

PRIME CLASS A RETAIL PAD - CORVALLIS, OR

350 NE CIRCLE BLVD, CORVALLIS, OR 97330



PROPERTY HIGHLIGHTS

- High profile Class A retail pad available for lease
- Up to 7,500 SF building and a potential drive-thru
- High traffic corridor, strong daytime population with easy access to Hwy 99
- Existing building (former McGrath's) is +/- 6,255 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 POPULATION	10,416	50,110	67,523
2020 AVG. H.H. INCOME	\$60,266	\$71,086	\$78,267
2020 DAYTIME POPULATION	9,330	41,213	44,799

SURROUNDING RETAILERS



CONTACT



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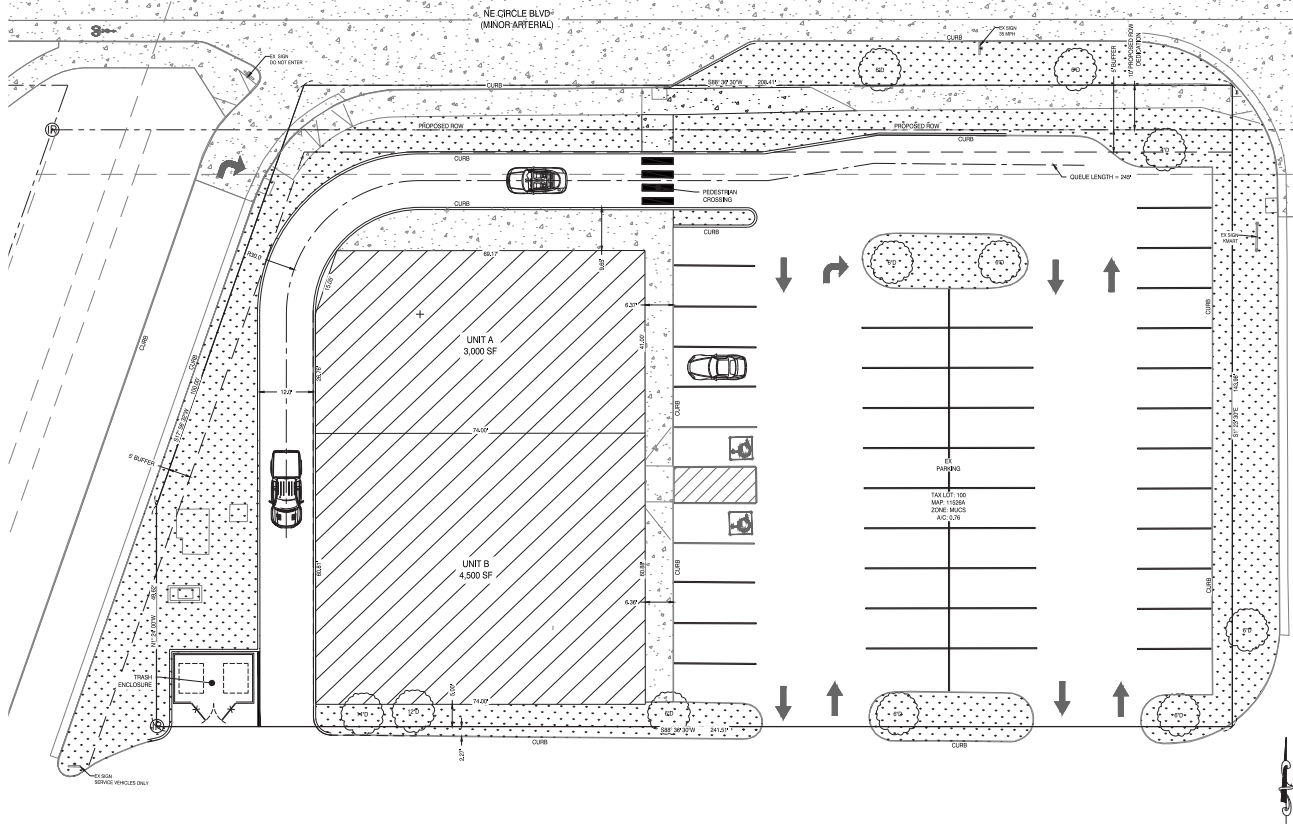


HSM PACIFIC REALTY, INC.
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PORTLAND, OR 97239
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SITE PLAN



