop 25+ by Educational Attainment

Corvallis cit...


Total	35,743
Less than 9th Grade	1.2%
9th - 12th Grade, No Diploma	2.1%
High School Graduate	8.3%
GED/Alternative Credential	2.0%
Some College, No Degree	14.8%
Associate Degree	8.8%
Bachelor's Degree	33.5%
Graduate/Professional Degree	29.3%

2020 Population by Race/Ethnicity

Total	59,979
White Alone	74.3%
Black Alone	1.3%
American Indian Alone	0.9%
Asian Alone	9.7%
Pacific Islander Alone	0.4%
Some Other Race Alone	3.9%
Two or More Races	3.9%
Hispanic Origin	10.1%
Diversity Index	53.2

2025 Population by Race/Ethnicity

Total	61,695
White Alone	73.7%
Black Alone	1.4%
American Indian Alone	1.0%
Asian Alone	9.2%
Pacific Islander Alone	0.4%
Some Other Race Alone	4.1%
Two or More Races	10.2%
Hispanic Origin	10.8%
Diversity Index	54.4

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Pop 16+ by Occupation

Corvallis cit...


Total	33,452
White Collar	72.1%
Management/Business/Financial	14.6%
Professional	42.1%
Sales	7.4%
Administrative Support	8.0%
Services	17.5%

2025 Employed Pop 16+ by Occupation

Total	33,452
Blue Collar	10.4%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	1.9%
Installation/Maintenance/Repair	0.7%
Production	2.4%
Transportation/Material Moving	5.1%
White Collar	72.1%
Management/Business/Financial	14.6%
Professional	42.1%
Sales	7.4%
Administrative Support	8.0%
Services	17.5%

2025 Civilian Population 16+ in Labor Force

Civilian Population 16+	33,452
Population 16+ Employed	94.5%
Population 16+ Unemployment rate	5.5%
Population 16-24 Employed	27.3%
Population 16-24 Unemployment rate	9.4%
Population 25-54 Employed	52.9%
Population 25-54 Unemployment rate	3.0%
Population 55-64 Employed	10%
Population 55-64 Unemployment rate	6.2%
Population 65+ Employed	5%
Population 65+ Unemployment rate	8.4%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Population 16+ by Industry

Corvallis cit...

Total	31,604
Agriculture/Mining	1.1%
Construction	4.2%
Manufacturing	7.4%
Wholesale Trade	1.2%
Retail Trade	9.6%
Transportation/Utilities	1.6%
Information	1%
Finance/Insurance/Real Estate	2.5%
Services	66.7%
Public Administration	4.6%

2025 Consumer Spending

Apparel & Services: Total \$	\$55,903,540
Average Spent	\$2,238.29
Spending Potential Index	91
Education: Total \$	\$47,794,501
Average Spent	\$1,913.62
Spending Potential Index	107
Entertainment/Recreation: Total \$	\$89,726,651
Average Spent	\$3,592.51
Spending Potential Index	87
Food at Home: Total \$	\$165,499,563
Average Spent	\$6,626.34
Spending Potential Index	89
Food Away from Home: Total \$	\$93,726,214
Average Spent	\$3,752.65
Spending Potential Index	91
Health Care: Total \$	\$162,055,196
Average Spent	\$6,488.44
Spending Potential Index	84
HH Furnishings & Equipment: Total \$	\$63,877,462
Average Spent	\$2,557.55
Spending Potential Index	88
Personal Care Products & Services: Total \$	\$23,980,272
Average Spent	\$960.13
Spending Potential Index	92



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending

Corvallis cit...

Shelter: Total \$	\$609,727,718
Average Spent	\$24,412.54
Spending Potential Index	92
Support Payments/Gifts in Kind: Total \$	\$68,448,771
Average Spent	\$2,740.58
Spending Potential Index	83
Travel: Total \$	\$75,720,940
Average Spent	\$3,031.75
Spending Potential Index	84
Vehicle Maintenance & Repairs: Total \$	\$31,112,498
Average Spent	\$1,245.70
Spending Potential Index	92

Top Tapestry Segment

Corvallis cit...

College Towns (B2):

This segment is characterized by university renters in urban neighborhoods.


[Learn more about this segment...](#)

