



## 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)

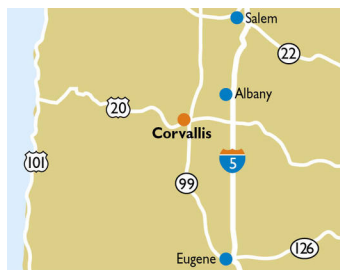
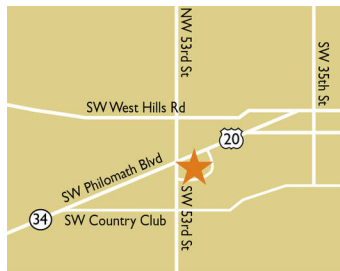
Safeway  
BI-MART  
Dollar Tree  
Tea 4 U

## 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 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

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SPACE	TENANT	SQ. FT.						
1555	BI-MART	31,250 SF	5000 Burger King	2,980 SF	5100 Safeway Fuel	3,920 SF	5262 AVAILABLE	2,127 SF
1565	Phagan's Beauty Colleges	5,593 SF	5020 Valvoline Instant Oil Change	1,270 SF	5208 Sunset Dental	2,908 SF	5270 Safeway	54,971 SF
1573	Tea 4 U	1,280 SF	5060 The UPS Store	1,500 SF	5216 Edward Jones	1,281 SF	5274 AVAILABLE	1,500 SF
1581	Weyerhaeuser NR Company	3,086 SF	5070 Treefort Children's Boutique	1,020 SF	5222 Dollar Tree	9,999 SF	5278 Papa Murphy's Pizza	2,263 SF
1585	Uncle Sun	2,615 SF	5076 AVAILABLE	965 SF	5228 Mexico Lindo Restaurant	3,232 SF	5280 H&R Block	2,087 SF
1597	All-Family Vision Care	3,051 SF	5080 Subway	1,800 SF	5234 Samaritan Urgent Care Clinic	6,244 SF	<b>TOTAL SQ. FT.</b>	<b>166,873</b>
			5090 Personal Touch Car Wash	12,221 SF	5246 AVAILABLE	4,140 SF		
					5256 Lulu & Fam's Nail Bar & Care Services	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 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.