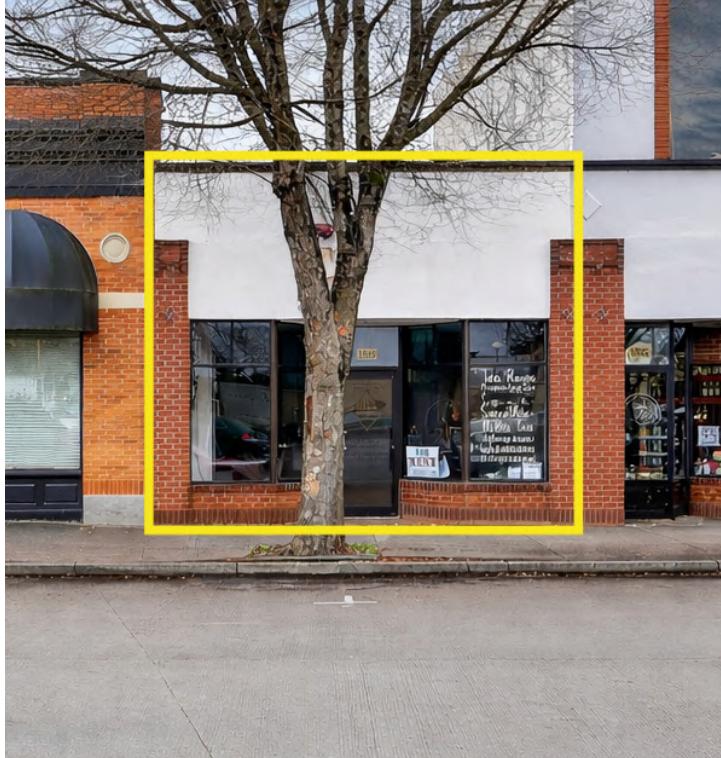


PROPERTY SUMMARY

FOR SALE | \$600,000

159 SE 2ND AVE, HILLSBORO, OR 97123



PROPERTY DESCRIPTION

Located in Downtown Hillsboro, this fully leased single-tenant commercial building offers stable in-place income in a well-established urban submarket of Washington County. The property is situated near local retail, restaurants, civic uses, and light rail, providing strong accessibility and long-term tenant appeal.

With one tenant in occupancy, the building benefits from simplified management and predictable cash flow. Ongoing redevelopment in the downtown core, combined with a growing residential base and proximity to major employment centers, supports continued demand for well-located commercial space.

PROPERTY HIGHLIGHTS

- Single-tenant building
- Set up for cafe/ coffee shop tenant with seating, prep kitchen, triple barrel dishwashing sink
- Previously tenant used building for storefront and online retail business
- Office with rollup door in rear of building for shipping and deliveries

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	1,660 SF
NOI:	\$36,100.00
Cap Rate:	6.02%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	529	1,484	4,392
Total Population	1,494	4,264	12,990
Average HH Income	\$90,898	\$96,221	\$102,286

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com

ADDITIONAL PHOTOS

FOR SALE | \$600,000

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SE 2ND RETAILER MAP

FOR SALE | \$600,000
159 SE 2ND AVE, HILLSBORO, OR 97123



DENISE BROHOSKI

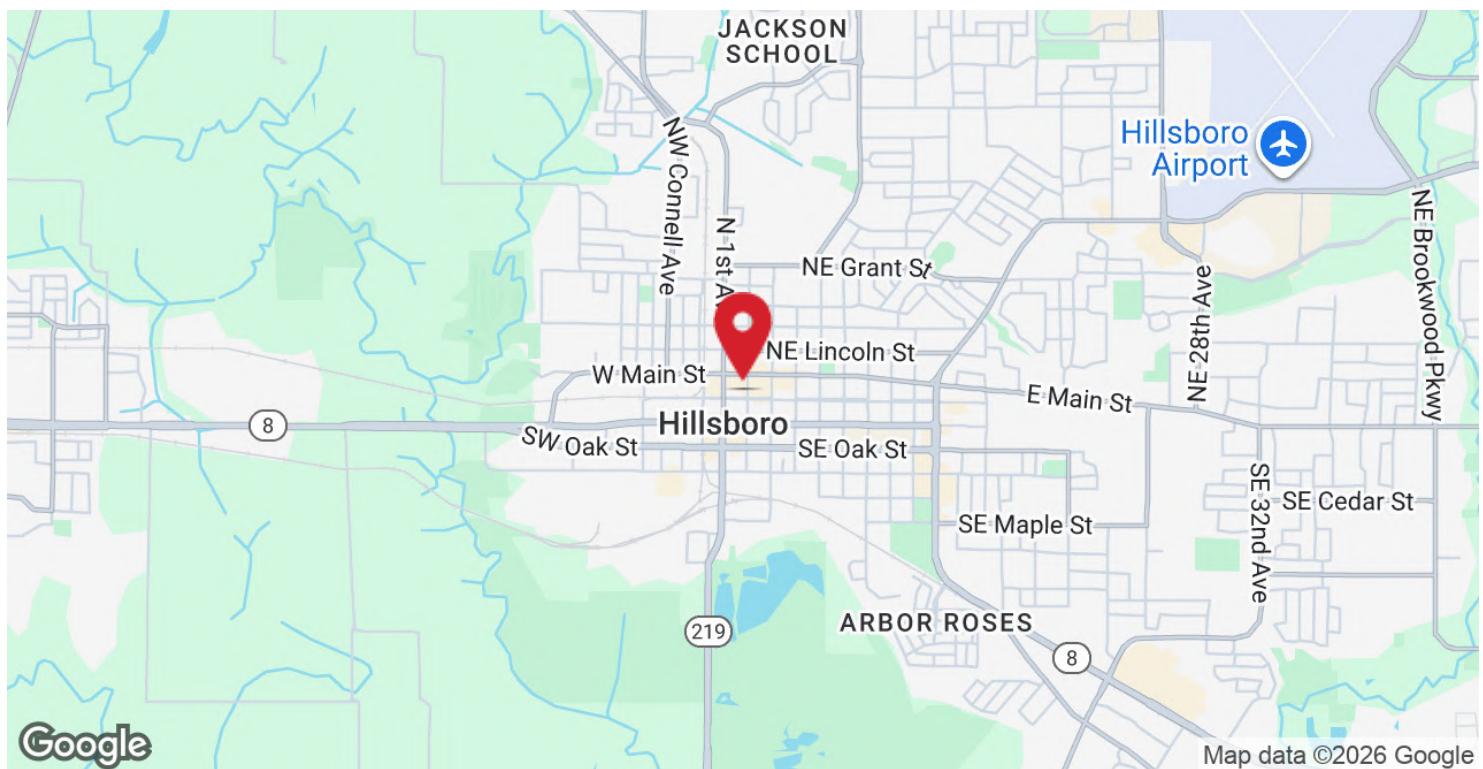
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LOCATION MAP