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

INCOME & DEMOGRAPHICS



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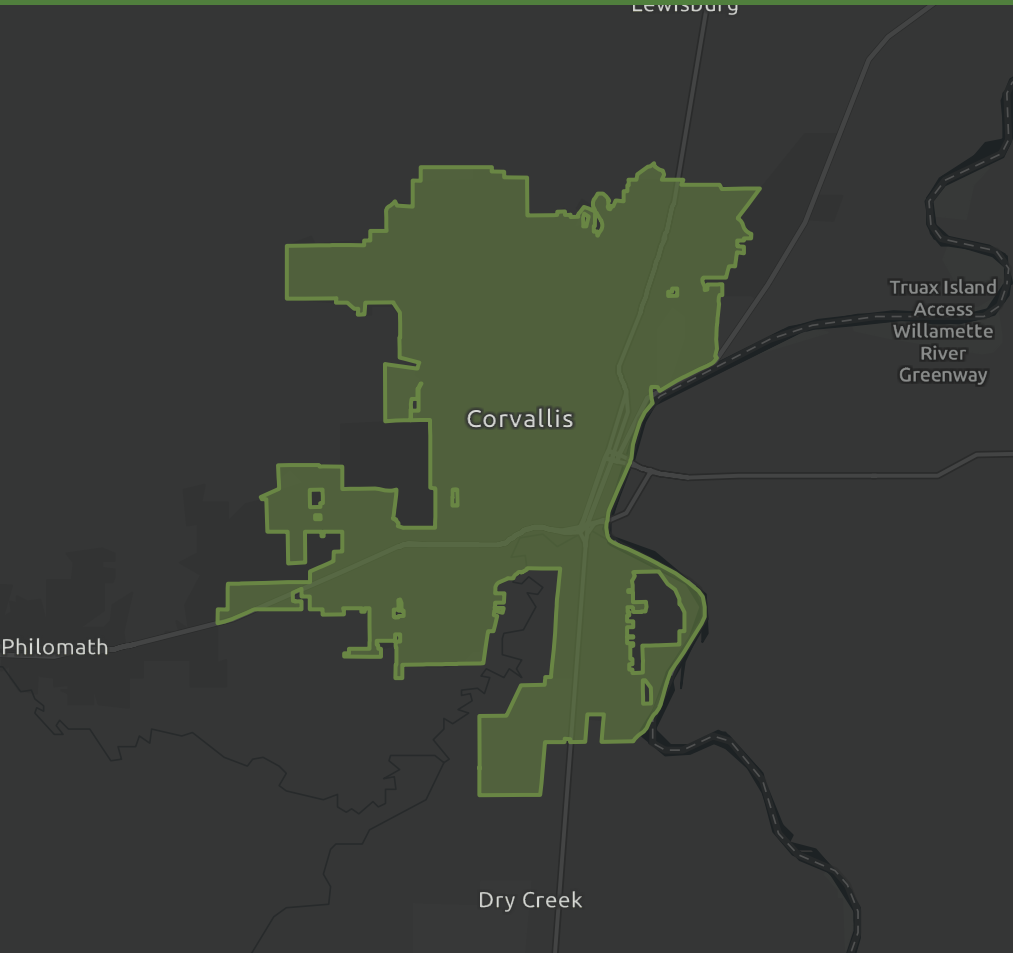
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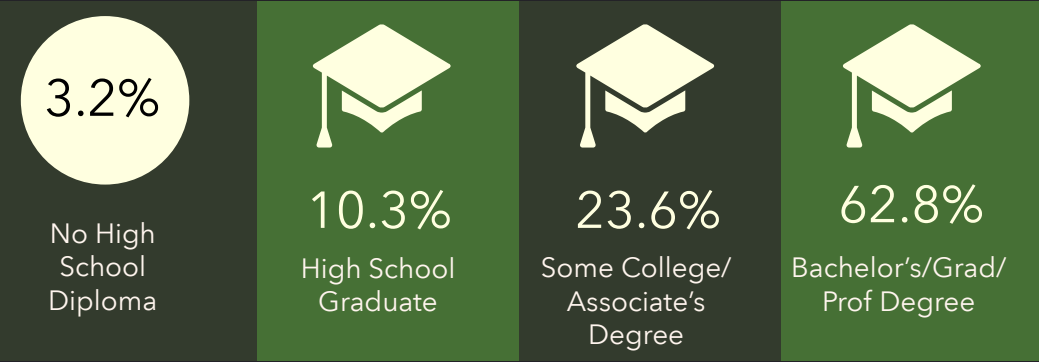
DEMOGRAPHIC PROFILE

Corvallis City, OR 7

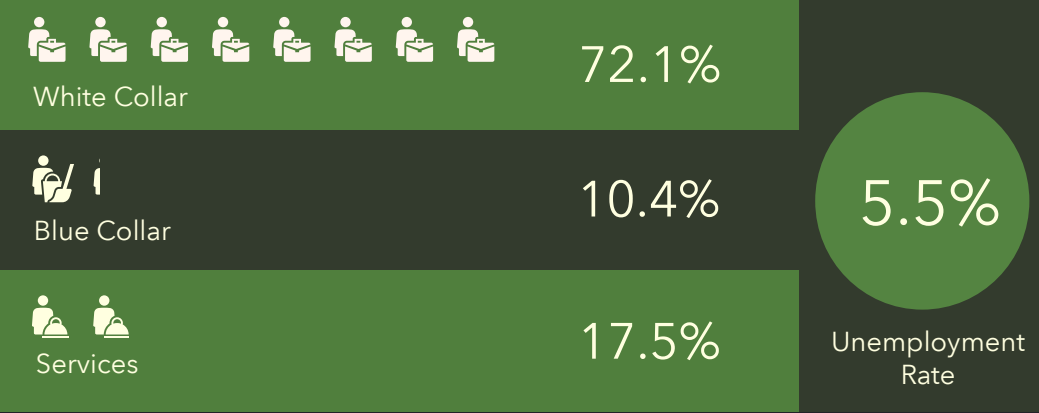
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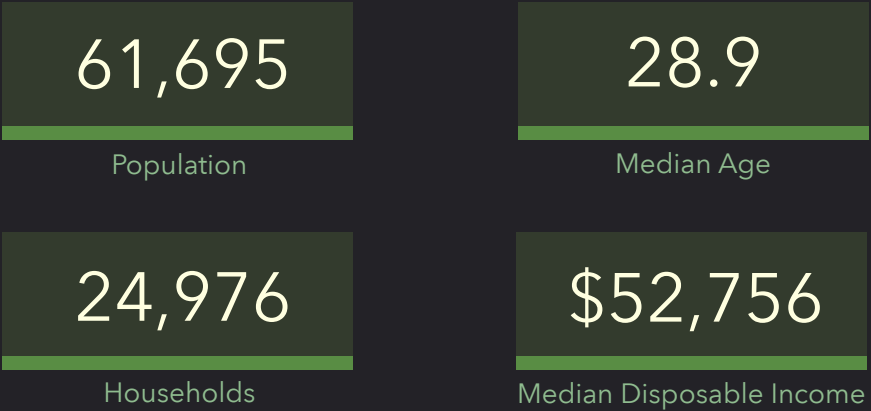
EDUCATION



