

# CORVALLIS CROSSING

FOR LEASE



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

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, PetSmart and DAISO.
- 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.
- Over \$1,000,000 was spent on the interior in 2023.



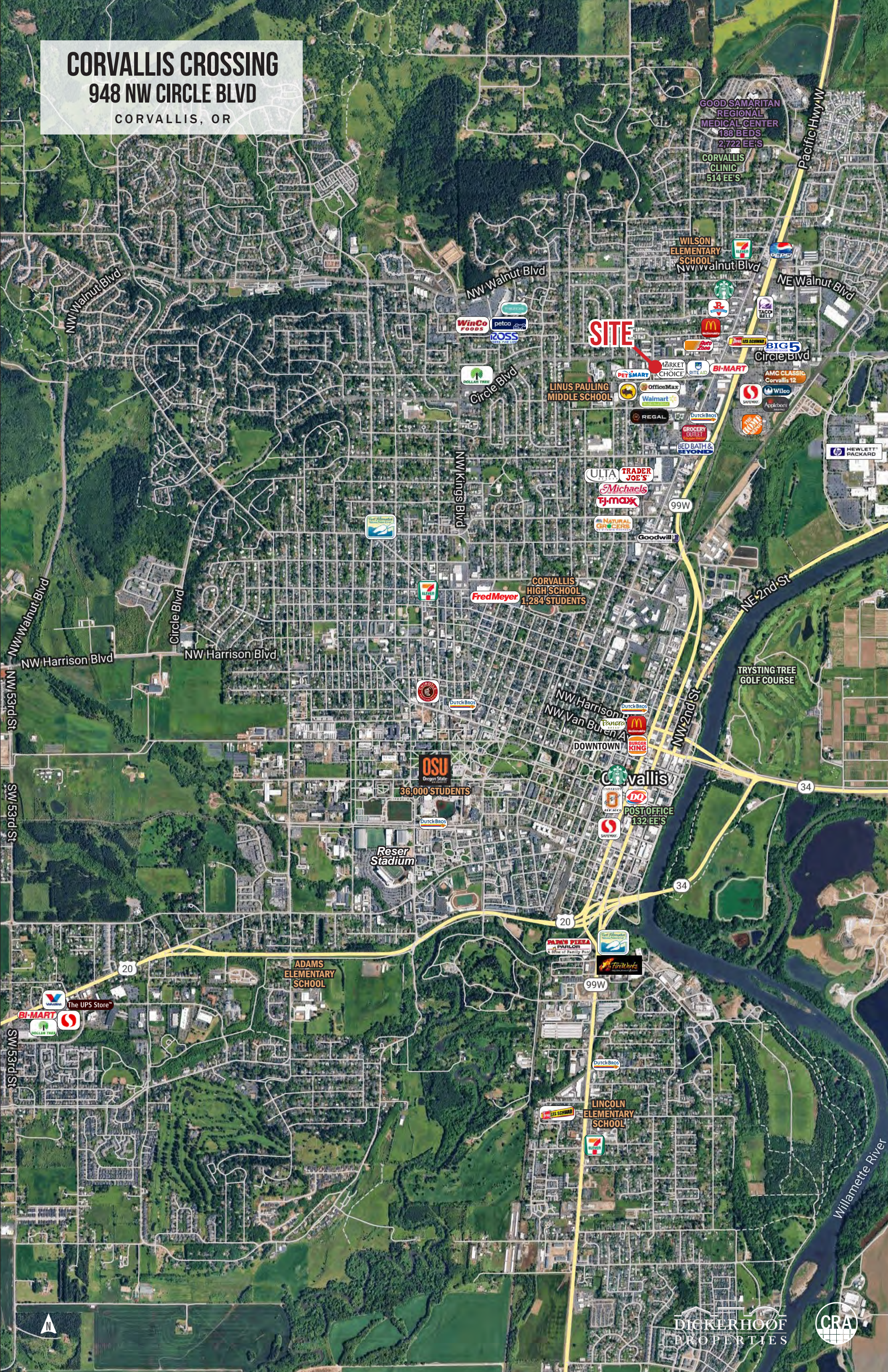
COMMERCIAL  
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**CORVALLIS CROSSING**  
**948 NW CIRCLE BLVD**  
CORVALLIS, OR

