

CORVALLIS CROSSING

FOR LEASE



Corvallis Crossing consists of over 130,000 square feet currently anchored by Market of Choice, Rite Aid and PetSmart.

Between 2008 and 2011, a substantial repositioning of the entire center was done. Rite Aid relocated to a new prototype building in October 2009. Market of Choice opened in October 2010, and PetSmart opened March 2013.

With many of the retailers in the market located on Ninth Street and Circle Blvd, and along with Oregon State University located a few miles away, and the Hewlett Packard campus within sight, it is easy to understand why this location is widely considered the best in Corvallis.



ADDRESS

948 NW Circle Blvd, Corvallis, Oregon

AVAILABLE SPACE

- 4,598 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NW Circle Blvd - 17,716 ADT ('24)

NW 9th Street - 18,315 ADT ('24)

HIGHLIGHTS

- Anchored by Market of Choice, Rite Aid and PetSmart.
- Strategically positioned at the intersection of the NW 9th Street and Circle Blvd retail corridors.
- Over 400 feet of frontage on NW 9th Street and over 1,200 feet on Circle Blvd.
- Located 3 blocks from the main entrance to Hewlett Packard's campus.
- Entire center has been renovated including facades, site layout, and landscaping.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

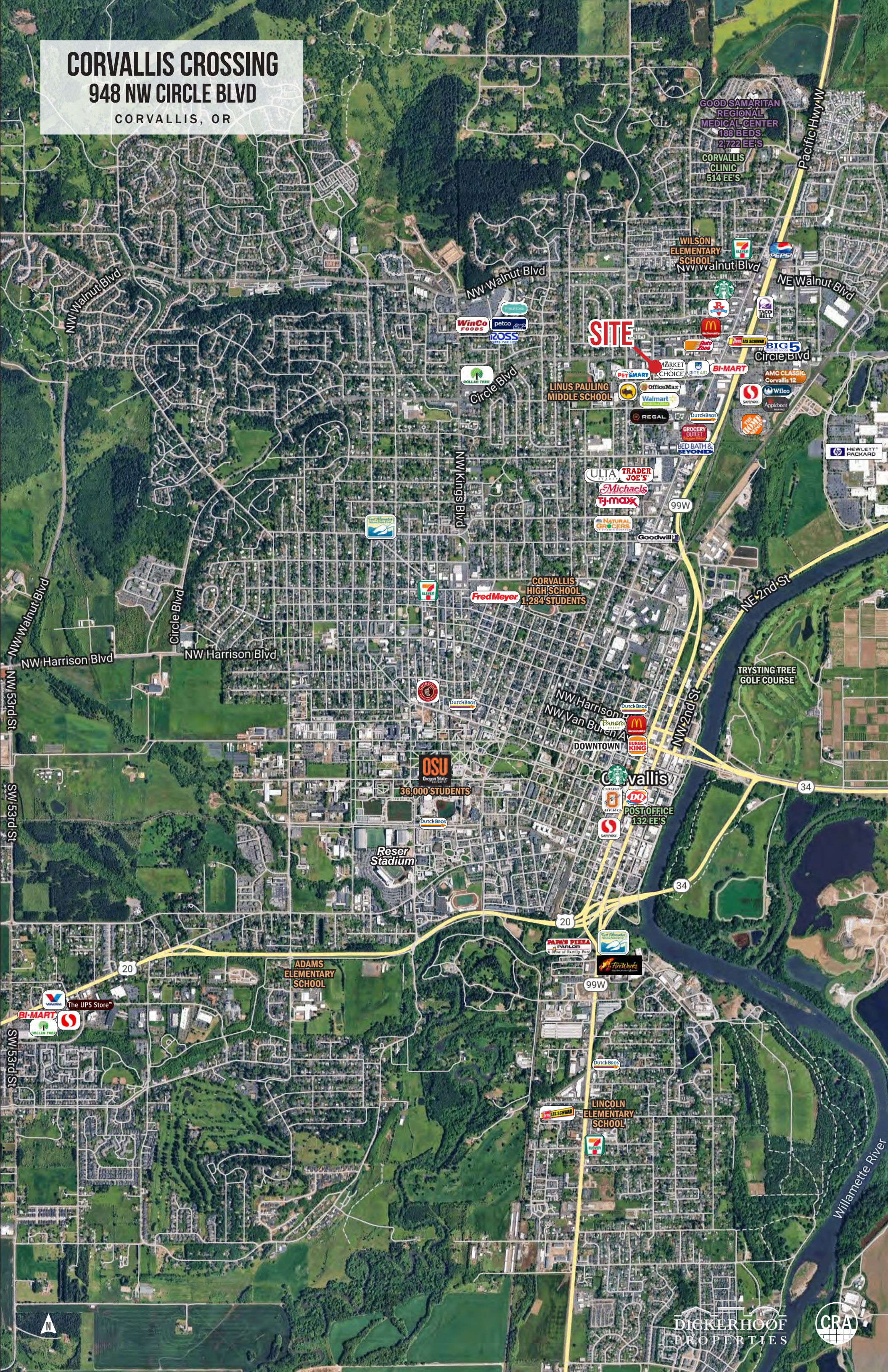
Bob LeFeber 503.807.4174 | bob@cra-nw.com
Sam LeFeber 503.866.1956 | sam@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