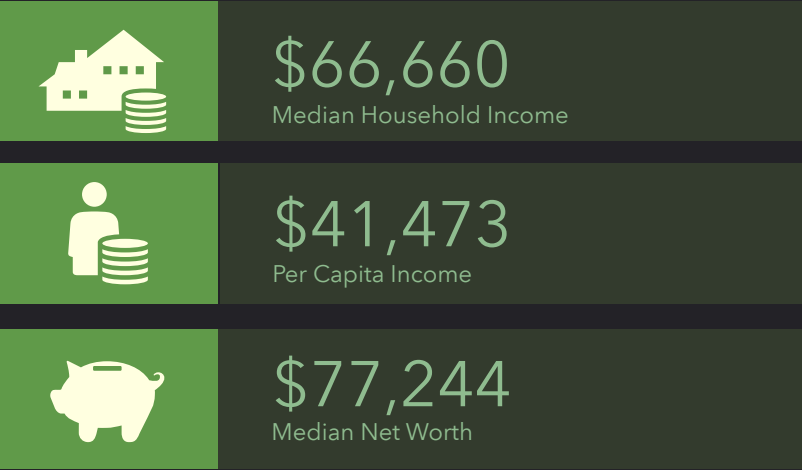
EMPLOYMENT



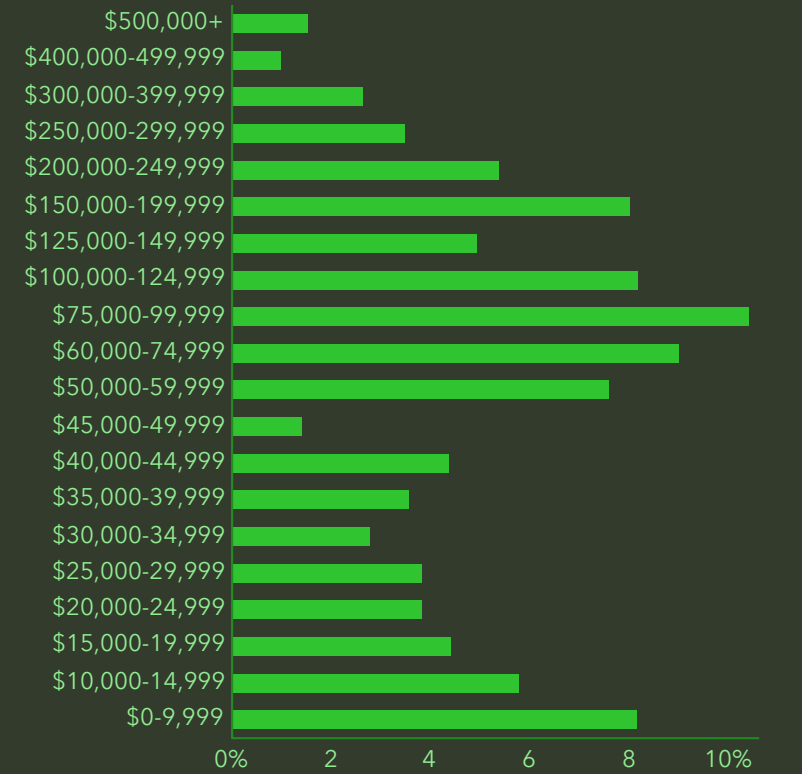
KEY FACTS



INCOME



HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030).

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Disposable Income Profile



Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	59,979	61,695	62,881	1,186	0.38%
Median Age	27.8	28.9	30.0	1.1	0.75%
Households	23,889	24,976	25,697	721	0.57%
Average Household Size	2.25	2.22	2.20	-0.02	-0.18%

2025 Households by Disposable Income	Number	Percent
Total	24,969	100.0%
<\$15,000	3,892	15.6%
\$15,000-\$24,999	2,332	9.3%
\$25,000-\$34,999	1,940	7.8%
\$35,000-\$49,999	3,674	14.7%
\$50,000-\$74,999	4,165	16.7%
\$75,000-\$99,999	2,227	8.9%
\$100,000-\$149,999	3,614	14.5%
\$150,000-\$199,999	1,742	7.0%
\$200,000+	1,383	5.5%
Median Disposable Income	\$52,756	
Average Disposable Income	\$71,075	

2025 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	4,886	5,158	3,298	2,842	2,905	3,144	2,736
<\$15,000	1,669	772	238	218	307	331	357
\$15,000-\$24,999	744	465	187	149	153	279	355
\$25,000-\$34,999	385	594	191	97	193	199	281
\$35,000-\$49,999	1,024	939	372	254	226	377	482
\$50,000-\$74,999	645	890	587	397	447	633	566
\$75,000-\$99,999	185	497	340	396	306	355	148
\$100,000-\$149,999	188	613	703	662	647	486	315
\$150,000-\$199,999	17	243	382	371	348	272	109
\$200,000+	29	145	298	298	278	212	123
Median Disposable Income	\$25,614	\$46,029	\$79,435	\$93,028	\$83,848	\$62,803	\$45,708
Average Disposable Income	\$33,003	\$58,508	\$93,920	\$103,008	\$97,192	\$81,497	\$62,341

Data Note: Disposable Income is after-tax household income and forecasts are based on the Current Population Survey, U.S. Census Bureau.

