

Marcus & Millichap  
THE BROWN GROUP  
Retail | Industrial | Capital Markets



Ideal Option

FactoryWiz

# 9TH ST RETAIL STRIP

1318 Northwest 9th Street, Corvallis, OR 97330

VALUE-ADD OR OWNER/USER RETAIL AND OFFICE STRIP W/ IN-PLACE  
INCOME LOCATED ON HIGH TRAFFIC NW 9TH STREET (28,000+ VPD) IN  
RAPIDLY GROWING CORVALLIS, OR



# The Offering

1318 NORTHWEST 9TH STREET, CORVALLIS, OR 97330

**\$1,600,000**

PRICE

**\$207**

PRICE/SF

**11.66%**

PRO FORMA CAP RATE

**7,721 SF**

GLA

**0.47 Acres**

LOT SIZE

**3**

# SUITES

**1998**

YEAR BUILT

# The Highlights



## OWNER/USER OR VALUE-ADD | 11.66% CAP RATE

The property features a 7,721 SF building that is currently 56% occupied, with two leased suites and one vacant suite. The vacant suite is 3,411 SF (44% of the GLA) and is located in the property's prime location, on the endcap with direct visibility to 9th Street. The vacant suite provides an owner/user with the opportunity to immediately occupy that space and collect income from the remaining tenants or provides a near-term value-add opportunity for an investor to purchase the property and lease the space at market rent (+/- \$22/SF + NNN). With leasing the vacant suite at market rents and converting the other tenants to full NNN leases, an investor has the opportunity to increase their return to over an 11.6% cap rate.



## MINUTES FROM OREGON STATE UNIVERSITY (OSU)

Oregon State University (OSU) is Oregon's largest university for the 12th year in a row. OSU now currently hosts in excess of 38,000 students annually and offers undergraduate, masters, specialists, and doctoral degrees. They are ranked the #1 college town on the West Coast, #1 most innovative university in the Pacific Northwest, and are 1 of 3 land, sea, space and sun grant universities in the US. OSU supports consistent year-round economic activity and demand for service-oriented retail.



## STRONG RETAIL TRADE AREA

The property benefits from being located within the primary retail corridor in Corvallis and surrounded by numerous grocers and national and regional retailers, including Natural Grocers, Trader Joes, Safeway, Fred Meyer, Grocery Outlet, Walmart, Goodwill, TJ Maxx, Michaels, Starbucks and more, driving consistent consumer traffic and exposure for the property.



## HIGH BARRIER-TO-ENTRY MARKET WITH 2.6% VACANCY RATE

Retail vacancy rates in Corvallis are currently 2.6% with 13% rent growth over the past five years, per CoStar. With no new retail development under construction and no new supply delivered in the past three years, the development lull creates an incredibly high barrier-to-entry as demand for space remains high with steady population growth.



## PRICE SIGNIFICANTLY BELOW REPLACEMENT COST

Offered at \$207/SF, the property presents a basis significantly below current replacement cost, providing investors with a cost advantage relative to new construction.



## HIGH-TRAFFIC, HIGH-VISIBILITY LOCATION (28,000+ VPD)

The property is located directly on NW 9th Street, with visibility to over 28,000 VPD and benefits from pylon signage and easy ingress/egress from both traffic directions.



## HIGH-GROWTH POPULATION MARKET

The Property is located in the dense and rapidly growing Corvallis market and benefits from a population of over 75,000 residents within a 5-mile radius. Since 2020 the population has grown nearly 8% within a 5-mile radius and over 20% within a 1-mile radius.



## FLEXIBLE COMMERCIAL MIXED-USE 2 ZONING

The property is zoned Commercial Mixed-Use 2 (CMU-2), permitting a broad range of commercial, retail, office, light industrial and civic uses — providing strong operational flexibility. The zoning additionally allows building up to 75 feet, allowing for long-term redevelopment potential.