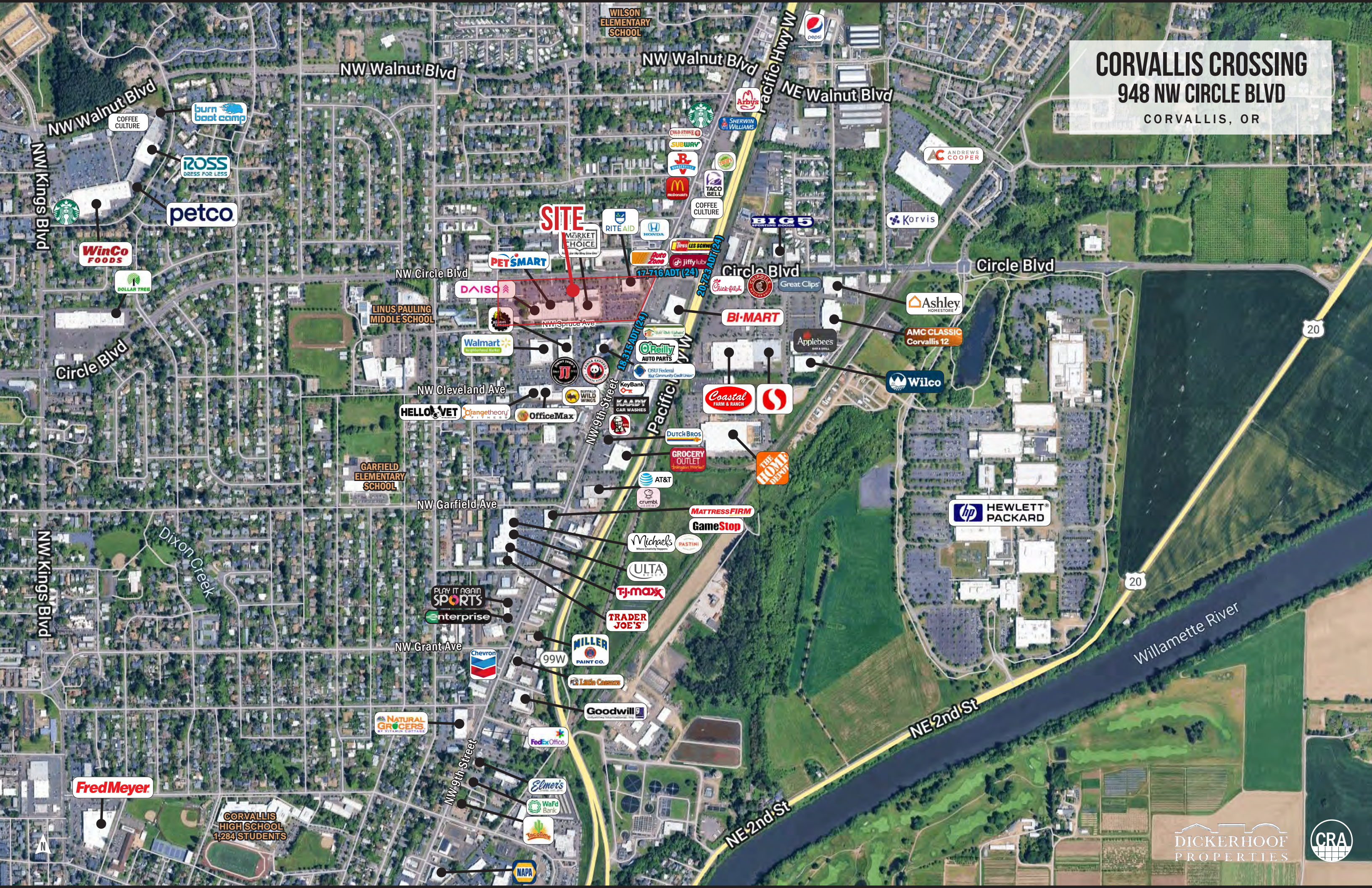




# CORVALLIS CROSSING

## 948 NW CIRCLE BLVD

CORVALLIS, OR



**SITE**

CORVALLIS HIGH SCHOOL  
1,284 STUDENTS

DICKERHOOF  
PROPERTIES





**CORVALLIS CROSSING**  
948 NW CIRCLE BLVD  
CORVALLIS, OR

**SITE**

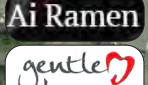
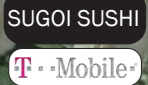