[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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EMPLOYMENT



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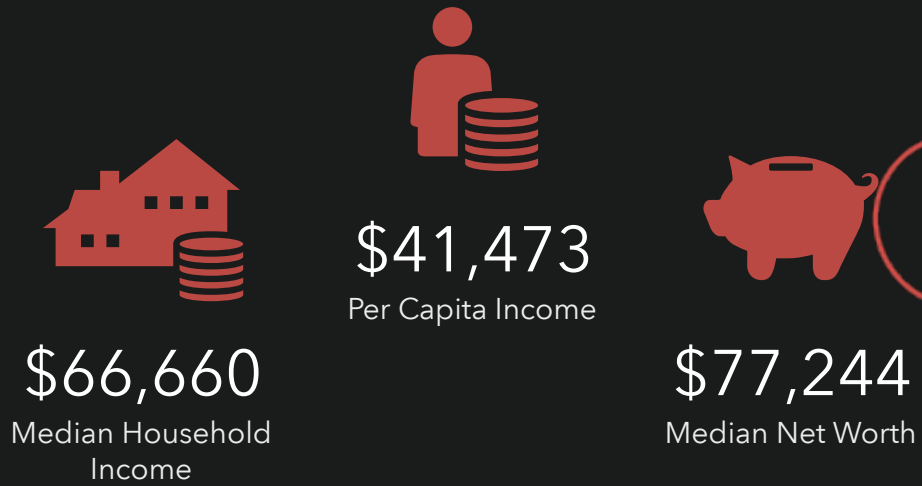
Employment Overview

Corvallis City, OR 7

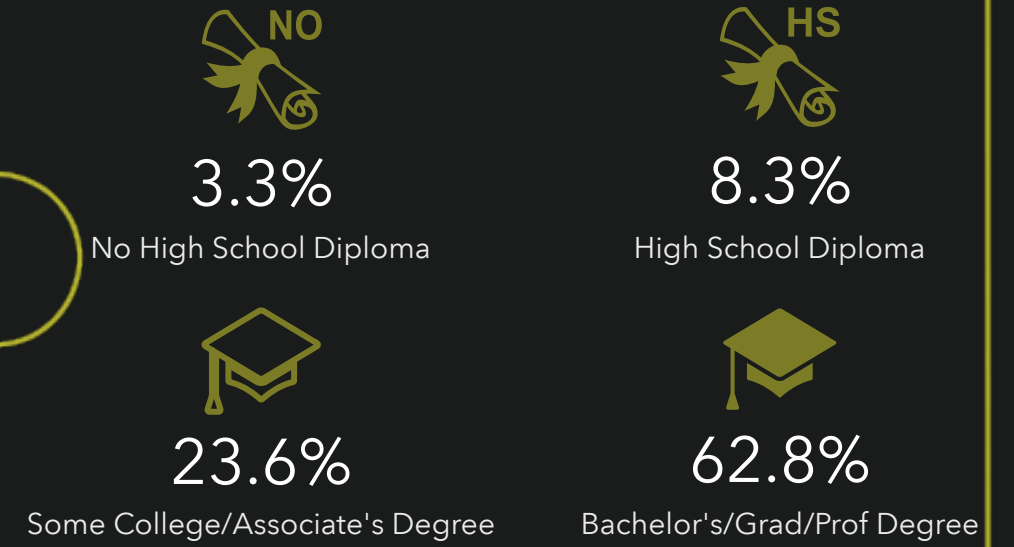
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INCOME



