

# China Delight

325 NORTHWEST 2ND STREET, CORVALLIS, OR 97330



FOR SALE

Skip Rotticci, CCIM  
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 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



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## PROPERTY DESCRIPTION

The China Delight is a comfortable and convenient full-service Chinese restaurant located in the heart of Corvallis, Oregon. China Delight is an established Corvallis restaurant operator with a track record of nearly two decades. The Owner has recently extended the lease at market rates. Additionally, there are six one-bedroom, one-bath apartment units above the restaurant and lounge that are currently being used for storage. The units include all plumbing and fixtures to allow them to be utilized as apartments.

## PROPERTY HIGHLIGHTS

- Recent Lease extension
- Seasoned operator
- Excellent location just off the Willamette River in downtown Corvallis
- Close to the OSU campus
- Restaurant can be purchased separately or as a portfolio with the adjacent Rodeway Inn Hotel

## OFFERING SUMMARY

Sale Price:	\$1,400,000
Number of Units:	7
Lot Size:	9,592 SF
Building Size:	6,940 SF
NOI:	\$75,155.04
Cap Rate:	5.37%



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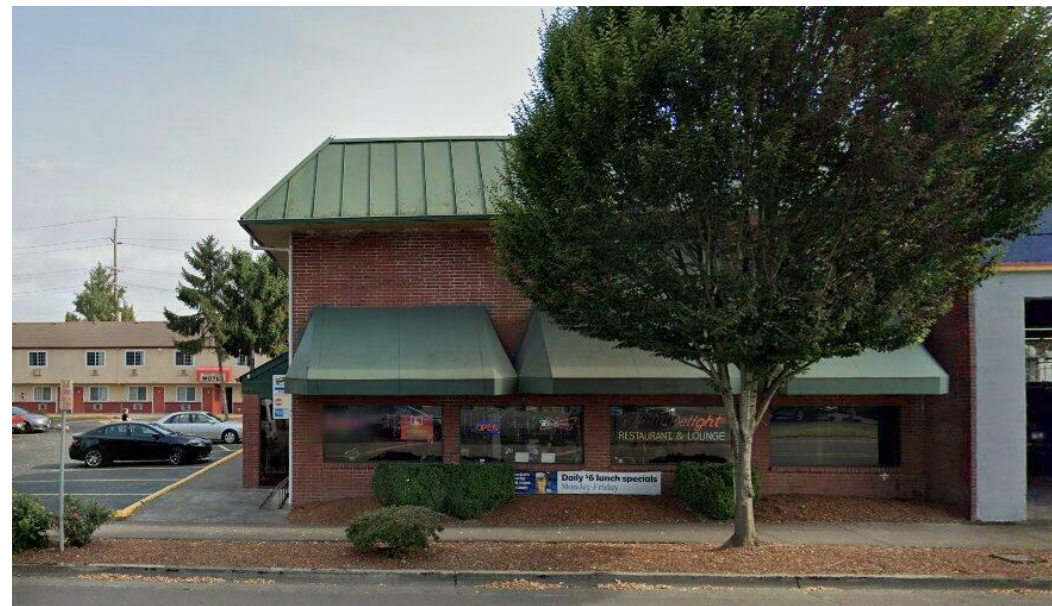
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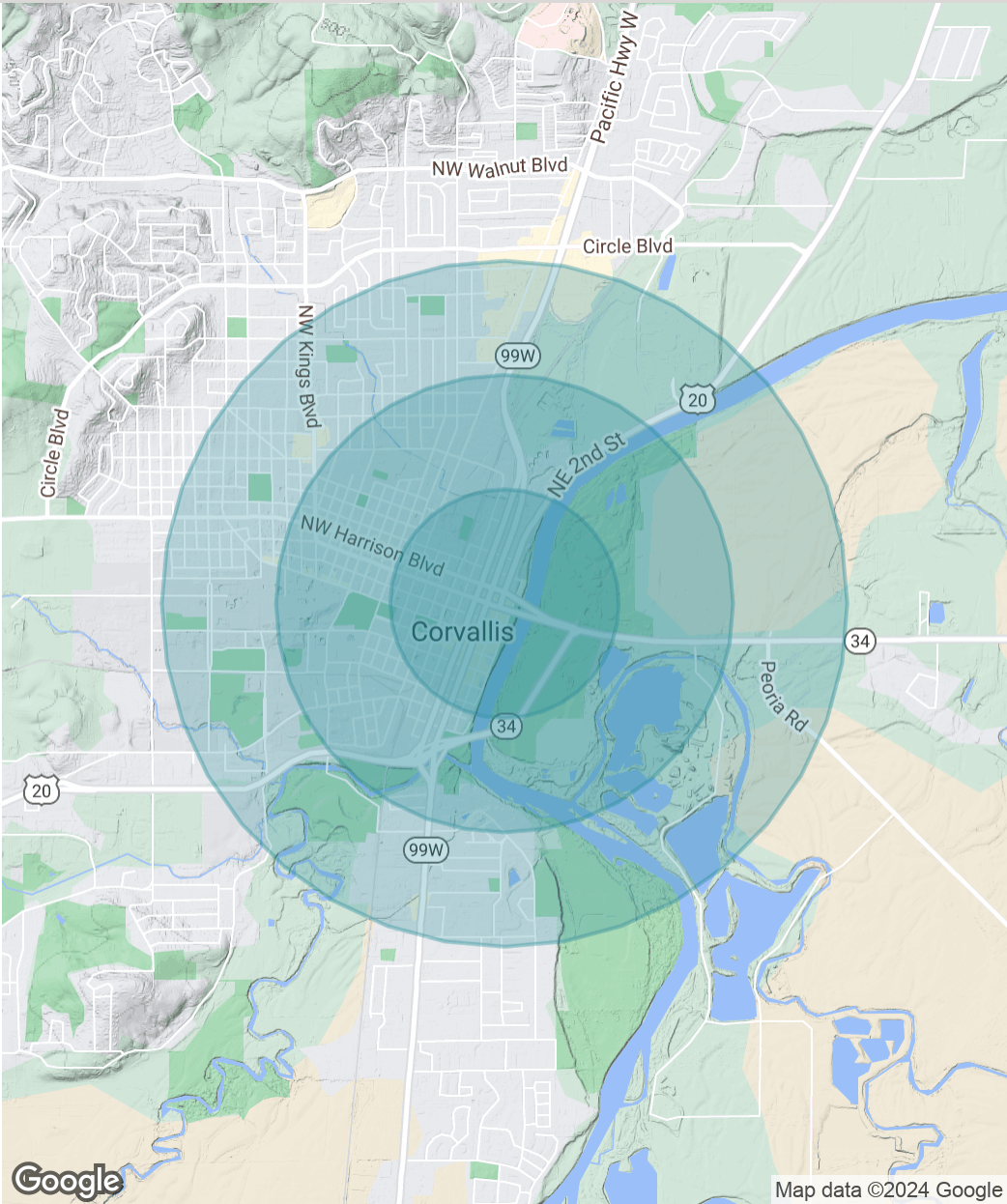
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,494	11,478	24,121
Average Age	28.6	25.1	26.2
Average Age (Male)	28.3	24.8	25.3
Average Age (Female)	30.1	26.2	27.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,649	5,224	9,658
# of Persons per HH	1.5	2.2	2.5
Average HH Income	\$42,465	\$39,955	\$47,990
Average House Value	\$371,862	\$269,406	\$237,181

\* Demographic data derived from 2020 ACS - US Census



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