



SIZE

166,873 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,558	50,122	71,593
Households	2,854	19,409	28,549
Median HH Income (\$)	87,315	63,757	67,247

MAJOR TENANT(S)

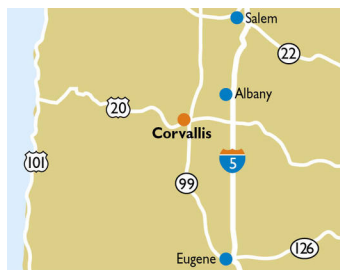
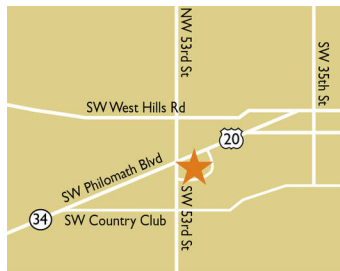
Safeway
 BI-MART
 Dollar Tree
 Starbucks
 Tea 4 U

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1555 SW 53rd Street | Corvallis, OR 97333

PROPERTY HIGHLIGHTS

- Neighborhood shopping center anchored by Safeway and Bi-Mart
- National tenants include Dollar Tree, Burger King, Subway, Starbucks, Tea 4 U, Great Clips and Edward Jones
- Located on Highway 20 - 3 minutes from the Oregon State University campus - over 33,193 students enrolled
- Population exceeds 50,100 within a three-mile trade area with an average household income over \$87,900
- The center is located on Philomath Blvd with over 15,400 VPD
- Two Pad Sites Available



SUNSET SHOPPING CENTER

1555 SW 53rd Street | Corvallis, OR 97333

SPACE	TENANT	SQ. FT.						
5000	Burger King	2,980 SF	5100	Safeway Fuel	3,920 SF	5262	AVAILABLE	2,127 SF
1555	BI-MART	31,250 SF	5020	Valvoline Instant Oil Change	1,270 SF	5208	Safeway	54,971 SF
1565	Phagan's Beauty Colleges	5,593 SF	5060	The UPS Store	1,500 SF	5216	Edward Jones	1,281 SF
1573	Tea 4 U	1,280 SF	5070	Treefort Children's Boutique	1,020 SF	5222	Dollar Tree	9,999 SF
1581	Weyerhaeuser NR Company	3,086 SF	5076	Great Clips	965 SF	5228	Mexico Lindo Restaurant	3,232 SF
1585	Uncle Sun	2,615 SF	5080	Subway	1,800 SF	5234	Samaritan Urgent Care Clinic	6,244 SF
1597	All-Family Vision Care	3,051 SF	5082	Starbucks	2,077 SF	5246	Adam's Washeteria	4,140 SF
			5090	Personal Touch Car Wash	12,221 SF	5256	Lulu & Fam's	1,493 SF
						TOTAL SQ. FT.		166,873