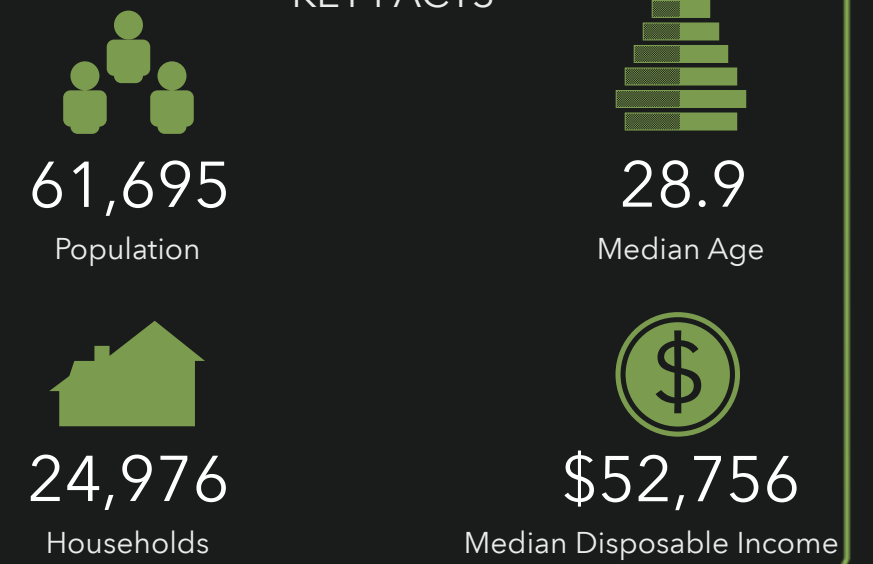
EDUCATION



BUSINESS



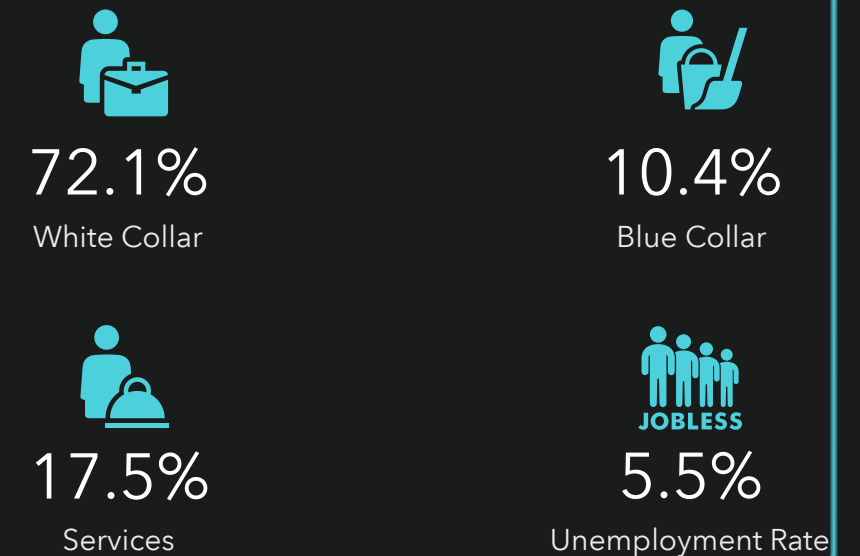
KEY FACTS



COMMUTERS



EMPLOYMENT



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

Civilian Labor Force Profile

Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

Age Group	Population	2025 Labor Force			Unemployed Rate	Labor Force Participation Rate	Employment-Population Ratio
		Employed	Unemployed				
16+	54,712	31,604	1,848	5.5%	61.1%	57.8%	
16-24	18,969	9,137	945	9.4%	53.1%	48.2%	
25-54	21,643	17,710	550	3.0%	84.4%	81.8%	
55-64	4,875	3,229	212	6.2%	70.6%	66.2%	
65+	9,225	1,528	141	8.4%	18.1%	16.6%	
Male Age 16+	27,750	17,137	997	5.5%	65.3%	61.8%	
Female Age 16+	26,962	14,487	847	5.5%	56.9%	53.7%	
White Age 16+	41,034	23,884	1,394	5.5%	61.6%	58.2%	
Black Age 16+	751	395	7	1.7%	53.5%	52.6%	
American Indian Age 16+	478	279	26	8.5%	63.8%	58.4%	
Asian Age 16+	5,183	2,597	111	4.1%	52.2%	50.1%	
Pacific Islander Age 16+	202	115	4	3.4%	58.9%	56.9%	
Other Race Age 16+	2,105	1,423	150	9.5%	74.7%	67.6%	
Multiple Races Age 16+	4,959	2,909	149	4.9%	61.7%	58.7%	

Economic Dependency	Ratio
Total	95.0
Child (<16)	22.1
Working-Age (16-64)	48.6
Senior (65+)	24.3

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Industry	Employed	Percent	US Percent	Location Quotient
Total	31,604	100.0%	100.0%	-
Agriculture/Forestry/Fishing	356	1.1%	1.1%	1.04
Mining/Quarrying/Oil & Gas	0	0.0%	0.3%	0.00
Construction	1,311	4.2%	6.9%	0.59
Manufacturing	2,352	7.4%	9.6%	0.78
Wholesale Trade	373	1.2%	1.9%	0.61
Retail Trade	3,040	9.6%	10.4%	0.93
Transportation/Warehousing	464	1.5%	5.0%	0.29
Utilities	25	0.1%	0.9%	0.09
Information	374	1.2%	1.8%	0.65
Finance/Insurance	431	1.4%	4.9%	0.28
Real Estate/Rental/Leasing	348	1.1%	1.7%	0.66
Professional/Scientific/Tech	2,749	8.7%	8.4%	1.04
Management of Companies	0	0.0%	0.2%	0.00
Admin/Support/Waste Management	1,095	3.5%	4.5%	0.76
Educational Services	8,705	27.5%	9.4%	2.94
Health Care/Social Assistance	3,931	12.4%	14.5%	0.86
Arts/Entertainment/Recreation	716	2.3%	2.2%	1.03
Accommodation/Food Services	2,500	7.9%	6.6%	1.20
Other Services (Excluding Public)	1,394	4.4%	4.7%	0.94
Public Administration	1,440	4.6%	5.0%	0.90

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.



[Source:](#) Esri forecasts for 2025 and 2030.