FOR SALE | \$600,000

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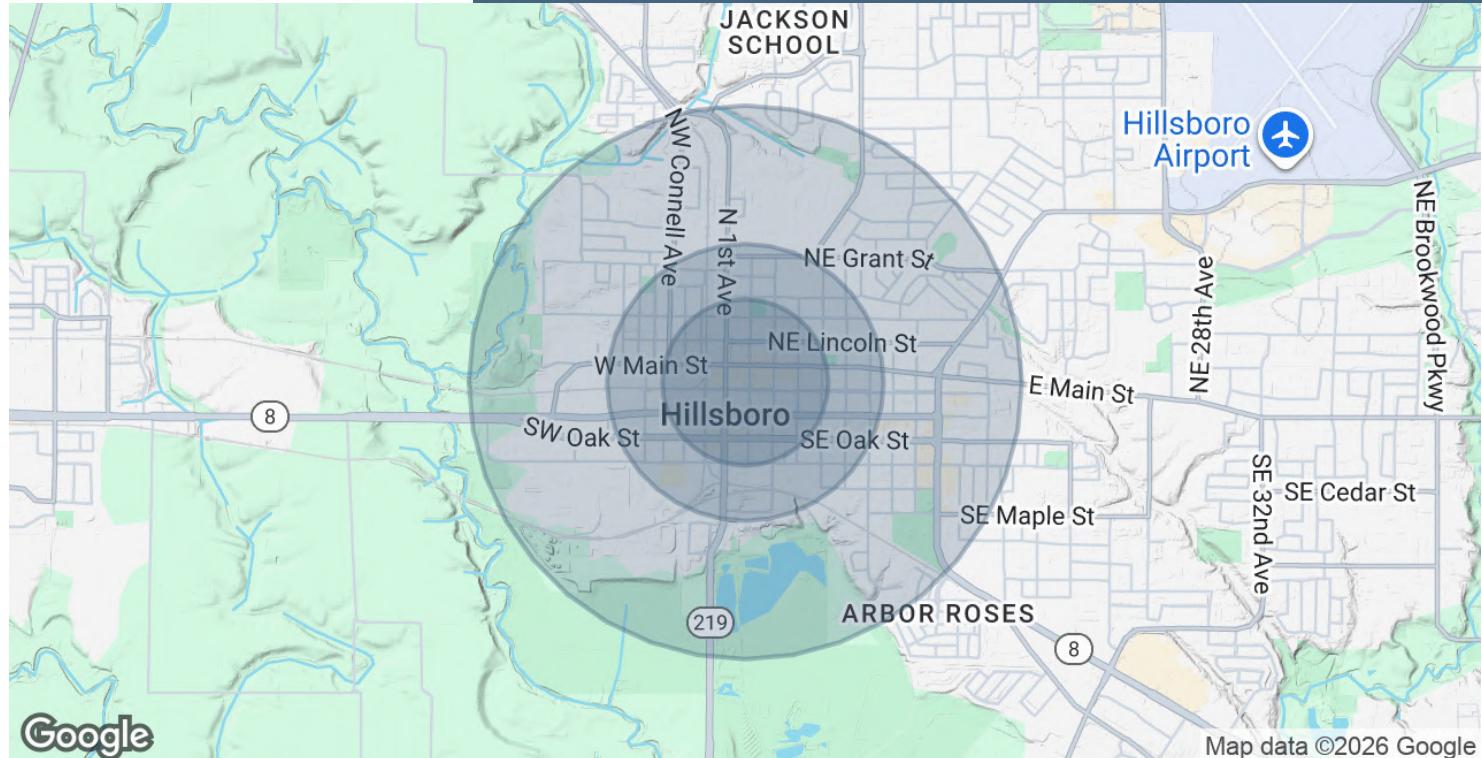


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FOR SALE | \$600,000
159 SE 2ND AVE, HILLSBORO, OR 97123



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,494	4,264	12,990
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	529	1,484	4,392
# of Persons per HH	2.8	2.9	3
Average HH Income	\$90,898	\$96,221	\$102,286
Average House Value	\$472,796	\$504,448	\$528,429

Demographics data derived from AlphaMap

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