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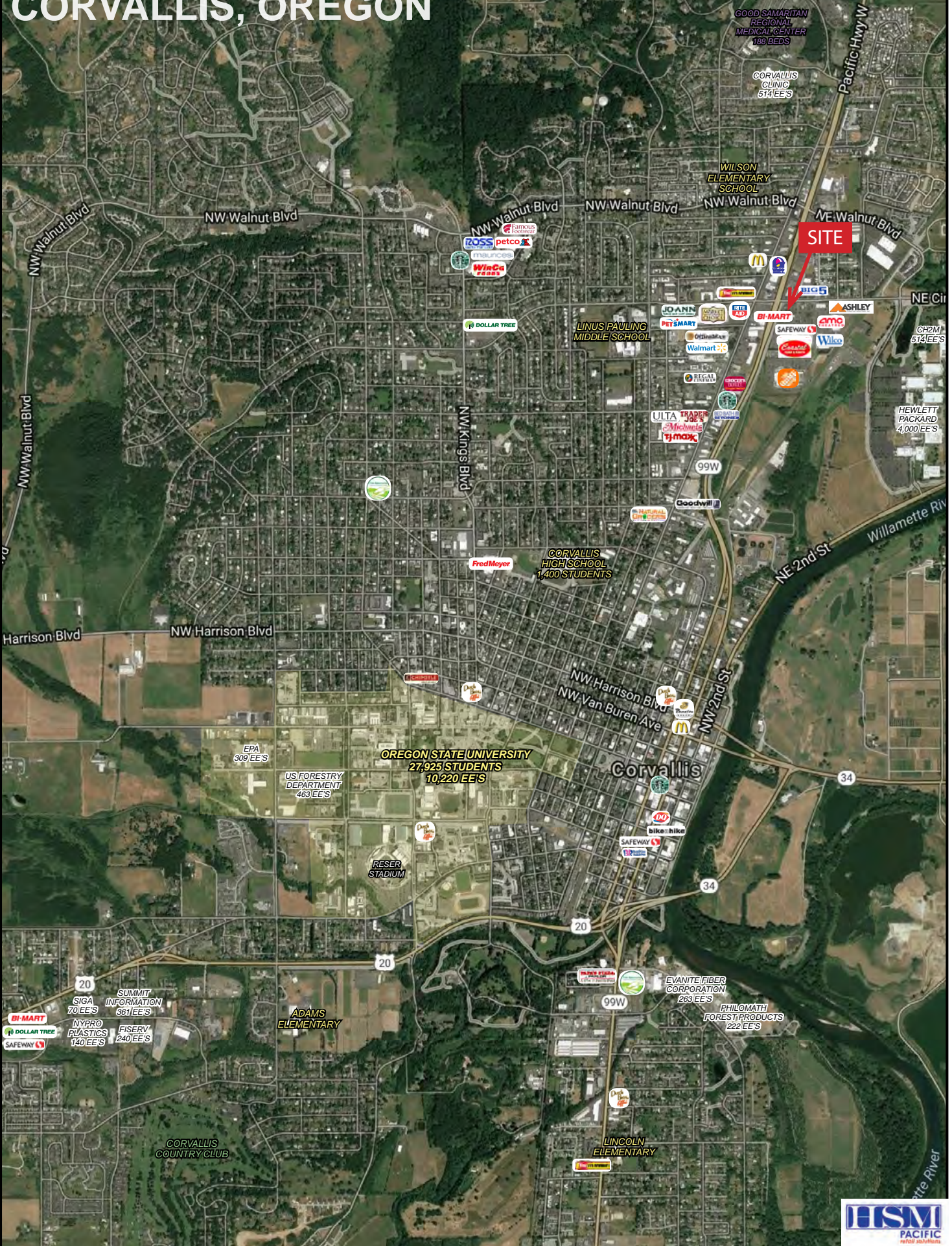