**CIRCLE 9 SHOPPING CENTER**

- Hallmark
- DAISO
- PET SMART
- SPRINT

**DOLLAR TREE**

**AutoZone**

**Tires LES SCHWAB**

- Chick-fil-A
- CHIPOTLE MEXICAN GRILL
- Coastal FARM & RANCH
- SAFeway

**CVS pharmacy**

- BUFFALO WILD WINGS
- PANDA EXPRESS CHINESE KITCHEN
- Planet Fitness
- Walmart

**BI-MART**

- AMC CLASSIC
- Applebees GRILL + BAR
- Pizza Hut
- Wilco

**CORVALLIS MARKET CENTER**

- Michaels
- MUD BAY
- TJ-maxx
- TRADER JOE'S
- ULTA BEAUTY
- Chevron

**O'Reilly AUTO PARTS**

**THE HOME DEPOT**

**GROCERY OUTLET**

- cricket wireless
- Curves
- Little Caesars
- WINGSTON

**9TH STREET RETAIL STRIP**

**NW Grant Ave**  
3,900+ VPD

**Dominos**

**FedEx Office**

**GOODWILL INDUSTRIES**

**KING'S BOULEVARD SHOPPING CENTER**

- ANYTIME FITNESS
- HK Asian Market
- RICE'S PHARMACY

**NATURAL GROCERS**

**Fred Meyer**

**Corvallis High School**

**NAPA**

**Starbucks**

**7 ELEVEN**

**NW 9th St**  
28,000 VPD+

**FIVE GUYS**  
BURGERS and FRIES

**Hwy 99/Pacific Hwy S**  
20,800+ VPD



# Tenant Summary

AS OF JUL 2026

Tenant Name	Suite	SF	%Bldg Share	Lease From	Lease To	Rent/SF	Rent/Mo	Rent/Year	Lease Type	Expense Reimb.	Options
Vacant	A	3,411	44.2%	-	-	-	-	-	-	-	-
Ideal Option	B	2,560	33.2%	3/1/23	2/28/27	\$27.02	\$5,765	\$69,180	NNN	\$15,203	1, 1-Year
Factory Wiz	C	1,750	22.7%	5/1/19	4/30/27	\$22.88	\$3,336	\$40,032	MG	\$4,084	None
<b>Total</b>		<b>7,721</b>				<b>\$24.95</b>	<b>\$9,101</b>	<b>\$109,212</b>		<b>\$19,287</b>	

# Operating Statement

Income	Year 1	Per SF	Notes
<b>Scheduled Base Rental Income</b>	\$109,904	\$14.23	
<b>Expense Reimbursement Income</b>			
<b>CAM</b>	\$11,290	\$1.46	[1]
<b>Insurance</b>	\$1,568	\$0.20	[1]
<b>Real Estate Taxes</b>	\$6,430	\$0.83	[1]
<b>Total Reimbursement Income</b>	\$19,287	38.2%	\$2.50
<b>Potential Gross Revenue</b>	\$129,191	\$16.73	
<b>General Vacancy</b>	\$0	0.0%	\$0.00 [2]
<b>Effective Gross Revenue</b>	\$129,191	\$16.73	

Operating Expenses	Year 1	Per SF	Notes
<b>Common Area Maintenance</b>			
<b>Utilities</b>	\$16,143	\$2.09	[3]
<b>Repair &amp; Maintenance</b>	\$7,197	\$0.93	[3]
<b>Insurance</b>	\$2,850	\$0.37	[4]
<b>Real Estate Taxes</b>	\$19,193	\$2.49	[5]
<b>Management Fee</b>	\$5,168	4.0%	\$0.67 [6]
<b>Total Expenses</b>	\$50,551	\$6.55	
<b>Expenses as % of EGR</b>	39.1%		
<b>Net Operating Income</b>	<b>\$78,640</b>	<b>\$10.19</b>	

Notes
<b>[1]</b> Ideal Options operates on a NNN Lease. Factory Wiz reimburses for Utilities and Insurance.
<b>[2]</b> No Vacancy Factor as property is currently 55.8% occupied.
<b>[3]</b> Per Property Manager's 2025 P&L.
<b>[4]</b> Per Seller's insurance agent.
<b>[5]</b> July 2025 - June 2026 Property Taxes per Benton County Assessor.
<b>[6]</b> Management Fee of 4% of EGI.



Forks & Corks  
CATERING

CORKS & FORKS

1000  
718

# Tenant **Overview**



## **IDEAL OPTION**

Founded in 2017, Ideal Option was created with the vision to provide accessible, high-quality healthcare to individuals facing addiction and behavioral health challenges. The company began with a mission to bridge the gap in healthcare by offering telehealth services that could be accessed from anywhere, ensuring that patients receive the care they need without the barriers of location or traditional healthcare settings.