17,716 ADT (24)



18,315 ADT (24)

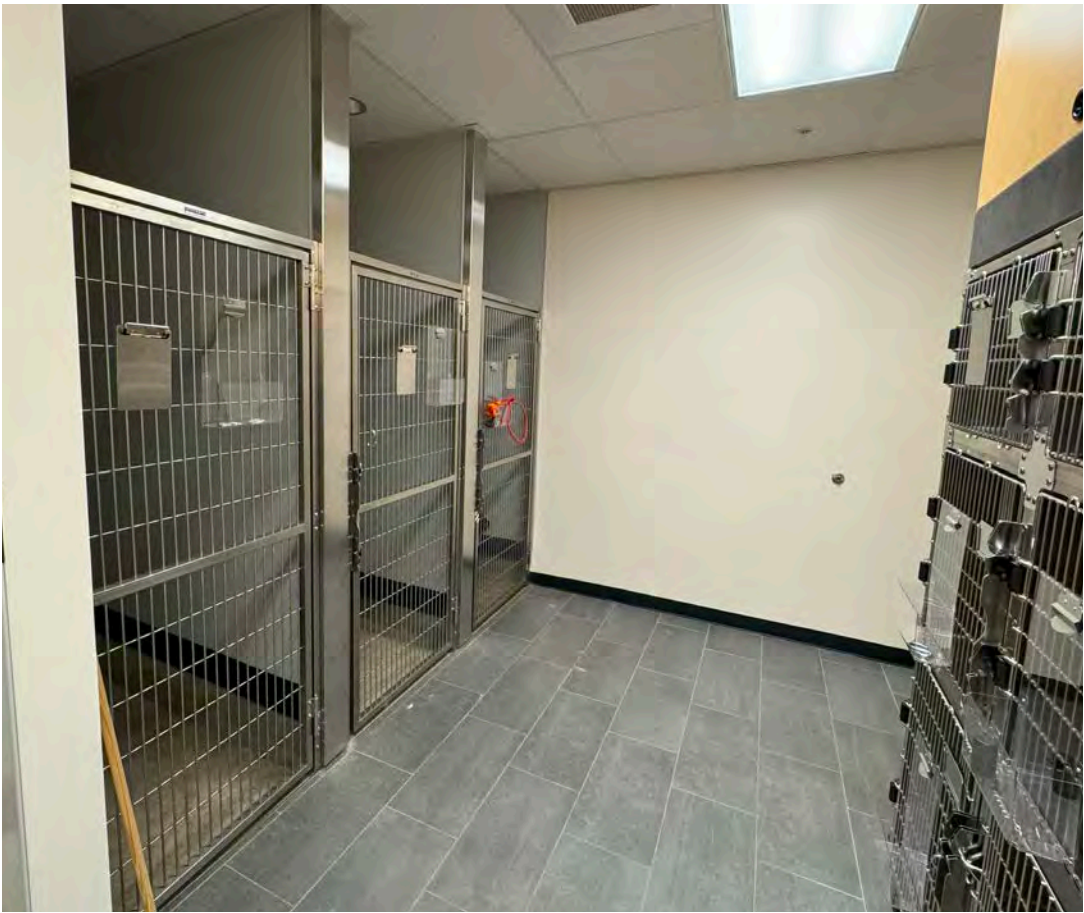
20,723 ADT (24)



**AMC CLASS**  
Corvallis 12









SITE PLAN

CORVALLIS CROSSING  
948 NW CIRCLE BLVD  
CORVALLIS, OR



CIRCLE BLVD  
17,136 ADT (2020)