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

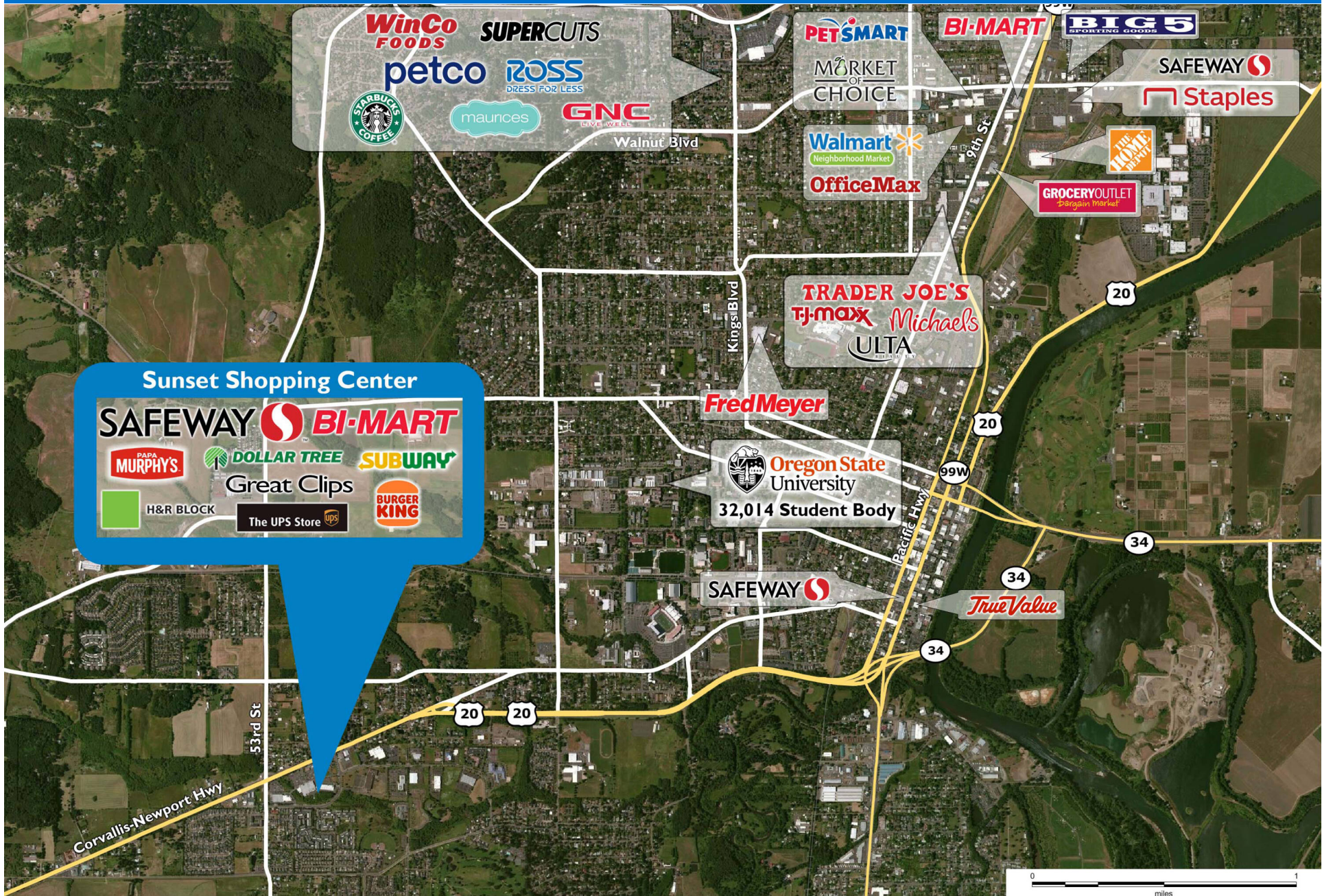
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 44.550475

Longitude: -123.308825

Sunset Shopping Center Corvallis, OR		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,558	50,122	71,593
	2028 Projected Population	6,754	50,811	72,599
	2010 Census Population	5,615	44,573	64,388
	2000 Census Population	3,911	39,959	58,745
	1990 Census Population	1,855	37,116	53,271
	Historical Annual Growth 1990 to 2000	7.75%	0.74%	0.98%
	Historical Annual Growth 2000 to 2010	3.68%	1.10%	0.92%
	Estimated Annual Growth 2010 to 2023	1.14%	0.86%	0.77%
	Projected Annual Growth 2023 to 2028	0.59%	0.27%	0.28%
	Median Age	34.7	28.0	31.4
Households	Q4 2023 Estimated Households	2,854	19,409	28,549
	2028 Projected Households	2,942	19,695	28,960
	2010 Census Households	2,383	17,737	26,167
	2000 Census Households	1,627	15,431	23,106
	1990 Census Households	711	13,446	19,920
	Historical Annual Growth 1990 to 2000	8.63%	1.39%	1.49%
	Historical Annual Growth 2000 to 2010	3.89%	1.40%	1.25%
	Estimated Annual Growth 2010 to 2023	1.32%	0.66%	0.64%
	Projected Annual Growth 2023 to 2028	0.61%	0.29%	0.29%
	Population per Household	2.29	2.27	2.29
Population by Race	White	79.2%	75.1%	74.9%
	Black or African American	1.1%	1.2%	1.2%
	Asian & Pacific Islander	8.7%	8.7%	8.3%
	Other Races	5.9%	6.7%	6.7%
	Hispanic Population	5.0%	8.3%	8.9%
Income	Average Household Income	\$114,074	\$87,928	\$92,021
	Median Household Income	\$87,315	\$63,757	\$67,247
	Per Capita Income	\$49,752	\$35,497	\$37,867
Education (Age 25+)	Elementary	0.0%	1.1%	1.6%
	Some High School	1.1%	2.2%	2.4%
	High School Graduate	6.8%	11.0%	12.0%
	Some College	16.0%	17.9%	18.4%
	Associates Degree Only	9.6%	8.4%	8.5%
	Bachelors Degree Only	34.5%	30.4%	28.9%
	Graduate Degree	32.0%	29.0%	28.1%
Business	Number of Businesses	128	1,473	2,445
	Total Number of Employees	870	16,502	25,396
	Employees per Business	6.81	11.20	10.38
	Residential Population per Business	51.37	34.02	29.28

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.