Specializing in addiction treatment, behavioral health, and urgent care, Ideal Option provides virtual consultations with licensed healthcare providers. Their platform allows for easy scheduling, virtual check-ins, and tailored treatment plans, all designed to meet the unique needs of each patient.

Ideal Option's approach emphasizes compassionate, personalized care, helping patients achieve long-term positive outcomes and making healthcare more approachable, efficient, and accessible.

<https://iocheckin.ideoption.com/>



## **FACTORY WIZ**

FactoryWiz, founded with a focus on improving manufacturing efficiency, offers an advanced suite of solutions designed to help companies optimize their production processes. The company specializes in providing manufacturing management software that enables real-time monitoring, data collection, and operational insights to enhance productivity and reduce costs.

With its easy-to-use platform, FactoryWiz allows manufacturers to track machine performance, monitor downtime, and access real-time data for better decision-making. Their software integrates seamlessly with existing systems, offering customizable dashboards and detailed reporting tools that give companies a deeper understanding of their operations.

By leveraging FactoryWiz's technology, businesses can ensure smoother workflows, increased efficiency, and improved overall performance, making it a go-to solution for modern manufacturers looking to stay competitive in a fast-evolving industry.

<https://www.factorywiz.com/>



# Corvallis, OR

Corvallis, a central commercial destination in Oregon's Willamette Valley, is located 1.2 miles north of the Oregon State University campus. The city benefits from excellent accessibility via Northwest 9th Street, providing direct connectivity to U.S. Route 20 and Oregon Route 34. The immediate neighborhood features a highly bikeable environment and a dense concentration of national retailers, serving a robust local population of over 75,000 residents.

## ECONOMY

- The local economy is anchored by the Good Samaritan Regional Medical Center, providing a resilient consumer base and driving sustained foot traffic for complementary businesses.
- Recent public investments include a \$558 million biennial city budget allocated toward local infrastructure, parks, and sustainable community development initiatives.
- Oregon State University acts as a massive economic engine for the market. With an enrollment of 38,000 students, alongside faculty and staff, the university drives significant housing demand and retail consumption throughout the area.



## OREGON STATE UNIVERSITY

Located 1.2 miles away with direct bus transit, OSU enrolls 38,000 students. It provides economic stability and a captive audience.



## GOOD SAMARITAN REGIONAL

Located 1.8 miles north near US-20, this Level II trauma center is a major employment hub driving steady consumer traffic.



## DEMOGRAPHICS & INCOME

Corvallis has 75,000 residents within a 5-mile radius, a \$95,198 average income, and a \$558M public budget. The site boasts a 70 Bike Score.



