



FOR SALE | WILLAMETTE WELLNESS CENTER

STABLE MULTI-TENANT INVESTMENT IN A VIBRANT COLLEGE TOWN



NEW PRICE: \$2,890,000

~~\$2,990,000~~ | 6735 SW COUNTRY CLUB DR | CORVALLIS, OR 97333

COMPASS
COMMERCIAL

REAL ESTATE SERVICES



WILLAMETTE WELLNESS CENTER

ESTABLISHED MULTI-TENANT INVESTMENT OPPORTUNITY

The **Willamette Wellness Center** offers investors the opportunity to acquire a stabilized, income-producing wellness and retail property located in the heart of Corvallis, Oregon. The 13,504-square-foot building sits on 1.39 acres along SW Country Club Drive, just off Highway 20, one of Corvallis’ primary commercial corridors with an average daily traffic count of 15,531 vehicles (2023). This location provides excellent visibility, convenient access, and strong exposure to both local and regional traffic.

The property serves as a thriving hub for health and fitness tenants, including [Fitness Over 50](#), [Thrive Physical Therapy](#), and [Grey Fox Golf](#). Together, these tenants create a synergistic mix that draws consistent daily traffic and complements nearby retail and medical users. The center benefits from strong in-place income, long-term leases, and minimal management requirements, making it an ideal turnkey investment for private or institutional buyers.

With its strategic Highway 20 frontage, efficient 3.9 per 1,000 SF parking ratio, and established tenancy, **the Willamette Wellness Center represents a stable, low-risk investment with dependable cash flow in one of Oregon’s most dynamic university markets.**

PROPERTY SUMMARY	Address	6735 SW Country Club Drive, Corvallis, OR 97333
	Building Size	13,504 SF
	Lot Size	1.39 AC (60,548 SF)
	Price	\$2,990,000 \$2,890,000
	Price Per SF (PPSF)	\$214.01
	Cap Rate	6.52%
	NOI	\$188,400
	Percent Leased	100%
	Year Built/Renovated	2001 / 2010
	Zoning	General Commercial (GC)
Parking	50 surface spaces plus 3 ADA stalls (3.9 per 1,000 SF)	