CHAINLINKS
RETAIL ADVISORS

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CORVALLIS, OREGON



FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.5884/-123.2526

RF1

350 NE Circle Blvd

Corvallis, OR 97330

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	10,484	50,640	68,208
	2024 Projected Population	10,942	52,677	71,085
	2010 Census Population	9,614	46,328	62,805
	2000 Census Population	9,773	44,676	57,499
	Projected Annual Growth 2019 to 2024	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	0.4%	0.7%	1.0%
HOUSEHOLDS	2019 Estimated Households	4,712	20,852	28,096
	2024 Projected Households	4,914	21,707	29,261
	2010 Census Households	4,269	18,855	25,576
	2000 Census Households	4,155	17,672	22,761
	Projected Annual Growth 2019 to 2024	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	0.7%	0.9%	1.2%
AGE	2019 Est. Population Under 10 Years	9.4%	7.0%	7.9%
	2019 Est. Population 10 to 19 Years	10.4%	15.2%	13.9%
	2019 Est. Population 20 to 29 Years	25.1%	31.1%	28.2%
	2019 Est. Population 30 to 44 Years	17.6%	14.4%	15.5%
	2019 Est. Population 45 to 59 Years	13.9%	12.5%	13.5%
	2019 Est. Population 60 to 74 Years	14.1%	13.2%	14.1%
	2019 Est. Population 75 Years or Over	9.5%	6.6%	6.7%
	2019 Est. Median Age	33.8	31.6	33.0
MARITAL STATUS & GENDER	2019 Est. Male Population	49.1%	50.6%	50.2%
	2019 Est. Female Population	50.9%	49.4%	49.8%
	2019 Est. Never Married	38.1%	53.3%	48.3%
	2019 Est. Now Married	40.3%	32.7%	37.6%
	2019 Est. Separated or Divorced	18.2%	11.9%	11.8%
	2019 Est. Widowed	3.4%	2.1%	2.2%
INCOME	2019 Est. HH Income \$200,000 or More	2.2%	6.4%	7.2%
	2019 Est. HH Income \$150,000 to \$199,999	5.0%	6.6%	7.3%
	2019 Est. HH Income \$100,000 to \$149,999	12.5%	13.3%	14.0%
	2019 Est. HH Income \$75,000 to \$99,999	14.0%	12.6%	13.2%
	2019 Est. HH Income \$50,000 to \$74,999	16.5%	13.4%	15.2%
	2019 Est. HH Income \$35,000 to \$49,999	14.4%	10.6%	10.7%
	2019 Est. HH Income \$25,000 to \$34,999	12.2%	9.3%	8.4%
	2019 Est. HH Income \$15,000 to \$24,999	13.3%	12.3%	10.9%
	2019 Est. HH Income Under \$15,000	9.9%	15.6%	13.1%
	2019 Est. Average Household Income	\$63,887	\$75,202	\$82,641
	2019 Est. Median Household Income	\$53,355	\$61,159	\$66,514
	2019 Est. Per Capita Income	\$28,870	\$31,923	\$34,767
2019 Est. Total Businesses	661	2,883	3,279	
2019 Est. Total Employees	9,330	41,213	44,799	

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RACE	2019 Est. White	77.3%	80.1%	81.1%
	2019 Est. Black	2.1%	1.8%	1.7%
	2019 Est. Asian or Pacific Islander	8.0%	10.2%	9.3%
	2019 Est. American Indian or Alaska Native	1.0%	0.7%	0.7%
	2019 Est. Other Races	11.5%	7.2%	7.2%
HISPANIC	2019 Est. Hispanic Population	1,606	4,115	5,526
	2019 Est. Hispanic Population	15.3%	8.1%	8.1%
	2024 Proj. Hispanic Population	15.2%	8.1%	8.1%
	2010 Hispanic Population	13.3%	7.0%	6.9%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	7,001	28,964	41,077
	2019 Est. Elementary (Grade Level 0 to 8)	2.4%	1.2%	1.1%
	2019 Est. Some High School (Grade Level 9 to 11)	3.6%	2.7%	2.5%
	2019 Est. High School Graduate	15.5%	11.6%	11.5%
	2019 Est. Some College	23.3%	18.1%	17.6%
	2019 Est. Associate Degree Only	9.4%	8.1%	7.7%
	2019 Est. Bachelor Degree Only	25.5%	29.6%	30.9%
	2019 Est. Graduate Degree	20.3%	28.7%	28.6%
HOUSING	2019 Est. Total Housing Units	4,831	21,332	28,783
	2019 Est. Owner-Occupied	40.9%	40.7%	46.0%
	2019 Est. Renter-Occupied	56.7%	57.0%	51.6%
	2019 Est. Vacant Housing	2.5%	2.3%	2.4%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	5.0%	5.1%	4.7%
	2019 Homes Built 2000 to 2009	5.4%	7.5%	11.5%
	2019 Homes Built 1990 to 1999	16.1%	13.1%	14.8%
	2019 Homes Built 1980 to 1989	9.5%	8.9%	8.2%
	2019 Homes Built 1970 to 1979	30.2%	25.2%	24.7%
	2019 Homes Built 1960 to 1969	17.4%	12.3%	10.8%
	2019 Homes Built 1950 to 1959	7.7%	9.4%	8.3%
	2019 Homes Built Before 1949	6.3%	16.3%	14.7%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.8%	0.8%	0.9%
	2019 Home Value \$500,000 to \$999,999	3.2%	8.9%	12.0%
	2019 Home Value \$400,000 to \$499,999	3.9%	13.1%	14.6%
	2019 Home Value \$300,000 to \$399,999	15.7%	27.2%	26.5%
	2019 Home Value \$200,000 to \$299,999	49.7%	36.8%	34.5%
	2019 Home Value \$150,000 to \$199,999	9.2%	7.5%	7.7%
	2019 Home Value \$100,000 to \$149,999	1.8%	1.0%	1.3%
	2019 Home Value \$50,000 to \$99,999	6.9%	2.3%	2.0%
	2019 Home Value \$25,000 to \$49,999	6.2%	3.8%	3.0%
	2019 Home Value Under \$25,000	9.2%	5.1%	4.7%
	2019 Median Home Value	\$234,662	\$299,838	\$314,656
	2019 Median Rent	\$928	\$930	\$947