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Occupation	Employed	Percent	US Percent	Location Quotient
Total	31,604	100.0%	100.0%	-
White Collar	22,786	72.1%	62.5%	1.15
Management	3,106	9.8%	11.8%	0.83
Business/Financial	1,519	4.8%	6.4%	0.75
Computer/Mathematical	1,940	6.1%	4.0%	1.54
Architecture/Engineering	1,528	4.8%	2.3%	2.07
Life/Physical/Social Sciences	1,970	6.2%	1.3%	4.86
Community/Social Service	607	1.9%	1.8%	1.06
Legal	99	0.3%	1.2%	0.27
Education/Training/Library	4,445	14.1%	6.3%	2.22
Arts/Design/Entertainment	1,003	3.2%	2.1%	1.48
Healthcare Practitioner	1,706	5.4%	6.7%	0.81
Sales and Sales Related	2,326	7.4%	8.4%	0.88
Office/Administrative Support	2,537	8.0%	10.1%	0.80
Blue Collar	3,297	10.4%	21.0%	0.50
Farming/Fishing/Forestry	109	0.3%	0.5%	0.72
Construction/Extraction	610	1.9%	4.9%	0.39
Installation/Maintenance/Repair	228	0.7%	2.9%	0.25
Production	745	2.4%	5.0%	0.47
Transportation/Material Moving	1,605	5.1%	7.7%	0.66
Services	5,521	17.5%	16.5%	1.06
Healthcare Support	1,195	3.8%	3.5%	1.07
Protective Service	231	0.7%	2.1%	0.35
Food Preparation/Serving	2,178	6.9%	5.1%	1.35
Building Maintenance	1,117	3.5%	3.4%	1.05
Personal Care/Service	800	2.5%	2.4%	1.04

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.



