

MEDICAL OFFICE

3,344 SQ FT IN DOWNTOWN HILLSBORO

545 SOUTHEAST OAK ST, SUITE C, HILLSBORO, OR 97123



FOR SALE

PRESENTED BY:

CAMERON SCHWAB
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SCHWAB COMMERCIAL
16365 Boones Ferry Rd
Lake Oswego, OR 97035

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

545 SOUTHEAST OAK ST, SUITE C



OFFERING SUMMARY

PRICE:	\$825,000
UNIT SF:	3,340
PRICE / SF:	\$247
OCCUPANCY:	Vacant
FLOORS:	1
ZONING:	SCC-DT Commercial
PARKING:	59 Shared Stalls
PARKING RATIO:	5.36 / 1,000 Sq Ft

PROPERTY OVERVIEW

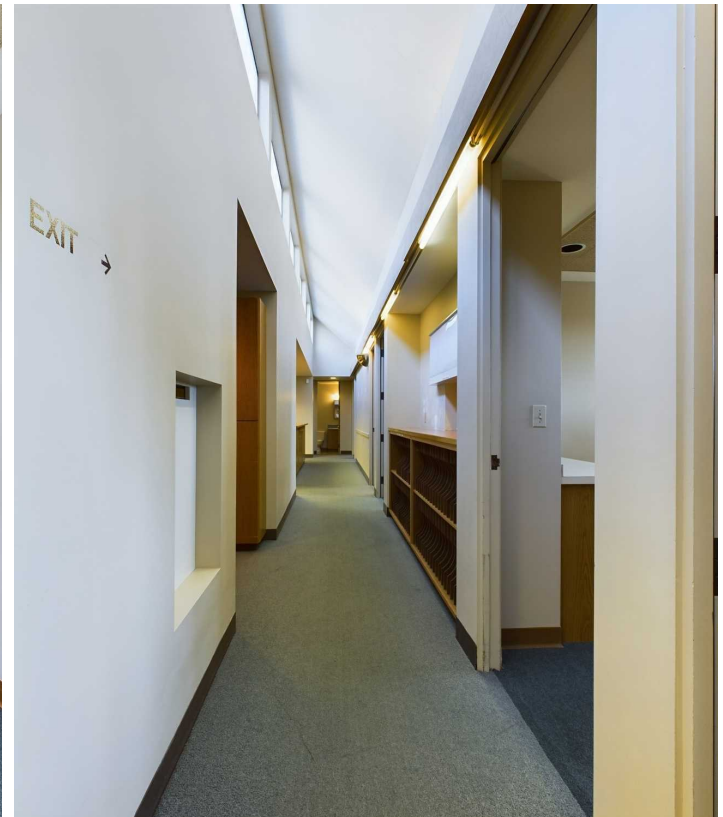
545 SE Oak St is a serene medical condo complex in downtown Hillsboro, just a few blocks away from numerous complementary businesses and the Hillsboro Medical Center. The medical complex features a 37 stall onsite parking lot shared by the constituent businesses. Users may also use 22 stalls at a nearby gated lot. The complex is a 5 minute drive from the Hillsboro Airport and 30 minutes from Downtown Portland.

Suite C is spacious, including a reception area, a front office, a break area with kitchenette, an x-ray room, three bathrooms, and eleven clinic rooms. The space was most recently used as a cardiology clinic. It enjoys abundant natural light and access to a courtyard garden. It is perfect for any medical owner-user.

Hillsboro lies at the center of Oregon's "Silicon Forest," a fast growing tech and business center in Portland's western suburbs. Downtown includes Washington County offices, medical centers, and numerous shopping and dining destinations. It is served by two MAX Light Rail stops, both three blocks from 545 SE Oak St.