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**CORVALLIS CROSSING**  
**948 NW CIRCLE BLVD**  
**CORVALLIS, OR**



# CORVALLIS CROSSING

## 948 NW CIRCLE BLVD

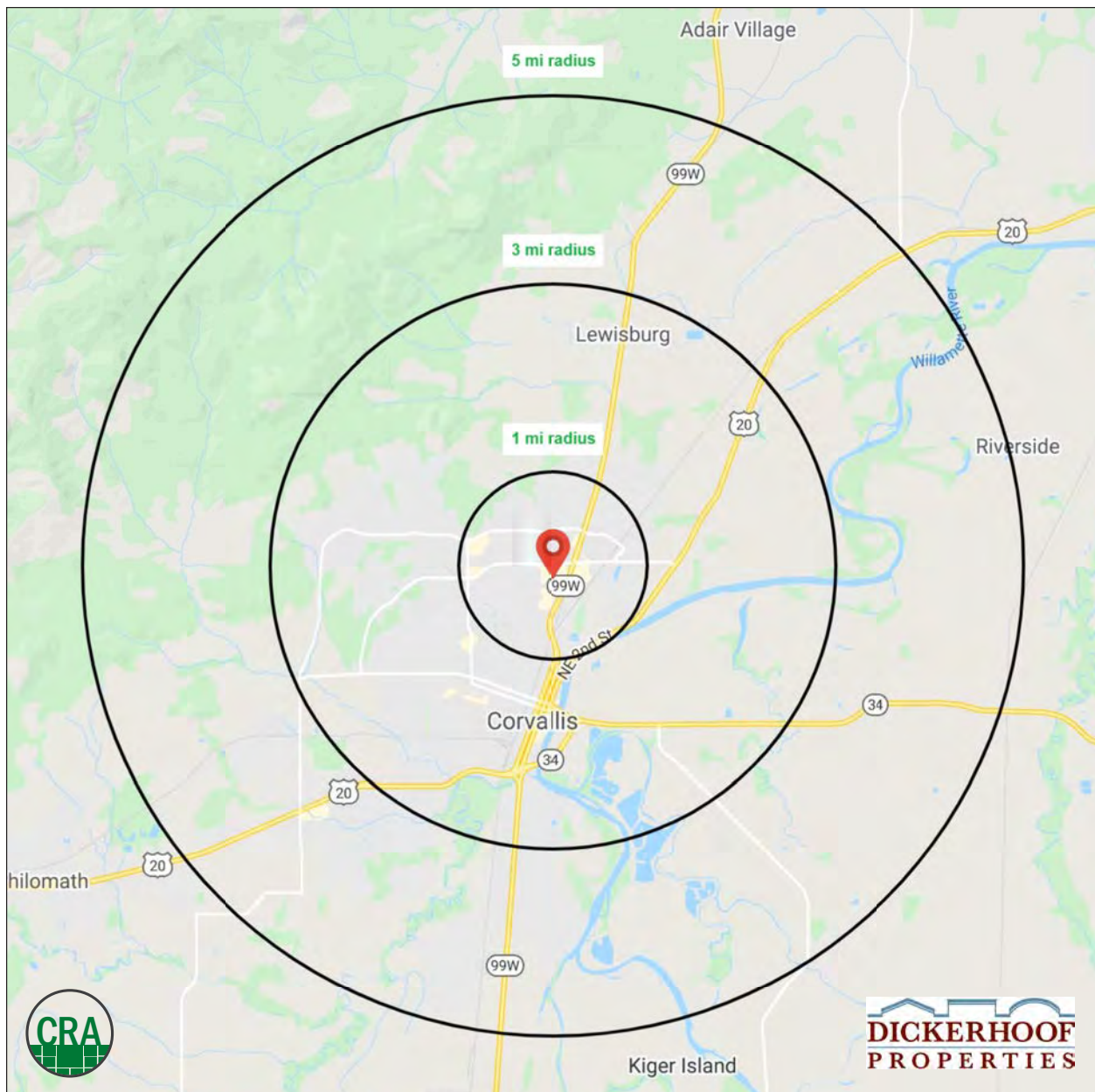
CORVALLIS, OR

### 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 Corvallis, OR 97330	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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