503.274.0211
www.cra-nw.com

CORVALLIS CROSSING

948 NW CIRCLE BLVD

CORVALLIS, OR



SITE

GOOD SAMARITAN
REGIONAL
MEDICAL CENTER
188 BEDS
2,722 EE'S

CORVALLIS
CLINIC
514 EE'S

WILSON
ELEMENTARY
SCHOOL
NW Walnut Blvd

LINUS PAULING
MIDDLE SCHOOL

CORVALLIS
HIGH SCHOOL
1,284 STUDENTS

OSU
Oregon State
UNIVERSITY
36,000 STUDENTS

ADAMS
ELEMENTARY
SCHOOL

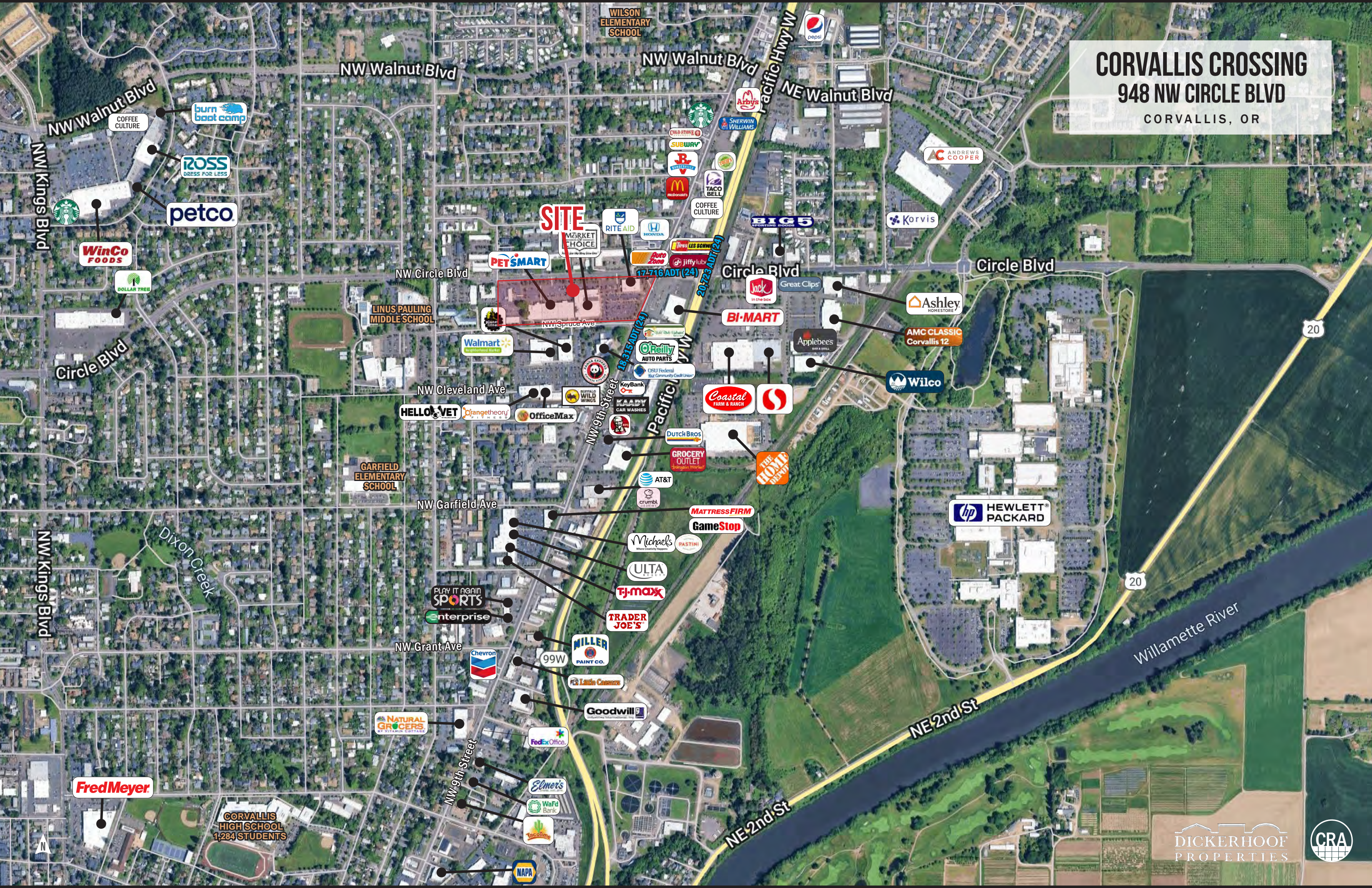
Corvallis
POST OFFICE
132 EE'S

LINCOLN
ELEMENTARY
SCHOOL

DICKERHOOF
PROPERTIES

CRA

CORVALLIS CROSSING
948 NW CIRCLE BLVD
CORVALLIS, OR



SITE

MARKET CHOICE

PETSMART

WinCo FOODS

petco

ROSS DRESS FOR LESS

burn boat camp

LINUS PAULING MIDDLE SCHOOL

GARFIELD ELEMENTARY SCHOOL

WILSON ELEMENTARY SCHOOL

CORVALLIS HIGH SCHOOL
1,284 STUDENTS

Fred Meyer

HELLO VET

Enterprise

PLAY IT AGAIN SPORTS

ULTA BEAUTY

TRADER JOE'S

TJ-maxx

Michaels

GameStop

MATTRESS FIRM

AT&T

GROCERY OUTLET

Dutch Bros

Coastal FARM & RANCH

KeyBank

OSU Federal

O'Reilly AUTO PARTS

Auto Zone

LES SCHW

Jiffy lube

COFFEE CULTURE

TACO BELL

McDonald's

SUBWAY

STARBUCKS

BI-MART

Jack In the box

Great Clips

BIG 5

COFFEE CULTURE

Arbys

SHERWIN WILLIAMS

PEPSI

Wilco

AMC CLASSIC Corvallis 12

Ashley HOMESTORE

Korvis

AC ANDREWS COOPER

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

Applebees

CORVALLIS CROSSING
948 NW CIRCLE BLVD
CORVALLIS, OR



17,716 ADT (24)

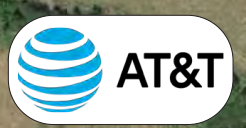
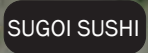
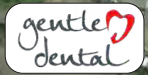
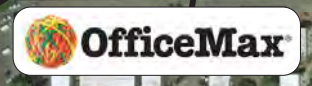