INTERIOR PHOTOS

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EXTERIOR PHOTOS

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AERIAL MAP

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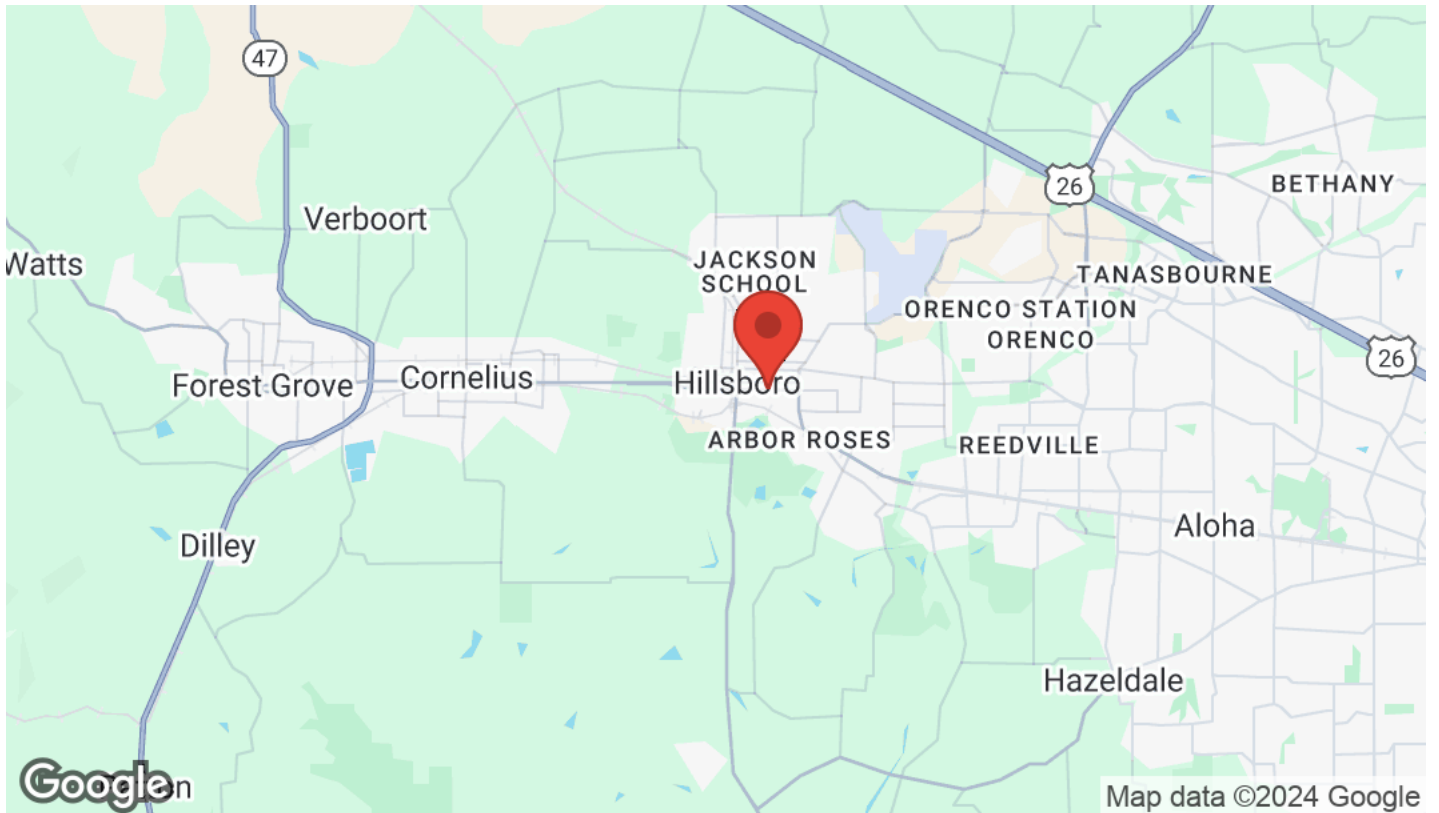
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LOCATION MAPS

