

FOR SALE | REGAL 9TH STREET 4

1750 Northwest 9th Street, Corvallis, OR , Benton County



CANDACE GRAY
Office 503-222-2525 | Cell 503-702-5441
candace@envision-ra-west.com

WHERE VISION MEETS EXPERIENCE



COMMERCIAL REAL ESTATE SERVICES
www.envisionrealtyservices.com

PROPERTY DETAILS

Purchase price: \$2,150,000.00

ACRES: 1.58 +/- IMPROVED

LAND AREA: 68,825,101.2 SF +/-

APPROX. BUILDING SIZE: 17,280 SF +/-

YEAR BUILT: 1975

CURRENT OCCUPANCY: AVAILABLE

ABUNDANT PARKING: 5/1 RATIO

ZONED: MUCS MIXED-USE

TAXES 2019 \$34,568.56

PRIME LOCATION OFF 9TH STREET CORRIDOR

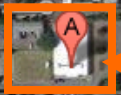
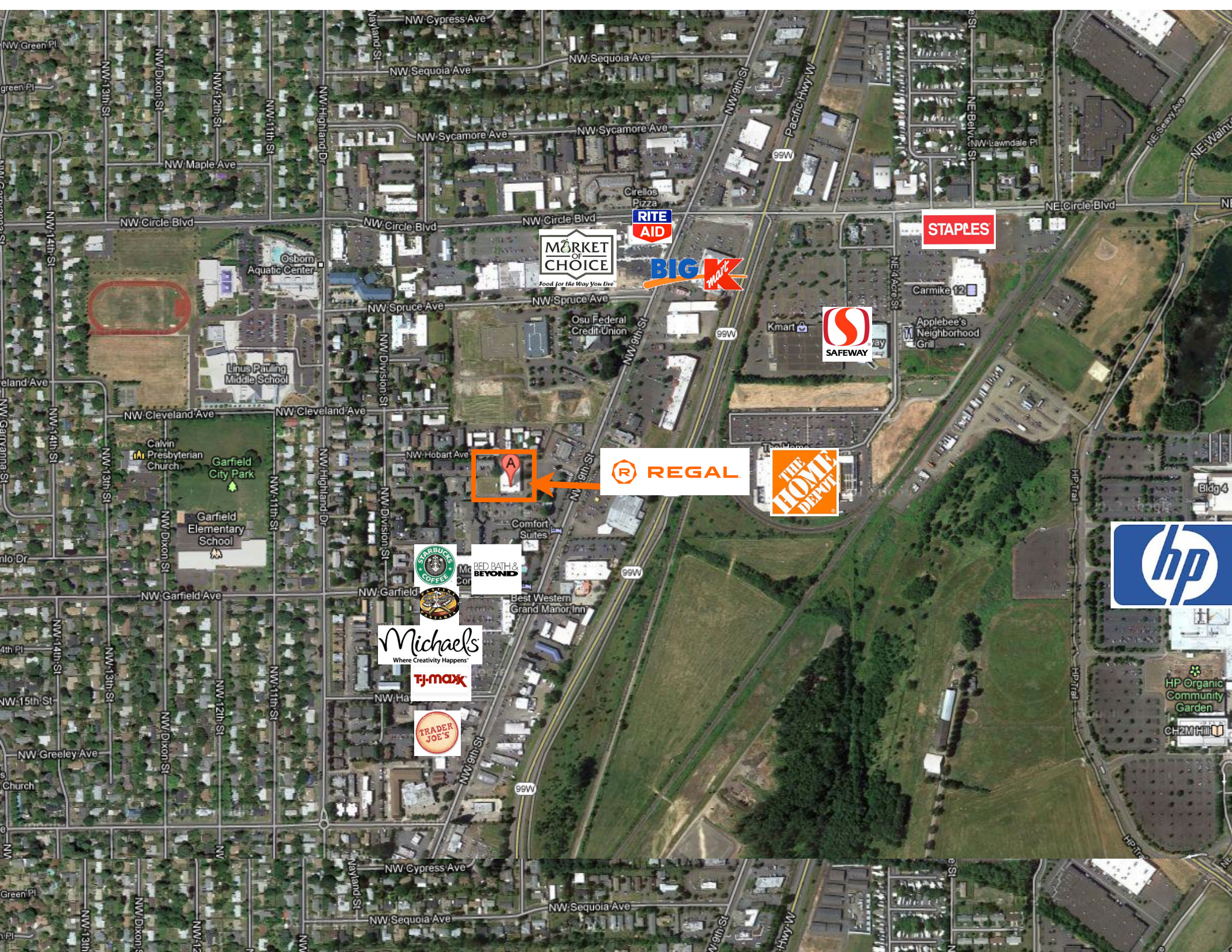


	3 Mile
Population	52,817
Ave. household Income	\$74,350
Vehicles Per Day	14,800

CONTACT CANDACE GRAY
O -503-222-2525| C 503-702-54411
CANDACE@ENVISION-RA-WEST.COM

This property will be deed restricted
for a movie theater use

Purchase Price \$2,150,000



Trade Area Summary & Demographic Highlights

Envision Realty Advisors West is pleased to offer investors or users the opportunity to purchase Regal Entertainment's 9TH Street 4 Theater "(the Property)" in Corvallis, OR

By way of background, Corvallis is located in central western Oregon and serves as the principal city of Benton County. Corvallis has a higher education rate per capita than any other city within the state of Oregon. Located within 90 minutes of the Portland Metro Area, Corvallis is nestled in the heart of Oregon's Willamette Valley.

Corvallis is home to Oregon State University which is the major local employer and located near the edge of downtown. The OSU campus is less than two miles from the Regal Ninth Street 4. The University as of 2020, has an undergraduate enrollment of 26,247 students in attendance.

Other major employers for the city include Samaritan Health Services and AVI BioPharma. Hewlett-Packard Campus is in very close proximity.

The Corvallis Market Center is a neighboring center located within a short distance of Regal Ninth Street 4. This high traffic center serves as home to numerous national tenants including Trader Joe's, Michaels, TJ Max, and Ulta.

Within a three mile radius of this center lives 52,817 people with an average household income of \$74,350.

This site has a strong regional drawing power and as well as strong synergy with many apparel and grocery anchors including Market of Choice, Trader Joes, Safeway, BiMart, Fred Meyers, Grocery Outlet, Winco and Albertsons.

Regal's location is situated on a primary commercial corridor of Corvallis, NW 9th Street and enjoys 14,800 vehicles per day.