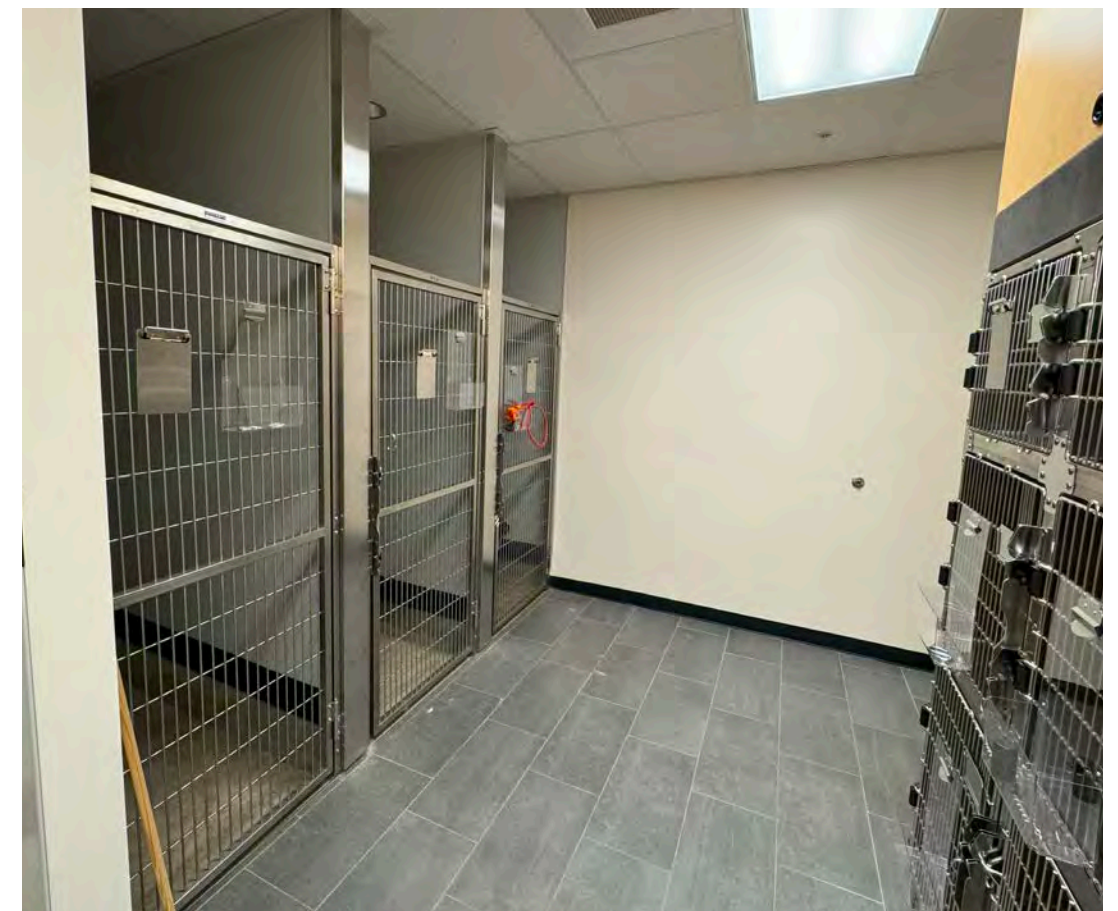