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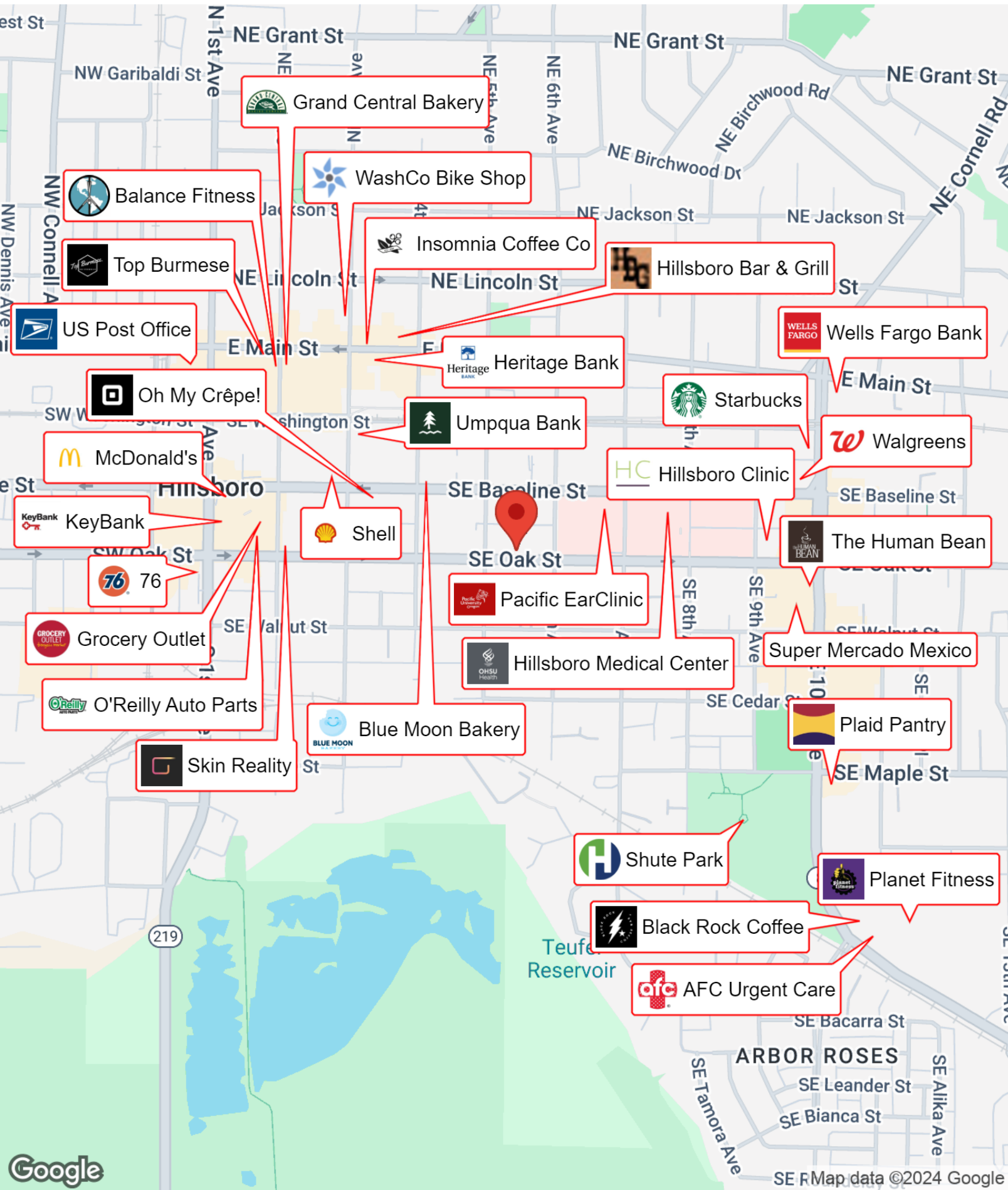


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BUSINESS MAP

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Grand Central Bakery

Balance Fitness

WashCo Bike Shop

Top Burmese

Insomnia Coffee Co

Hillsboro Bar & Grill

US Post Office

Heritage Bank

Wells Fargo Bank

Oh My Crêpe!

