

FOR SALE/LEASE

RETAIL/OFFICE

**1318 NW 9TH STREET
CORVALLIS, OREGON 97330**



All SVN® Offices Independently Owned and Operated



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RETAIL/OFFICE

1318 NW 9TH STREET
CORVALLIS, OREGON 97330

OWNER USER OPPORTUNITY



OFFER SUMMARY

SALE PRICE:	\$2,197,000
BUILDING SIZE:	7,721 SF
LOT SIZE:	0.47 AC
YEAR BUILT:	1998
NO. OF TENANTS:	3
ZONING:	CMU-2

PROPERTY DESCRIPTION

Located on the highest traffic artery in Corvallis, this three tenant office or retail site provides a new owner user some in-place income from the two remaining tenants to offset costs of ownership. End cap Suite 100 is available soon and at 3,411 sq ft provides 44% of the space to an owner user. Space also available for lease. At least 8 offices, conference room, waiting room, and a large area with a sink that is demisable into more offices. Includes break room/kitchenette and bathroom.

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PROPERTY HIGHLIGHTS

- Multiple tenants gives owner user in place income plus long term expansion options
- High visibility with great signage
- Located at a Corvallis Transit System stop
- High traffic counts on Corvallis' main commercial artery
- For sale or lease
- Zoning allows for a broad array of commercial uses



34

TRANSIT SCORE



100

BIKE SCORE



79

WALK SCORE

INCOME

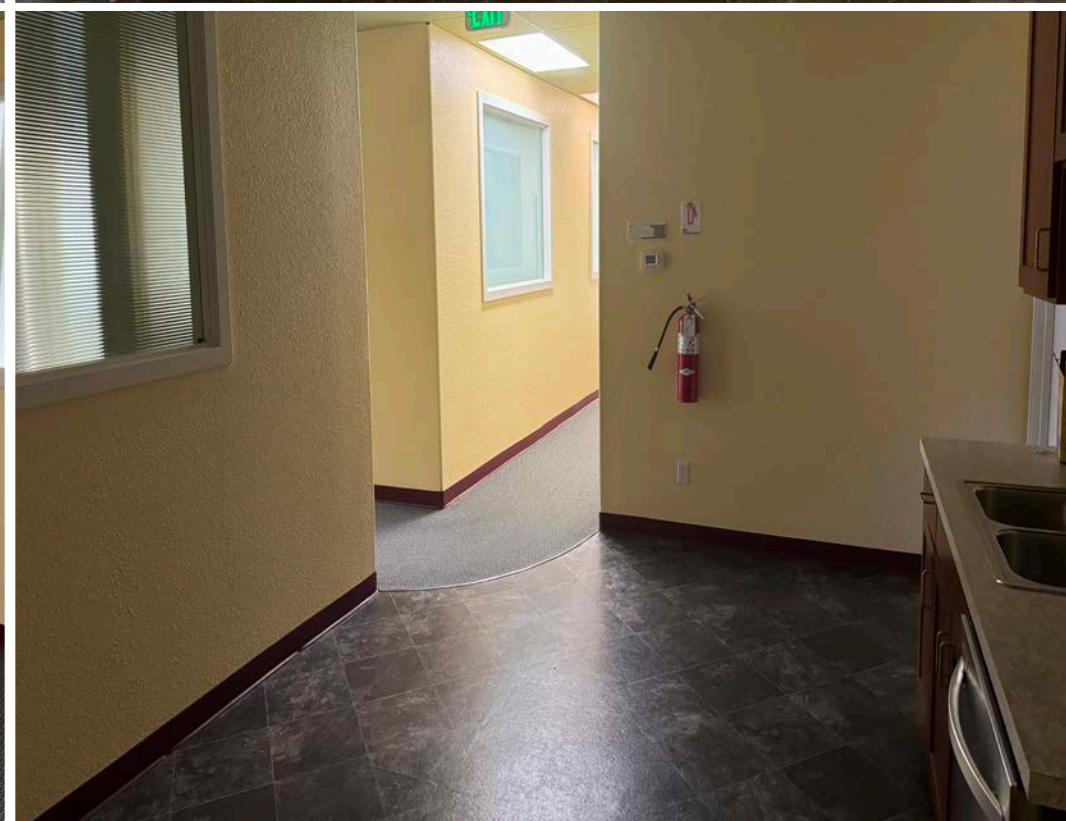
	% Effective Annual Income	\$/SF/Year	Current	Pro Forma
Scheduled Gross Annual Income		\$21.28	\$164,316	\$185,304
Other Income: CAMS [Tenant Paid Utilities]		\$2.06	\$15,870	\$17,237
Less: Vacancy	5%		[\$8,216]	[\$9,265]
Effective Annual Income			\$77,349	\$149,480

