



Business and Commercial Property Brokerage

FREE STANDING RESTAURANT & PARKING



Corner Lot. 18515 NW West Union Road, Hillsboro, OR 97124

ASKING: \$1,900,000. Includes restaurant mechanicals and infrastructure.

OR

LEASE \$35/SF \$9333.33. 5 years base with options. Currently leased to Mad Greek Deli who is exiting. Please Do Not Disturb Tenant or Employees.

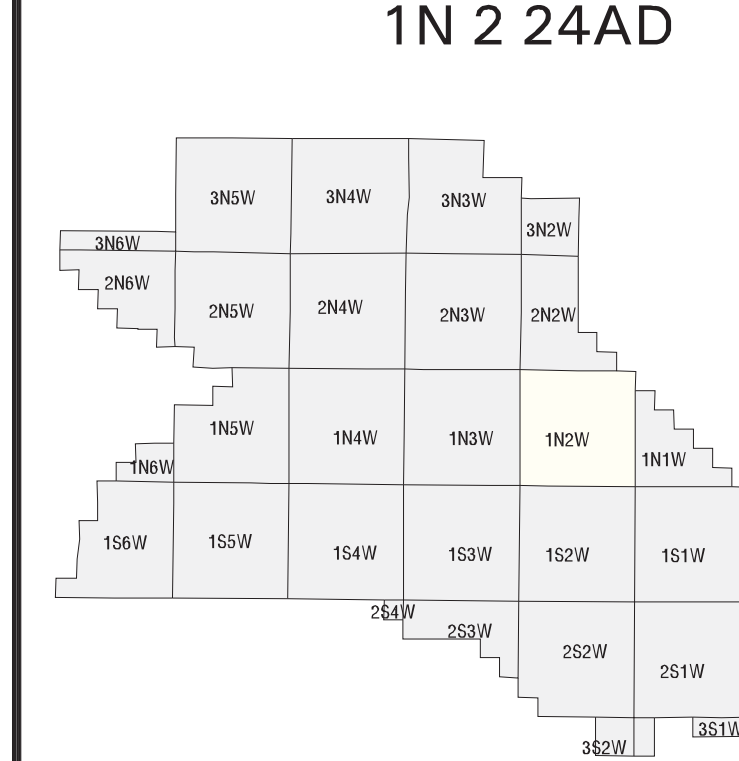
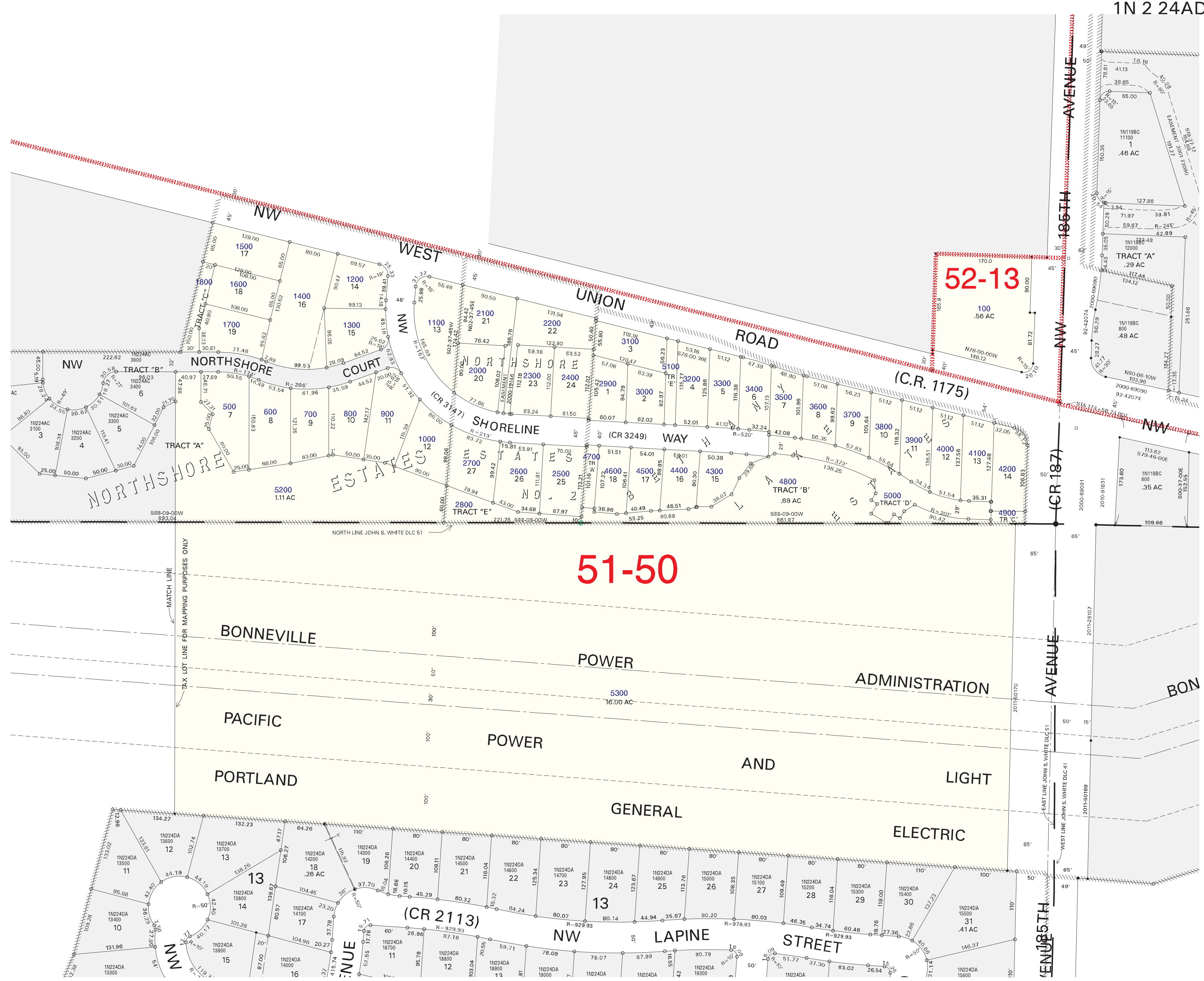
PROPERTY: **3400 SF building, 25,000 SF Lot (.56 Acre).**
Single use restaurant and bar with two hoods, two walk-ins, outdoor dining area, large parking lot. Recent improvements include new roof, new parking, permanent patio/outdoor dining room.