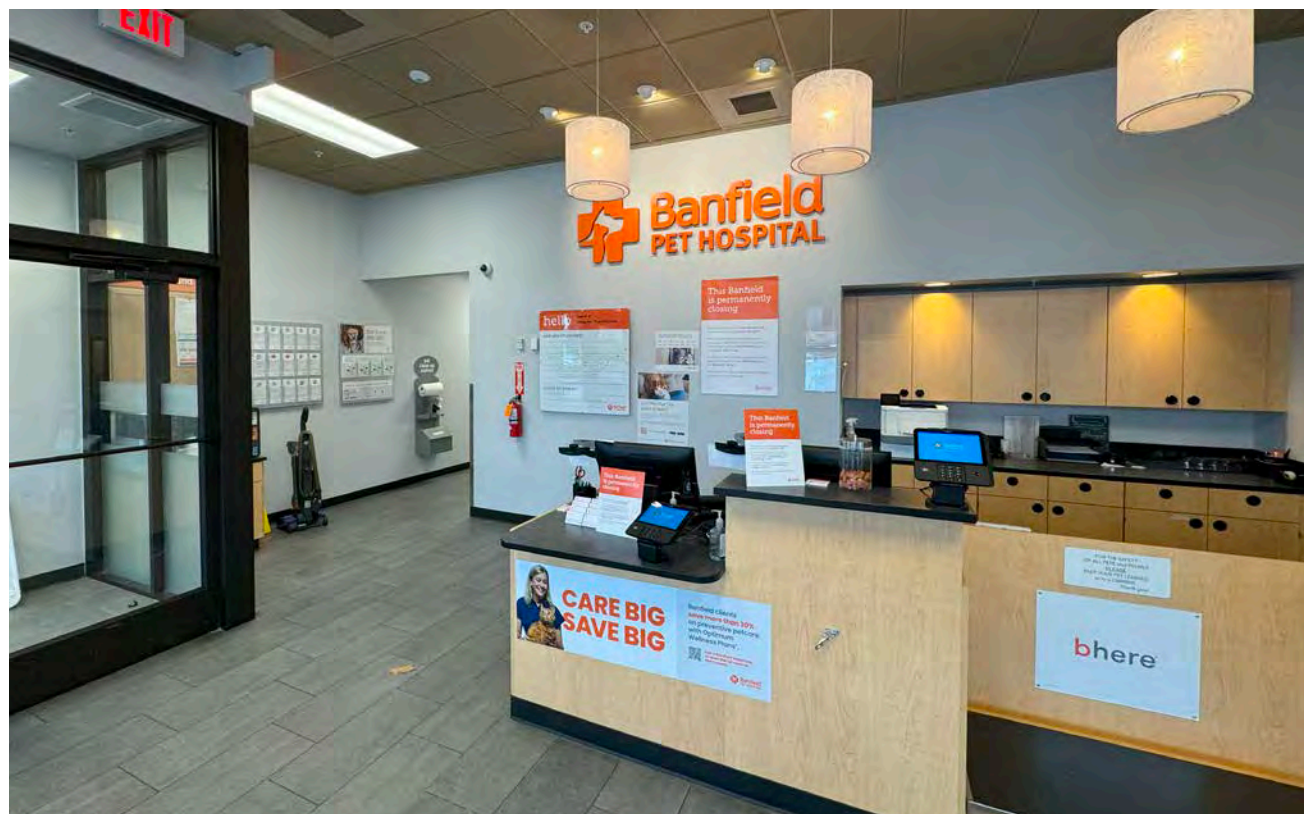
AMC CLASS
Corvallis 12