BUILDING HIGHLIGHTS



ESTABLISHED TENANTS

Fitness Over 50, Thrive PT, and Grey Fox Golf offer long-term stability



HIGHWAY 20 EXPOSURE

15,531 daily vehicles offer strong visibility and easy site access



LEASED INVESTMENT

100% leased with steady NOI and low oversight



PRIME CORVALLIS AREA

Close to OSU, downtown, and major community amenities



FLEXIBLE FLOOR PLAN

Multi-suite design ideal for fitness, medical, or retail users



AMPLE PARKING

3.9 spaces per 1,000 SF supports tenants and customer access



MODERN CONSTRUCTION

Updated finishes and efficient systems reduce maintenance



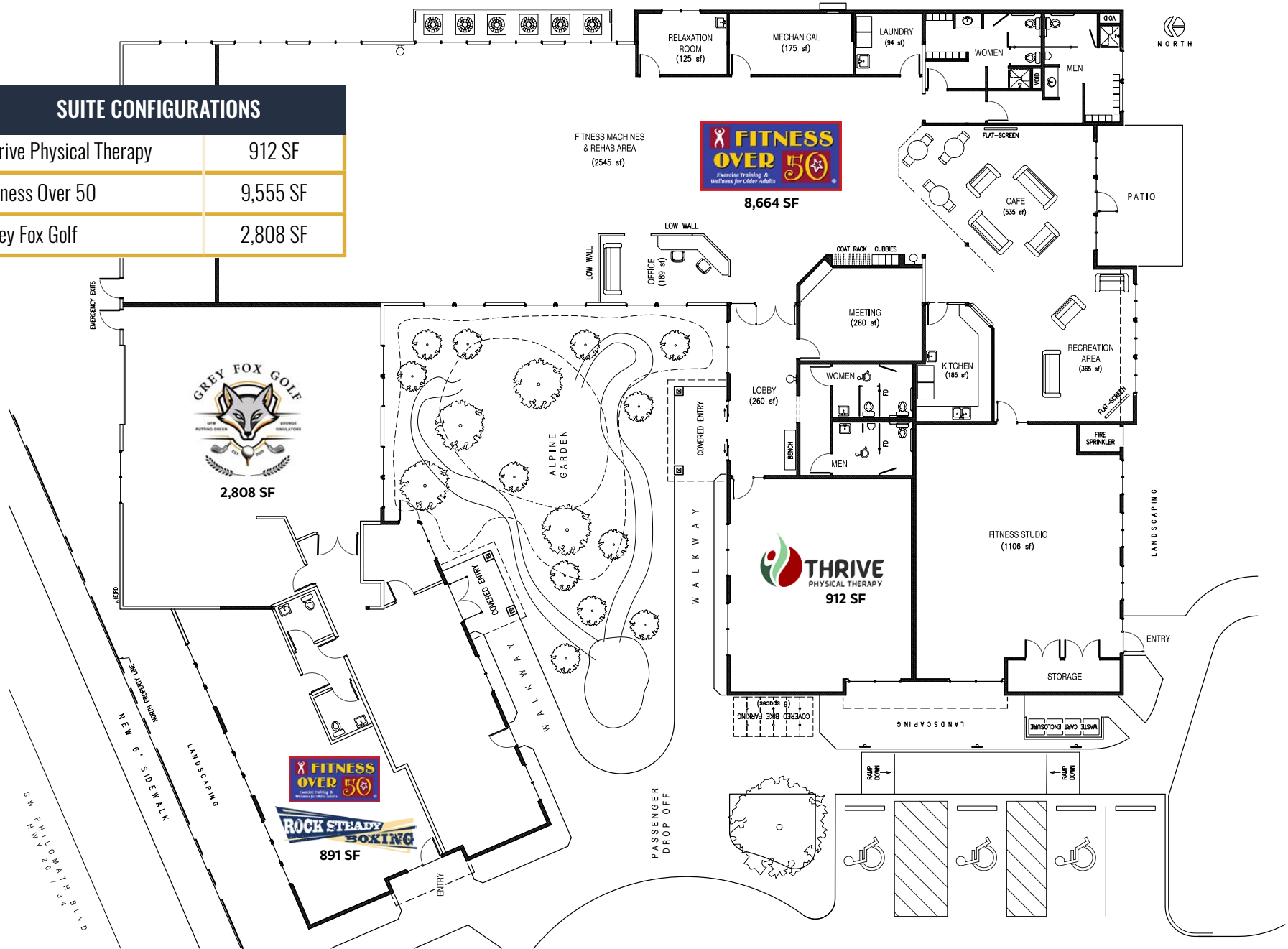
GROWING MARKET

Corvallis population and economy continue steady growth

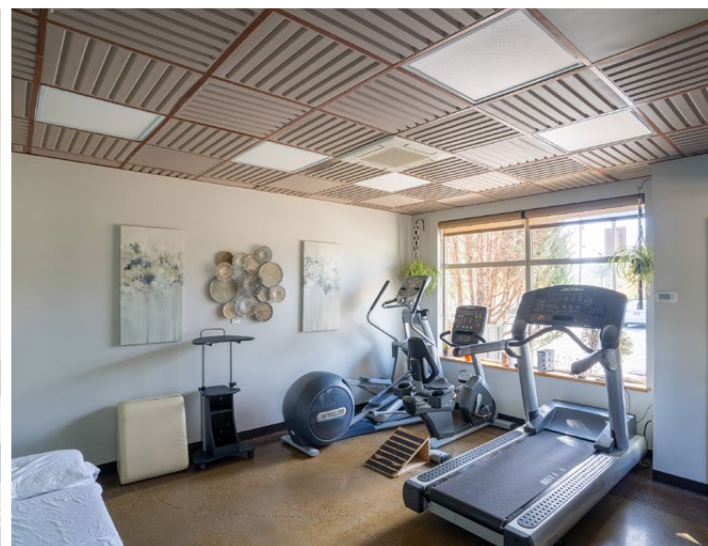


BUILDING FLOOR PLAN

SUITE CONFIGURATIONS	
Thrive Physical Therapy	912 SF
Fitness Over 50	9,555 SF
Grey Fox Golf	2,808 SF