EXPENSES

		% Effective Annual Income	\$/SF/Year	Current	Pro Forma/Month
Real Estate Taxes	Actuals	10.84%	\$2.41	\$18,638	\$19,384
Insurance	Actuals	1.84%	\$0.41	\$3,156	\$3,156
Water/Sewer	Actuals	2.97%	\$0.66	\$5,108	\$5,108
Electricity	Actuals	3.54%	\$0.79	\$6,090	\$6,090
Heating & Cooling	Actuals	1.21%	\$0.27	\$2,082	\$2,082
Disposal & Waste	Actuals	1.07%	\$0.24	\$1,842	\$1,842
Maintenance/ Repairs	Actuals	4.02%	\$0.89	\$6,908	\$6,908
Management [Assumed]	5% of Gross - Assumed	5.00%	\$1.11	\$8,599	\$8,599
Total Estimated Annual Expenses (Pro Forma)		27.51%	[\$6.79]	[\$52,422]	[\$53,168]
Total Estimate Net Operating Income		72.49%	\$15.48	\$119,548	\$140,107

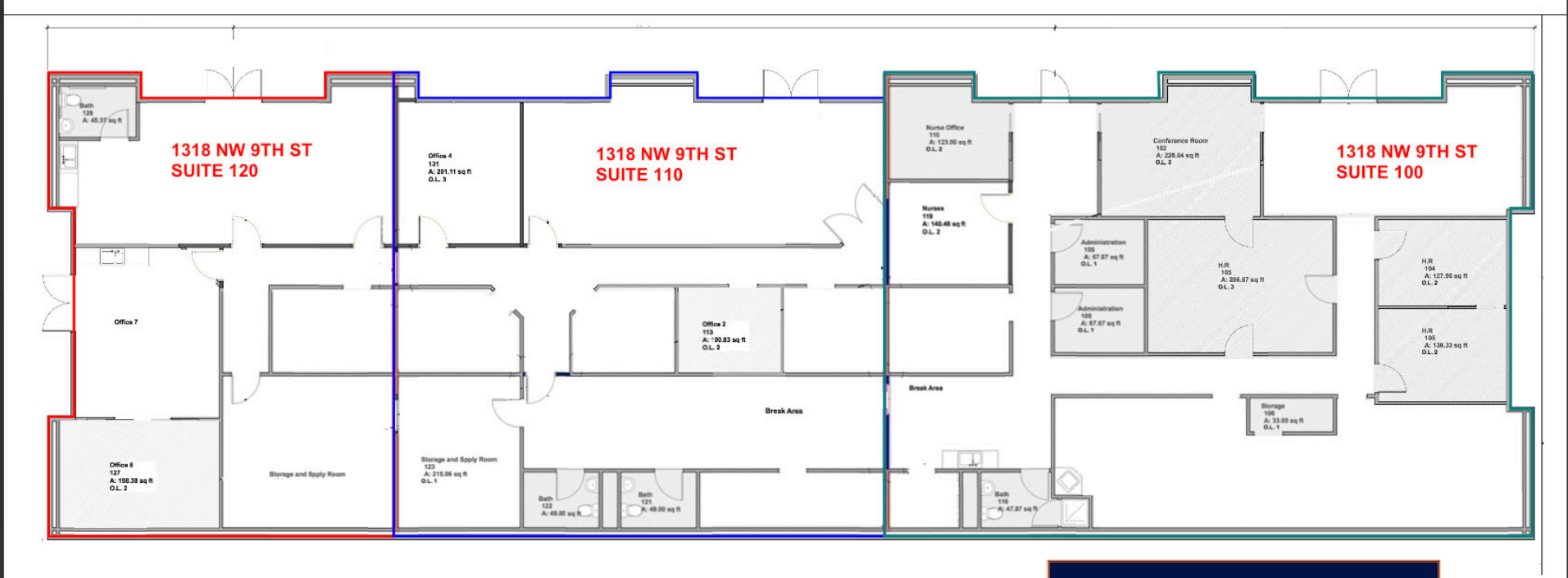
RENT ROLL

Suite	Tenant	Size	PSF - Current	Current Monthly	PSF Pro Forma	Pro Forma Monthly	Notes
100	Benton County	3,411 SF	\$1.94	\$6,630	\$2.00	\$6,822	Available Now
110	Ideal Option	2,560 SF	\$1.63	\$4,163	\$2.00	\$5,120	
120	Factory Whiz	1,750 SF	\$1.66	\$2,900	\$2.00	\$3,500	
TOTAL/AVERAGE		7,721 SF	\$1.77	\$13,693	\$2.00	\$15,442	