COMMUTE PROFILE

Corvallis City, OR 7 Geography: Place

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



29,456

ACS Workers Age 16+



57.4%

Drove Alone to Work

TRANSPORTATION TO WORK



2.8%

Took Public Transportation



6.3%

Carpooled



9.9%

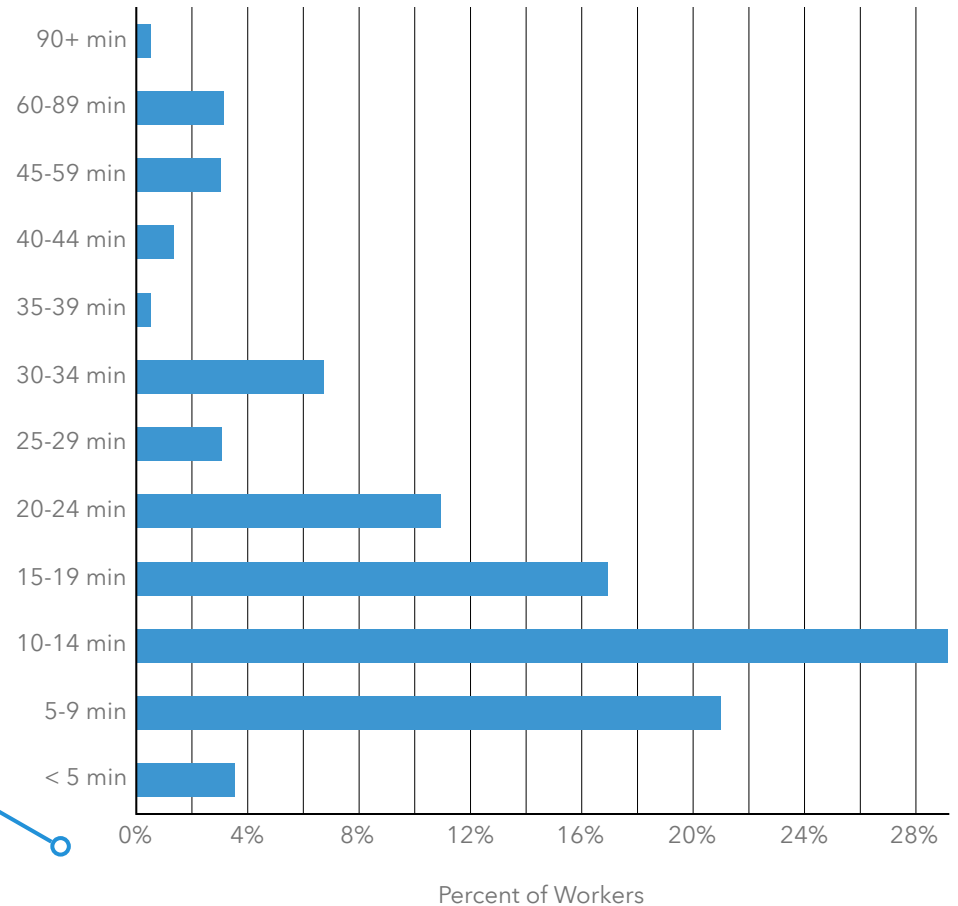
Walked to Work



6.7%

Bike to Work

TRAVEL TIME TO WORK



POPULATION



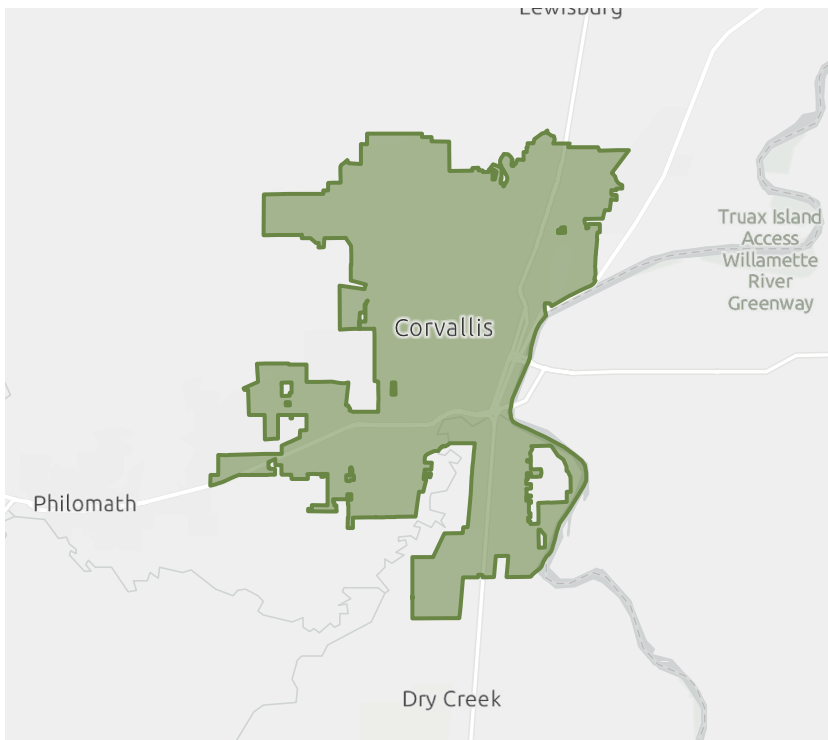
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Population Trends and Key Indicators

Corvallis City, OR 7
Geography: Place



61,695	24,976	2.22	28.9	\$66,660	\$520,456	87	48	54
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$9,594