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LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	8,914	44,940	59,621
	2019 Est. Civilian Employed	59.0%	55.5%	57.3%
	2019 Est. Civilian Unemployed	1.7%	1.8%	1.7%
	2019 Est. in Armed Forces	0.2%	-	-
	2019 Est. not in Labor Force	39.2%	42.6%	40.9%
	2019 Labor Force Males	48.9%	50.8%	50.3%
	2019 Labor Force Females	51.1%	49.2%	49.7%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	5,256	24,943	34,164
	2019 Mgmt, Business, & Financial Operations	11.8%	14.3%	15.0%
	2019 Professional, Related	35.0%	37.4%	37.6%
	2019 Service	18.8%	17.2%	16.4%
	2019 Sales, Office	21.6%	20.9%	19.8%
	2019 Farming, Fishing, Forestry	1.1%	0.8%	1.0%
	2019 Construction, Extraction, Maintenance	3.0%	2.5%	2.6%
	2019 Production, Transport, Material Moving	8.7%	6.9%	7.6%
	2019 White Collar Workers	68.3%	72.6%	72.4%
	2019 Blue Collar Workers	31.7%	27.4%	27.6%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	67.4%	57.3%	60.5%
	2019 Drive to Work in Carpool	10.0%	8.2%	8.7%
	2019 Travel to Work by Public Transportation	5.5%	4.0%	3.8%
	2019 Drive to Work on Motorcycle	0.3%	0.5%	0.5%
	2019 Walk or Bicycle to Work	12.1%	20.4%	17.3%
	2019 Other Means	-	-	-
	2019 Work at Home	4.7%	9.6%	9.1%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	58.9%	54.1%	51.9%
	2019 Travel to Work in 15 to 29 Minutes	32.6%	31.0%	34.6%
	2019 Travel to Work in 30 to 59 Minutes	6.8%	8.2%	8.8%
	2019 Travel to Work in 60 Minutes or More	2.0%	3.7%	4.0%
	2019 Average Travel Time to Work	13.3	13.1	13.8
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$242.42 M	\$1.18 B	\$1.71 B
	2019 Est. Apparel	\$8.45 M	\$41.79 M	\$60.38 M
	2019 Est. Contributions, Gifts	\$13.22 M	\$67.6 M	\$98.35 M
	2019 Est. Education, Reading	\$7.26 M	\$39.07 M	\$56.44 M
	2019 Est. Entertainment	\$13.35 M	\$66.33 M	\$96.31 M
	2019 Est. Food, Beverages, Tobacco	\$37.75 M	\$182.15 M	\$262.26 M
	2019 Est. Furnishings, Equipment	\$8.33 M	\$41.24 M	\$59.87 M
	2019 Est. Health Care, Insurance	\$22.43 M	\$107.37 M	\$155.25 M
	2019 Est. Household Operations, Shelter, Utilities	\$79.72 M	\$386.83 M	\$556.54 M
	2019 Est. Miscellaneous Expenses	\$4.55 M	\$22.25 M	\$32.2 M
	2019 Est. Personal Care	\$3.26 M	\$15.9 M	\$22.95 M
	2019 Est. Transportation	\$44.1 M	\$213.64 M	\$309.61 M

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