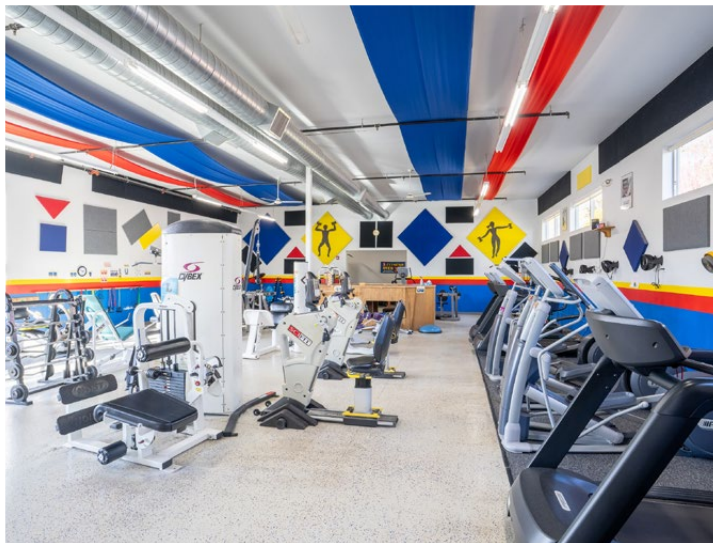


THRIVE PHYSICAL THERAPY



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FITNESS OVER 50

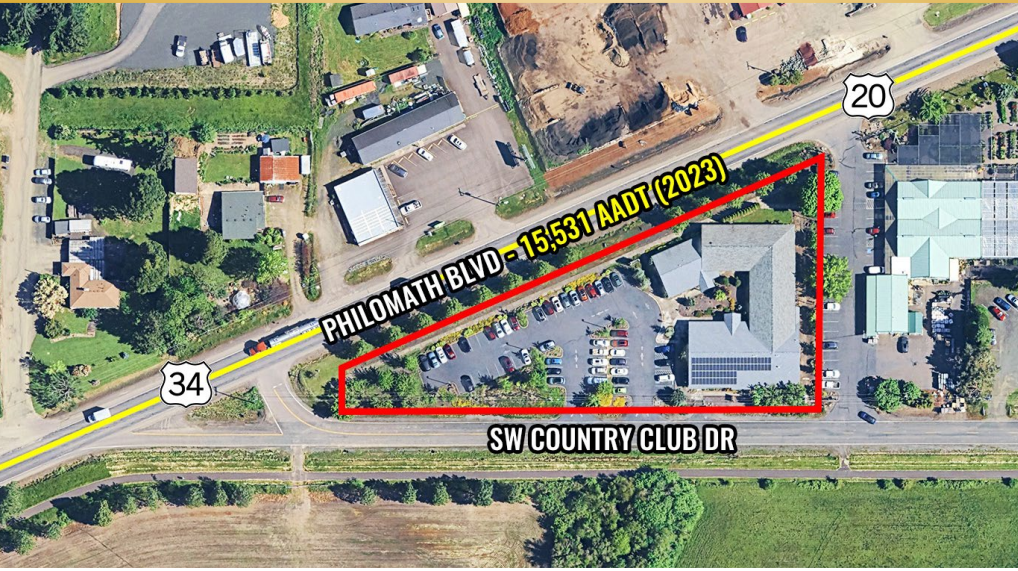


GREY FOX GOLF



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AERIAL MAP



CORVALLIS, OREGON

A STABLE UNIVERSITY MARKET

Located in the heart of Oregon's Willamette Valley, **Corvallis** is a thriving university community known for its innovation, stability, and exceptional quality of life. Home to **Oregon State University**, the city blends small-town character with the economic resilience of a major research hub.

With a **population of approximately 61,000 residents**, Corvallis serves as the economic and cultural center of Benton County. The city benefits from a highly educated workforce, a strong public sector, and a growing base of private employers in technology, healthcare, and advanced manufacturing.

Corvallis consistently ranks among the **best small cities in the United States** for livability, education, and sustainability. Its downtown core and surrounding neighborhoods offer a mix of local shops, restaurants, and recreational amenities, while nearby trails, rivers, and forests provide access to year-round outdoor activities.

Positioned along **Highway 20** and **Highway 99W**, Corvallis maintains excellent connectivity to **Eugene, Albany**, and **Salem**, as well as proximity to the **I-5 corridor**. The city's balanced economy, strong demographics, and high quality of life make it one of the most attractive secondary markets in Oregon for commercial investment.



**LIVABILITY / QUALITY-
OF-LIFE SCORE**

TOP 20%

of U.S. Cities - Areavibes
2025



**TOP COLLEGE TOWNS
IN THE U.S.**

5

American Institute for Economic Research
2014



**BEST COLLEGE TOWN
IN OREGON**

1


World Atlas
2025

CORVALLIS DEMOGRAPHICS

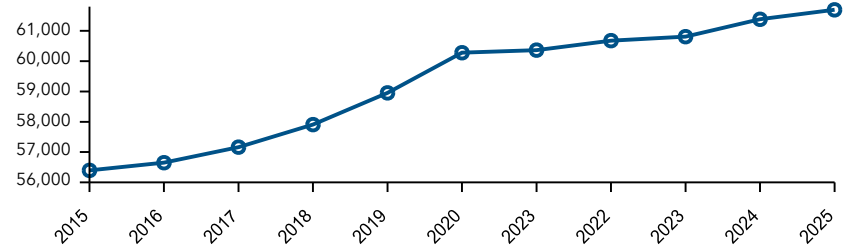
POPULATION


61,695
 2025 Total
 Population (Esri)


62,881
 2030 Total
 Population (Esri)


0.38%
 2025-2030 Growth
 Rate (Esri)


Historical Trends: Population





INCOME


\$66,660
 Median
 Household
 Income


\$41,473
 Per Capita
 Income


\$77,244
 Median Net Worth


\$520,456
 Median Home Value


42%
 Owner Occupied
 Housing Units (Esri) (%)



\$1,238
 Median Contract Rent


HOUSING STATS

EDUCATION


3%
 No High School
 Diploma


10%
 High School
 Graduate


24%
 Some College


63%
 Bachelor's/Grad/
 Prof Degree


BUSINESS



2,330
 Total Businesses


28,468
 Total Employees


5.5%
 Unemployment Rate

POPULATION BY GENERATION


8,981
 Baby Boomer Population (Born 1946 to 1964)


8,012
 Generation X Population (Born 1965 to 1980)


24,895
 Generation Z Population (Born 1999 to 2016)


13,645
 Millennial
 Population (Born
 1981 to 1998)



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2022, 2026. © 2022 Esri



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