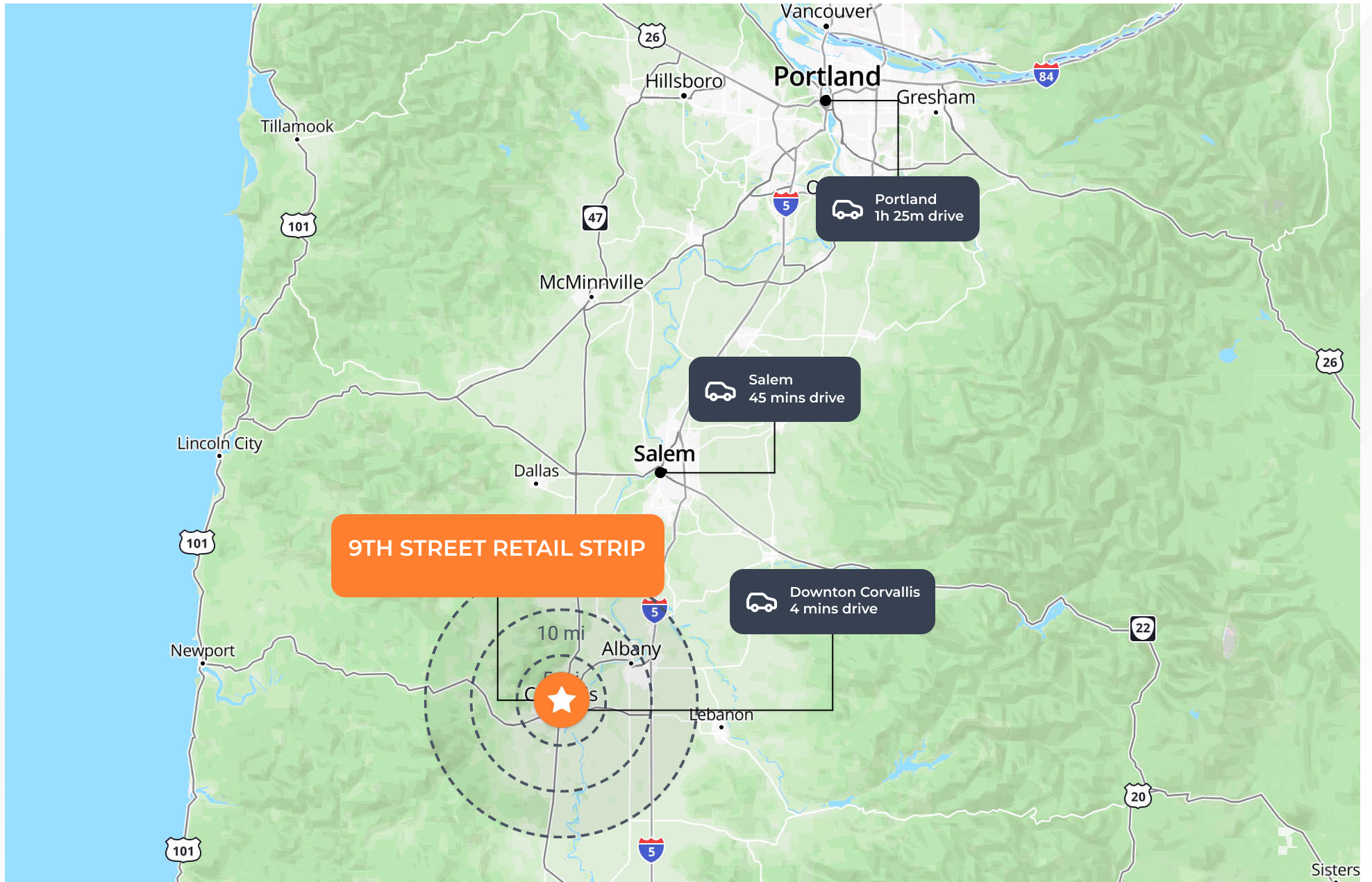
FedEx Office  
FedEx

1318

RESERVED FOR FACTORYWHL  
RESERVED FOR FACTORYWHL  
RESERVED FOR FACTORYWHL

Handicap symbol

# Travel Time Map



# Major Employers



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
Oregon State University	Education	11,000	2.0 mi
Samaritan Health Services	Healthcare	7,000	2.2 mi
Good Samaritan Medical Center	Healthcare	2,700	2.2 mi
Hewlett-Packard (HP) Inc.	Technology	2,000	1.7 mi
Benton County	Government	1,000	4.3 mi
Corvallis School District	Education	900	1.1 mi
Thermo Fisher Scientific	Biotechnology	500	40.3 mi
Linn-Benton Community College	Education	500	0.7 mi
Jacobs	Engineering	500	2.0 mi
NuScale Power	Energy	500	2.0 mi

## Disclaimer

### MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF COMMERCIAL PROPERTY AS FOLLOWS

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a commercial property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a commercial property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any commercial property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

### ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

Please consult your Marcus & Millichap agent for more details.

### SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

### COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

# 9TH STREET RETAIL STRIP

1318 Northwest 9th Street, Corvallis, OR 97330

## LISTING AGENTS

### Clayton J. Brown

Senior Managing Director Investments  
206.826.5787 D  
clayton.brown@marcusmillichap.com

### Luke Holsinger

Associate Investments  
206.826.5821 D  
luke.holsinger@marcusmillichap.com

### Dylan Wolf

Director Investments  
206.826.5728 D  
dylan.wolf@marcusmillichap.com

### Andrew Hanson

Associate Investments  
541.690.4315 D  
andrew.hanson@marcusmillichap.com

### Luke Pallis

Associate Investments  
206.826.5817 D  
luke.pallis@marcusmillichap.com

### Matthew Hummel

Associate Investments  
208.536.0978 D  
matt.hummel@marcusmillichap.com

### Trevor Lane

Brokerage Coordinator  
206.826.5756 D  
trevor.lane@marcusmillichap.com

### Ruthanne Loar

Business Operations Manager  
206.493.2622 D  
Ruthanne.Loar@marcusmillichap.com

**Marcus & Millichap**  
THE BROWN GROUP  
Retail | Industrial | Capital Markets