

# SUNSET SHOPPING CENTER

CORVALLIS, OR



## SIZE

166,873 square feet

## DEMOGRAPHICS

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

## MAJOR TENANT(S)

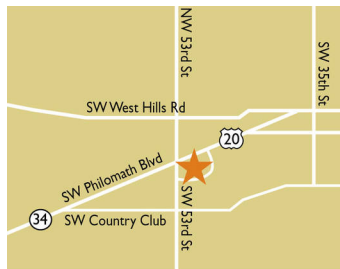
Safeway  
BI-MART  
Dollar Tree  
Starbucks  
Tea 4 U

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://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



**PHILLIPS EDISON & COMPANY®**

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| 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 Sunset Dental                | 2,908 SF | 5270 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 | 5274 AVAILABLE           | 1,500 SF  |  |
| 1573  | Tea 4 U                  | 1,280 SF  | 5070 COMING AVAILABLE             | 1,020 SF  | 5222 Dollar Tree                  | 9,999 SF | 5278 Papa Murphy's Pizza | 2,263 SF  |  |
| 1581  | Weyerhaeuser NR Company  | 3,086 SF  | 5076 Great Clips                  | 965 SF    | 5228 Mexico Lindo Restaurant      | 3,232 SF | 5280 H&R Block           | 2,087 SF  |  |
| 1585  | Uncle Sun                | 2,615 SF  | 5080 Subway                       | 1,800 SF  | 5234 Samaritan Urgent Care Clinic | 6,244 SF | TOTAL SQ. FT.            | 166,873   |  |
| 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 |                          |           |  |

## 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<br>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            |

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