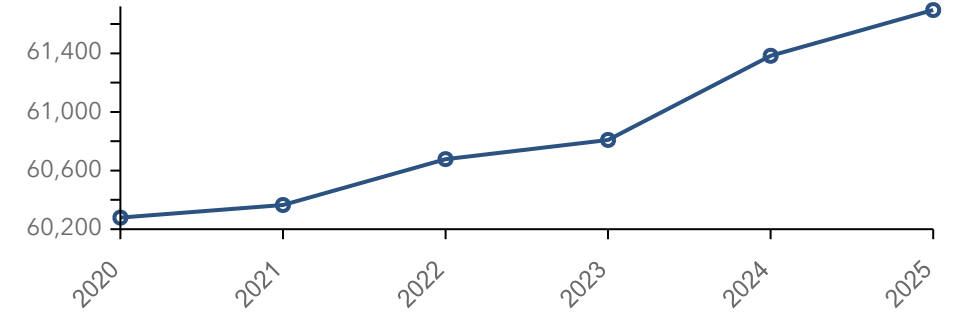
Avg Spent on Mortgage & Basics



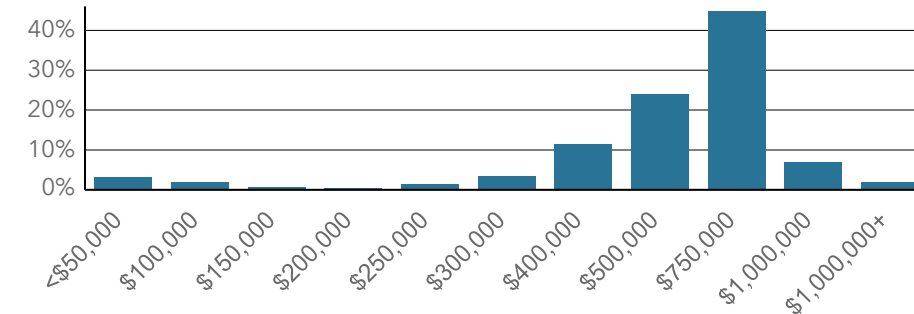
48.9%

Percent of Income for Mortgage

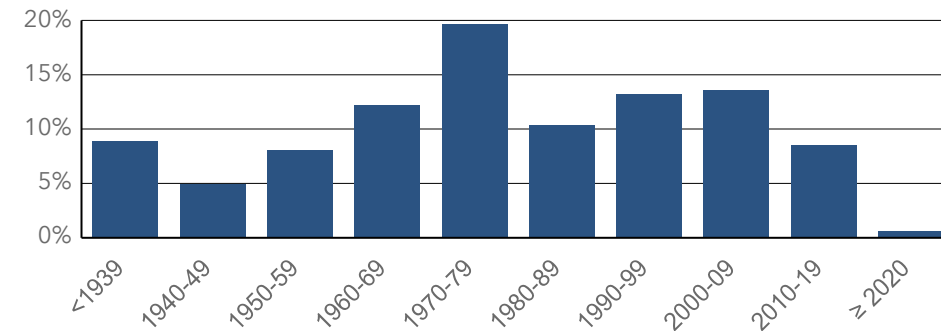
Historical Trends: Population



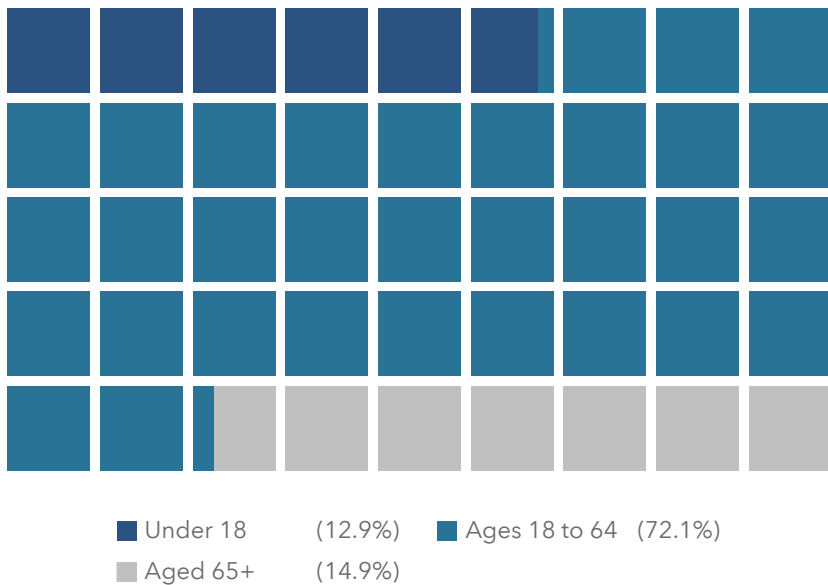
Home Value



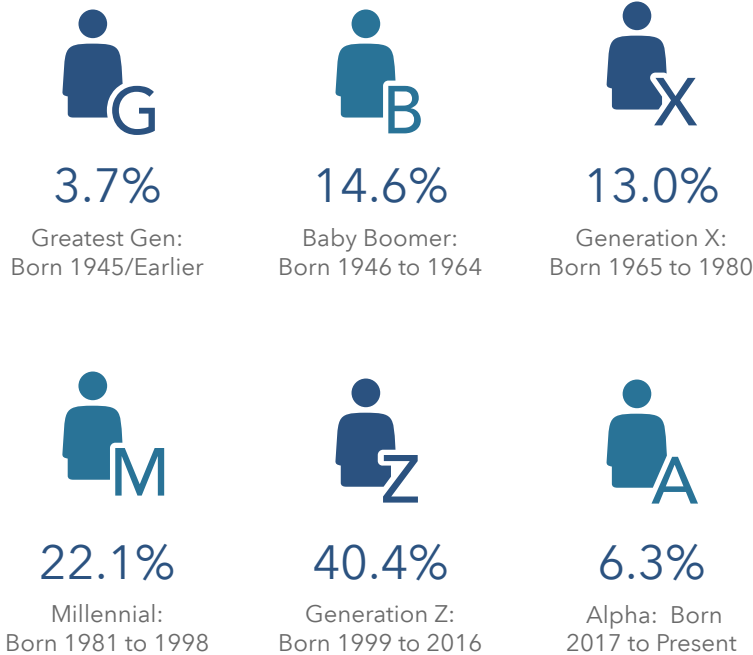
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Time Series Profile

Corvallis City, OR 7
 Corvallis City, OR (4115800)
 Geography: Place

Population	Total	Change	Percent Change	Annual Rate
2010	54,936	-	-	-
2011	55,236	300	0.5%	0.5%
2012	55,584	348	0.6%	0.6%
2013	55,916	332	0.6%	0.6%
2014	56,269	353	0.6%	0.6%
2015	56,396	127	0.2%	0.5%
2016	56,649	253	0.4%	0.5%
2017	57,163	514	0.9%	0.6%
2018	57,906	743	1.3%	0.7%
2019	58,954	1,048	1.8%	0.8%
2020	60,279	1,325	2.2%	0.9%
2021	60,365	86	0.1%	0.9%
2022	60,678	313	0.5%	1.0%
2023	60,809	131	0.0%	0.8%
2024	61,383	574	0.9%	0.8%
2025	61,695	312	0.5%	0.8%

Households	Total	Change	Percent Change	Annual Rate
2010	22,400	-	-	-
2011	22,517	117	0.5%	0.5%
2012	22,642	125	0.6%	0.5%
2013	22,788	146	0.6%	0.6%
2014	22,939	151	0.7%	0.6%
2015	23,070	131	0.6%	0.6%
2016	23,231	161	0.7%	0.6%
2017	23,417	186	0.8%	0.6%
2018	23,635	218	0.9%	0.7%
2019	23,812	177	0.7%	0.7%
2020	23,979	167	0.7%	0.7%
2021	24,056	77	0.3%	0.7%
2022	24,227	171	0.7%	0.7%
2023	24,428	201	0.8%	0.7%
2024	24,683	255	1.0%	0.7%
2025	24,976	293	1.2%	0.7%

Data Note: The Esri Vintage 2025 Time Series (2010 thru 2025) represents July 1 annual estimates in 2020 geography. With each annual release, the entire Time Series is revised.

Housing Units	Total	Change	Percent Change	Annual Rate
2010	23,542	-	-	-
2011	23,731	189	0.8%	0.8%
2012	23,926	195	0.8%	0.8%
2013	24,147	221	0.9%	0.8%
2014	24,376	229	0.9%	0.9%
2015	24,588	212	0.9%	0.9%
2016	24,836	248	1.0%	0.9%
2017	25,097	261	1.1%	0.9%
2018	25,406	309	1.2%	1.0%
2019	25,656	250	1.0%	1.0%
2020	25,906	250	1.0%	1.0%
2021	25,967	61	0.2%	0.9%
2022	26,125	158	0.6%	0.9%
2023	26,288	163	0.6%	0.9%
2024	26,552	264	1.0%	0.9%
2025	26,847	295	1.1%	0.9%

Data Note: The Esri Vintage 2025 Time Series (2010 thru 2025) represents July 1 annual estimates in 2020 geography. With each annual release, the entire Time Series is revised.



[Source:](#) Esri forecasts for 2025 and 2030.