SITE



20,723 ADT (24)





CORVALLIS CROSSING
948 NW CIRCLE BLVD
 CORVALLIS, OR

SITE PLAN



CIRCLE BLVD
 17,136 ADT (2020)

NW SPRUCE AVE

**AVAILABLE
 4,598 SF**

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

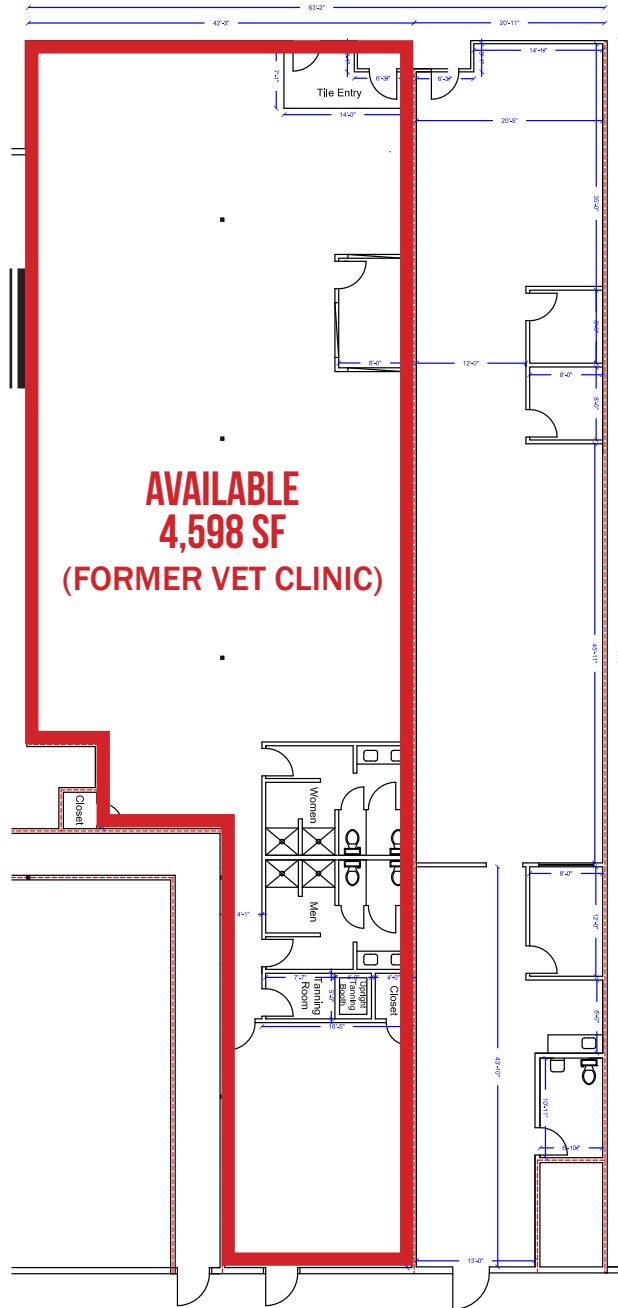


CORVALLIS CROSSING
948 NW CIRCLE BLVD
CORVALLIS, OR

FLOOR PLAN

CIRCLE BLVD

PARKING AREA



NW SPRUCE AVE

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