Umpqua Bank

Starbucks

Walgreens

McDonald's

Hillsboro Clinic

KeyBank

Shell

The Human Bean

76

Pacific EarClinic

Grocery Outlet

Hillsboro Medical Center

Super Mercado Mexico

O'Reilly Auto Parts

Blue Moon Bakery

Plaid Pantry

Skin Reality

Shute Park

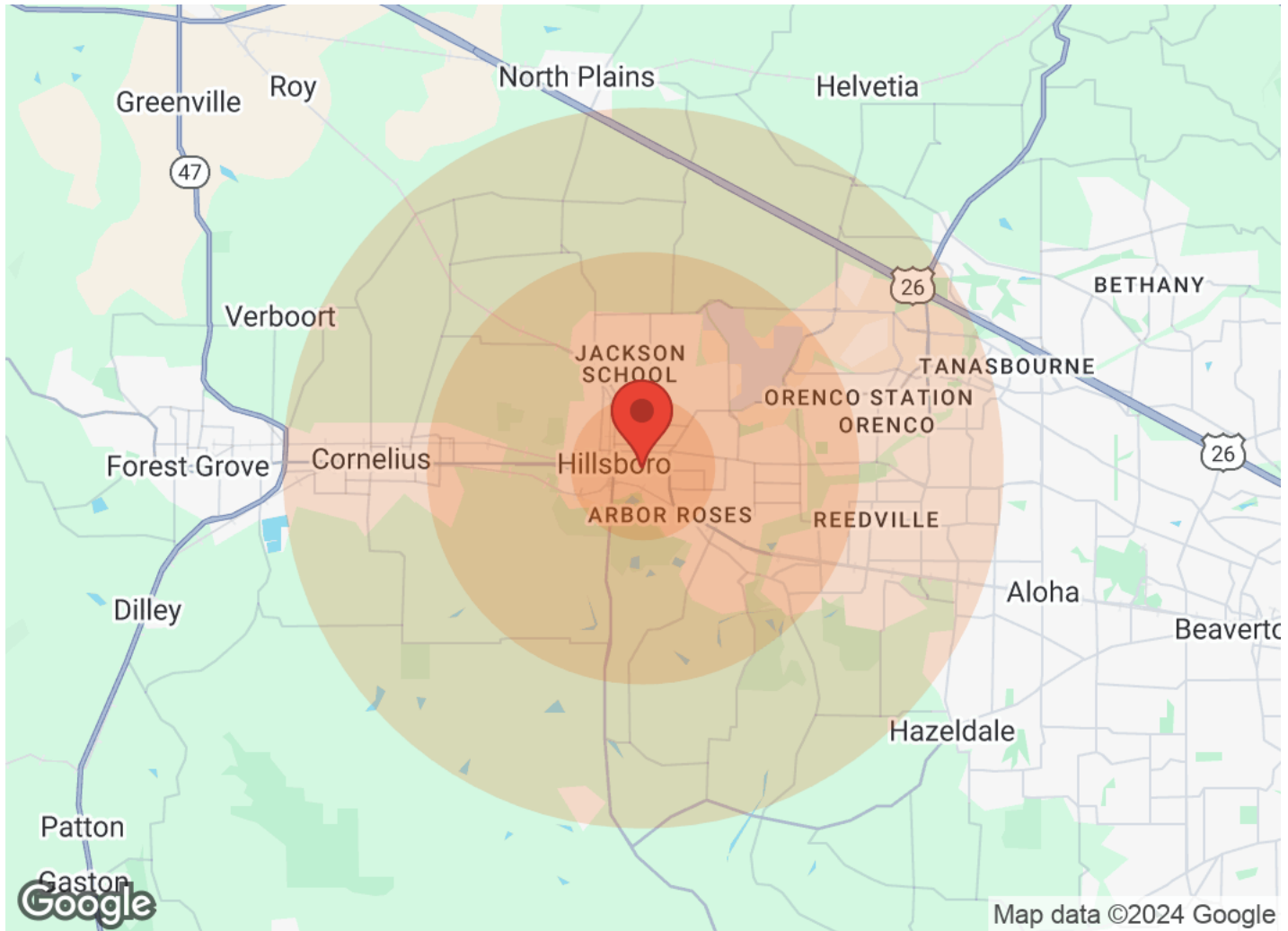
Planet Fitness

Black Rock Coffee

AFC Urgent Care

DEMOGRAPHICS

545 SOUTHEAST OAK ST, SUITE C



Population	1 Mile	3 Miles	5 Miles
Male	9,575	35,895	63,574
Female	9,040	34,771	62,708
Total Population	18,615	70,666	126,282

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,788	16,549	29,475
Ages 15-24	2,587	10,335	17,801
Ages 25-54	7,694	27,422	50,601
Ages 55-64	1,666	7,584	13,286
Ages 65+	1,880	8,776	15,119

Race	1 Mile	3 Miles	5 Miles
White	12,283	53,460	92,140
Black	136	443	1,349
Am In/AK Nat	186	337	538
Hawaiian	9	79	139
Hispanic	10,369	21,051	36,182
Multi-Racial	11,816	25,802	46,542

Income	1 Mile	3 Miles	5 Miles
Median	\$37,457	\$58,145	\$57,850
< \$15,000	1,098	1,921	3,325
\$15,000-\$24,999	791	1,830	3,929
\$25,000-\$34,999	802	2,453	4,396
\$35,000-\$49,999	686	3,095	6,516
\$50,000-\$74,999	1,138	5,501	10,212
\$75,000-\$99,999	655	3,650	6,760
\$100,000-\$149,999	388	3,366	6,097
\$150,000-\$199,999	77	1,321	1,939
> \$200,000	32	479	833

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,943	24,302	45,298
Occupied	5,608	23,069	42,867
Owner Occupied	2,370	14,921	26,259
Renter Occupied	3,238	8,148	16,608
Vacant	335	1,233	2,431

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DISCLAIMER

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