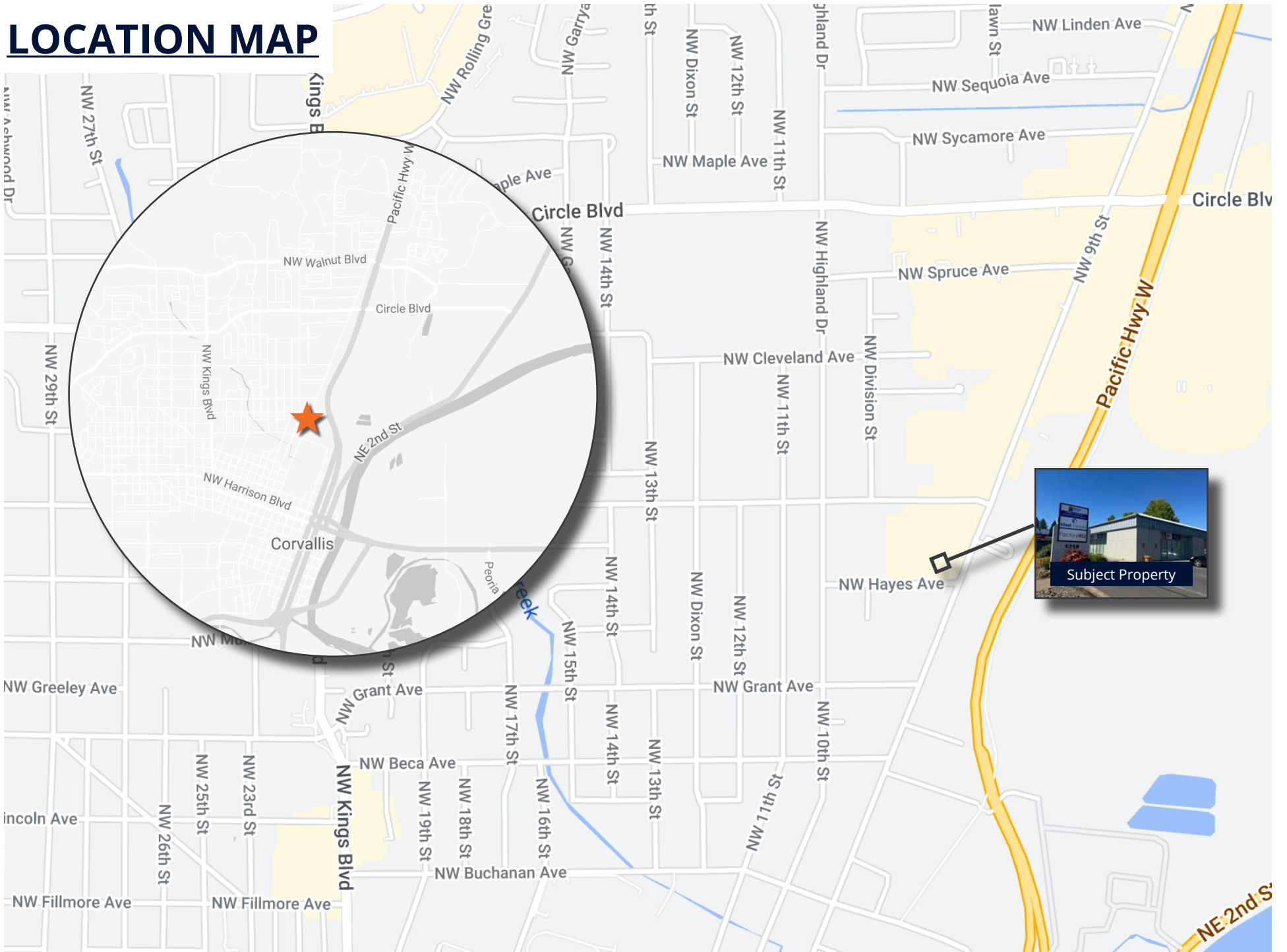
FLOOR PLAN



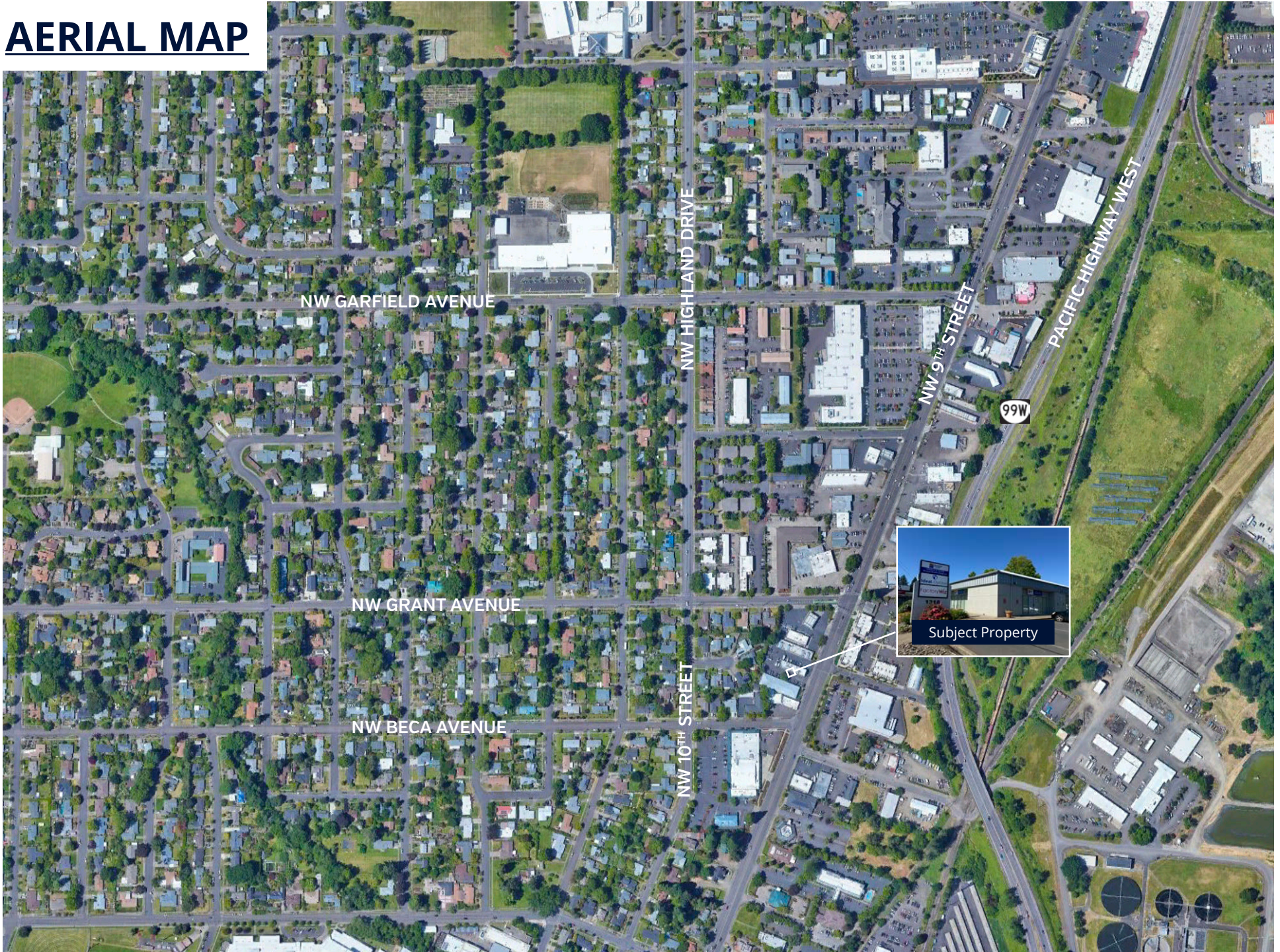
SUITE 100 - AVAILABLE NOW

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LOCATION MAP



AERIAL MAP



NW GARFIELD AVENUE

NW HIGHLAND DRIVE

NW 9TH STREET

PACIFIC HIGHWAY WEST

99W

NW GRANT AVENUE

NW 10TH STREET

NW BECCA AVENUE



Subject Property

RETAILER MAP



TIMBERHILL SHOPPING CENTER

WinCo FOODS
ROSS DRESS FOR LESS
GNC
PAKMIL
PETCO Where the pets go.
STARBUCK'S COFFEE
WELLS FARGO
Edward Jones
T-Mobile
H&R BLOCK
verizon
Jacovore
burn boot camp
Campbell's CLEANERS
TRI-TIP MAFLA
CASCADE SOAK N SMOKE