CORVALLIS CROSSING

948 NW CIRCLE BLVD

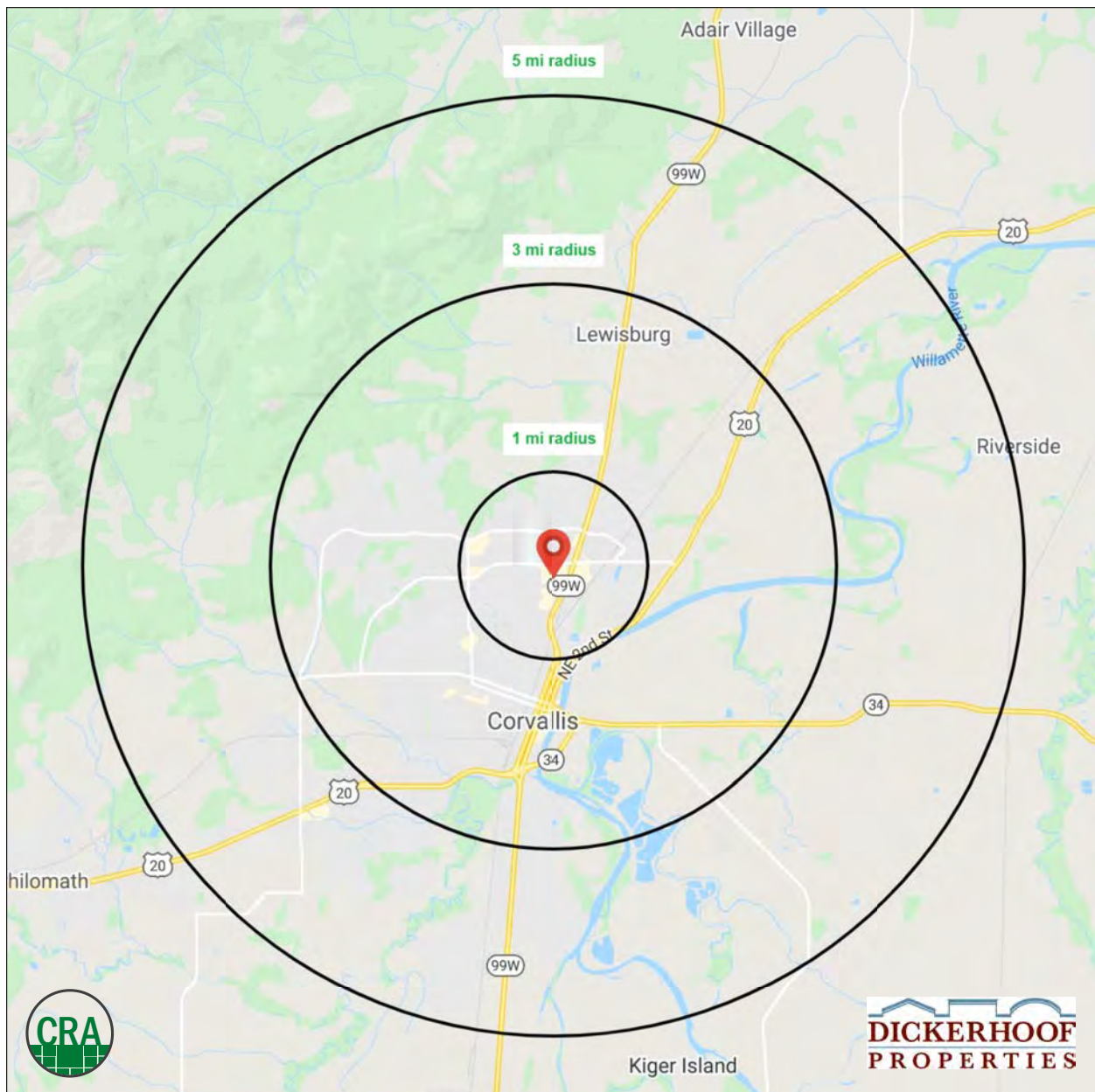
CORVALLIS, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	12,053	52,312	70,488
Estimated Households 2024	5,480	21,389	29,013
Average HH Income	\$93,314	\$91,868	\$101,349
Median Home Value	\$364,593	\$450,611	\$461,909
Daytime Demographics 16+	11,485	41,292	50,487
Some College or Higher	80.9%	85.9%	85.6%