VALUE ADD: The Restaurant and bar have been well maintained and is fully licensed. Purchase includes valuable mechanicals and two walk-ins, beer delivery systems, one large Class A hood, a second pizza hood, large kitchen, dining room and bar areas and a patio that is effectively an outdoor dining room. The mechanicals are all in good working order.

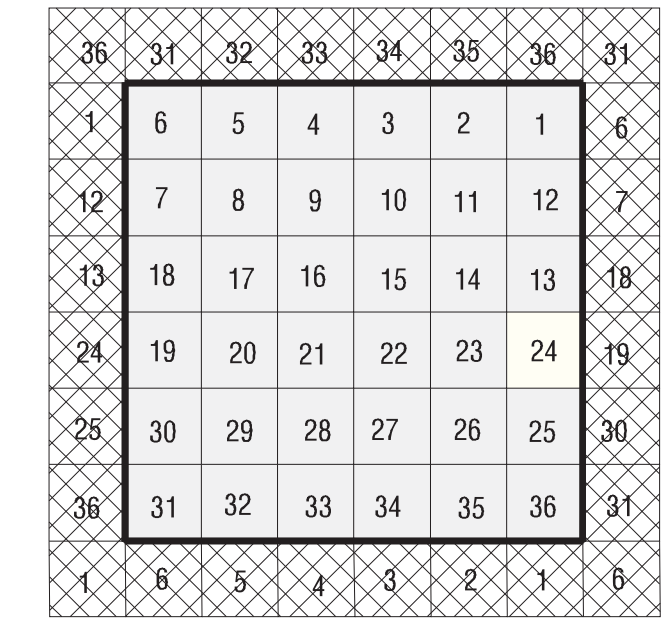
LOCATION: The location has a history of success, this is a highly visible corner, across the street from large retailers with plenty of parking.



- **LOCATION:**
 - High density residential, over 200,000 homes within 5 miles
 - High earnings households: \$182k
 - Two access/egress points to parking
 - New surfacing and striping of parking
 - Limited competition, the location borders the urban growth boundary



WASHINGTON COUNTY OREGON
SE 1/4 NE 1/4 SECTION 24 T1N R2W W.M.
SCALE 1" = 100'

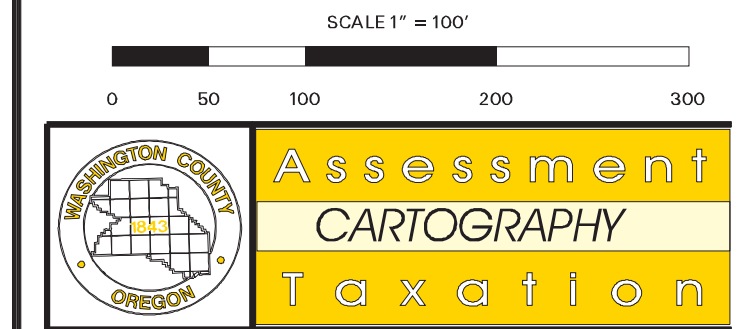


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 24

Cancelled Taxlots For: 1N224AD
200,1401,1400,1900,300,



PLOT DATE: April 14, 2015
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RESTAURANT ASSETS

The Restaurant is currently leased to Mad Greek Deli. The Lease will terminate upon acquisition. equipment is not included in the sale and can be negotiated separately with Mad Greek Deli,



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