新江湖
RICE'S

Fred Meyer
WOODSTOCK
Animal Crackers
Pet Supply

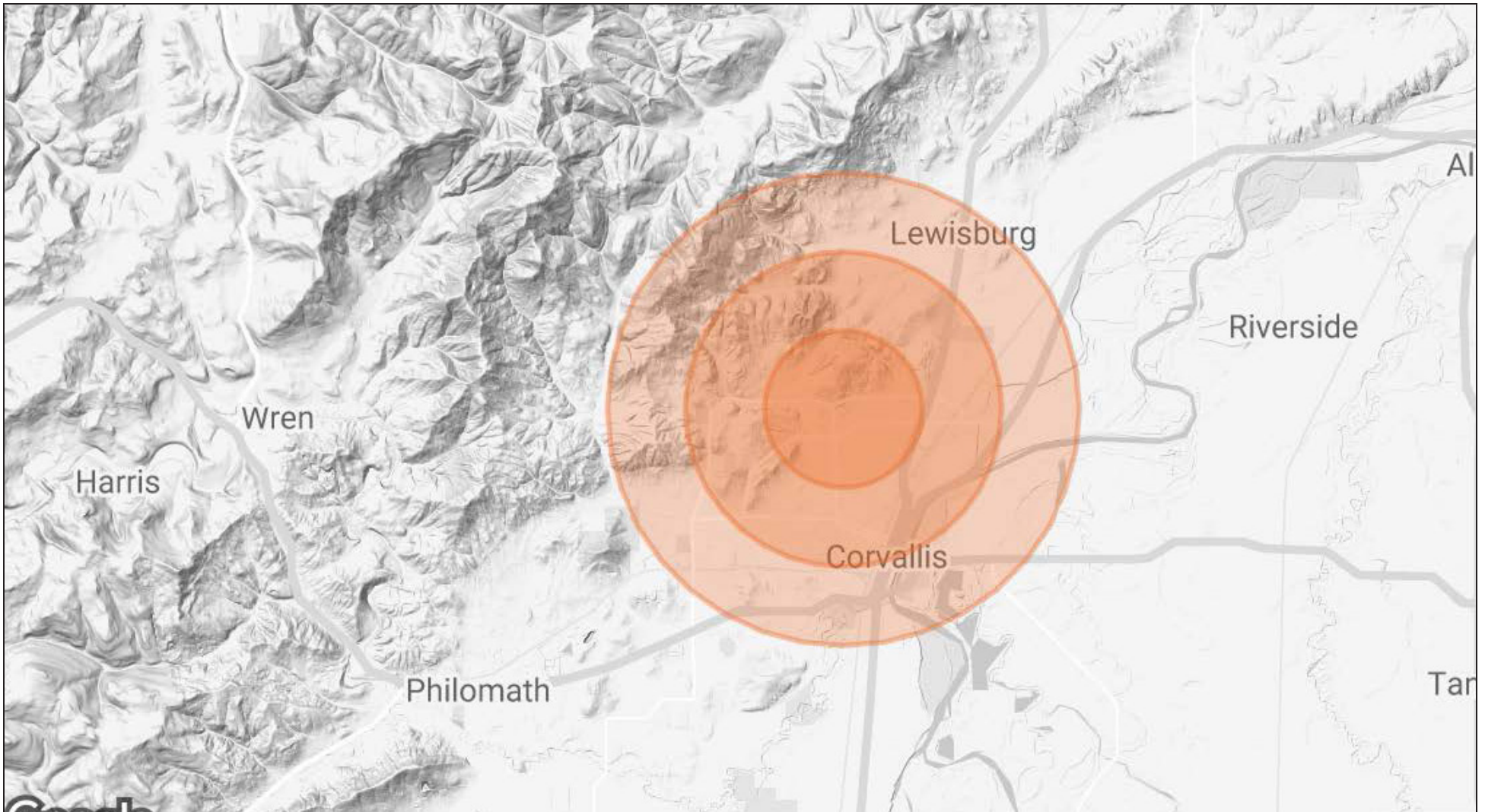
Walmart
MARKET OF CHOICE Food for the Way You Live®
Michaels Where Creativity Happens
TRADER JOE'S
RITE AID
BUFFALO WILD WINGS
planet fitness
TACO BELL
BURGER KING
McDonald's
Arby's

SAFeway
AMC THEATRES
Wilco
THE HOME DEPOT

BI-MART
GROCERY OUTLET

Downtown Corvallis

Oregon State University



POPULATION	1 MILE	2 MILE	3 MILE	HOUSEHOLD & INCOME	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	12,817	36,876	48,559	TOTAL HOUSEHOLDS	5,568	15,688	20,637
AVERAGE AGE	36.0	33.1	32.9	# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE (MALE)	34.1	31.8	31.9	AVERAGE HH INCOME	\$72,135	\$70,106	\$70,388
AVERAGE (FEMALE)	38.7	34.7	34.3	AVERAGE HOUSE VALUE	\$287,572	\$290,317	\$301,028

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DISCLAIMER.



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