41,292
Daytime Demographics
3 MILE RADIUS

35.3
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.5879/-123.259

Corvallis Crossing	1 mi	3 mi	5 mi
Corvallis, OR 97330	radius	radius	radius
Population			
2024 Estimated Population	12,053	52,312	70,488
2029 Projected Population	11,838	51,727	69,831
2020 Census Population	11,716	51,391	69,020
2010 Census Population	11,108	46,676	62,827
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.6%	0.9%	0.9%
2024 Median Age	35.3	32.3	34.1
Households			
2024 Estimated Households	5,480	21,389	29,013
2029 Projected Households	5,669	22,269	30,238
2020 Census Households	5,089	20,334	27,469
2010 Census Households	4,903	18,994	25,593
Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.8%
Historical Annual Growth 2010 to 2024	0.8%	0.9%	1.0%
Race and Ethnicity			
2024 Estimated White	77.7%	78.2%	79.1%
2024 Estimated Black or African American	1.8%	1.7%	1.6%
2024 Estimated Asian or Pacific Islander	7.1%	8.8%	8.2%
2024 Estimated American Indian or Native Alaskan	1.0%	0.6%	0.6%
2024 Estimated Other Races	12.4%	10.7%	10.5%
2024 Estimated Hispanic	12.9%	9.9%	9.7%
Income			
2024 Estimated Average Household Income	\$93,314	\$91,868	\$101,349
2024 Estimated Median Household Income	\$71,623	\$66,519	\$73,040
2024 Estimated Per Capita Income	\$42,656	\$38,449	\$42,389
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	1.4%	1.4%
2024 Estimated Some High School (Grade Level 9 to 11)	3.7%	2.3%	2.2%
2024 Estimated High School Graduate	12.5%	10.4%	10.9%
2024 Estimated Some College	17.6%	18.1%	17.0%
2024 Estimated Associates Degree Only	9.3%	7.5%	7.9%
2024 Estimated Bachelors Degree Only	28.4%	29.8%	30.7%
2024 Estimated Graduate Degree	25.6%	30.4%	30.0%
Business			
2024 Estimated Total Businesses	758	2,581	3,161
2024 Estimated Total Employees	7,495	21,351	25,206
2024 Estimated Employee Population per Business	9.9	8.3	8.0
2024 Estimated Residential Population per Business	15.9	20.3	22.3

For more information, please contact:

BOB LEFEBER 503.807.4174 | bob@cra-nw.com

SAM LEFEBER 503.866.1956 | sam@cra-nw.com

ALEX MACLEAN IV 503.866.6425 | alex4@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.