

FOR SALE

108-116 NW 2ND STREET
CORVALLIS, OR 97330

Creative Workspace ~
Studio ~ Retail ~
Wellness ~
Opportunity



\$847,110 (\$170/SF)

Located in Downtown Corvallis, this $\pm$ 4,983 SF building combines historic charm with a flexible mix of space, including large dance studios, a retail storefront, private office, and basement storage. It's a great fit for a dance, fitness, wellness, or creative business, with room for multiple uses under one roof.



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OPPORTUNITY



BUILDING

± 4,983 SF single story retail storefront



LAND SIZE

± 0.11 AC / ± 4,972 SF



CREATIVE POTENTIAL

Two large studios, changing room, kitchenette, office and retail store



BUILDING CHARACTER

Historic charm, hardwood finishes throughout and operable skylights for great natural light and airflow



YEAR BUILT/RENOVATED

1914 / 1995



OPPORTUNITY ZONE

Tax advantages for qualifying investors



EXCELLENT LOCATION

Prominent location in downtown Corvallis



CMU-3 ZONING

Commercial Mixed Use zones allow for a variety of commercial and civic uses



AMPLE PARKING

Surrounded by street parking options and great proximity to free public parking lots



PUBLIC TRANSIT

Corvallis Transit bus line just a block away



Retail Store Rendering



Office with Oversized Window & Storage

HIGHLIGHTS

- Large studios with hardwood floors, high ceilings, accent lighting, and operable skylights for natural light and airflow
- Back office with an oversized window and storage
- Full kitchenette with an adjoining storage room
- Main retail space has large windows and room for seating or displays
- Separate entrances and inviting storefronts for each retail space
- Basement and attic areas provide additional storage options



Kitchenette & Storage



Dance Studio with Hardwood Floors & Acoustic Tiles



Storefront and Seating



LIVE, CREATE & EXPLORE

Corvallis is a lively Willamette Valley community of more than 61,000 residents, anchored by Oregon State University and its 25,000 local students. The city blends the energy of a college town with a walkable downtown, locally owned shops, restaurants, farmers markets and year-round arts and community events. Surrounded by more than 60 miles of hiking and biking trails, nearby wineries, the Willamette River and easy access to Marys Peak and the Oregon Coast, Corvallis attracts residents and visitors who value an active, creative and connected lifestyle.





DEMOGRAPHIC OVERVIEW

STRONG LOCAL DEMAND I 5 MILE RADIUS



**ESTABLISHED
POPULATION BASE**
Over 75K residents



**DENSE
HOUSEHOLD BASE**
30.2K local households



**STRONG EMPLOYMENT
CORRIDOR**
34K daytime employees



**SOLID HOUSEHOLD
INCOME LEVELS**
\$99.2K average income



**HIGH SPENDING
POWER**
\$956M in annual spending



**OPPORTUNITY ZONE
ADVANTAGES**
Tax incentives to support growth

EMPLOYMENT

Daytime Employees



11,794
1 mile



31,292
3 miles



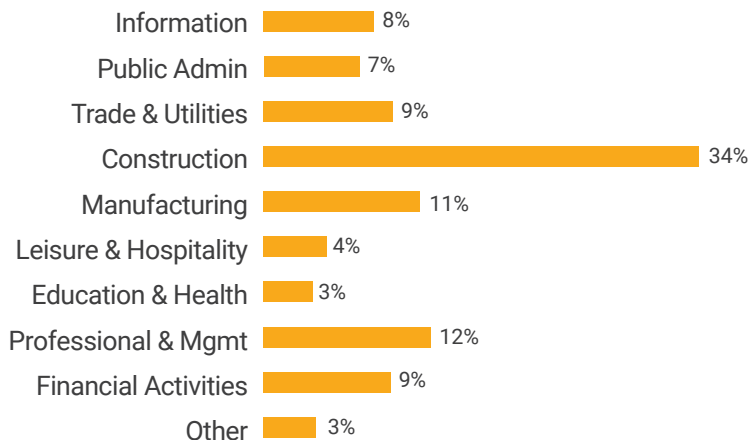
34,141
5 miles



58,987
10 miles

EMPLOYMENT SECTORS

5 mile radius



DAYTIME SPENDING

Annual Daytime Spending (5 miles)



\$956.4 MILLION



\$46.2M
Apparel



\$147.1M
Household



\$45.7M
Health Care



\$247.7M
Transportation &
Maintenance



\$405.1M
Food, Beverage
& Entertainment



\$64.6M
Education &
Daycare

HOUSEHOLD INCOME

Average Annual Income



\$51,826
1 mile



\$92,267
3 miles



\$99,293
5 miles



\$101,461
10 miles

DOWNTOWN CORVALLIS



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