

# 235A SW OAK ST

Hillsboro, OR 97123

## FOR LEASE



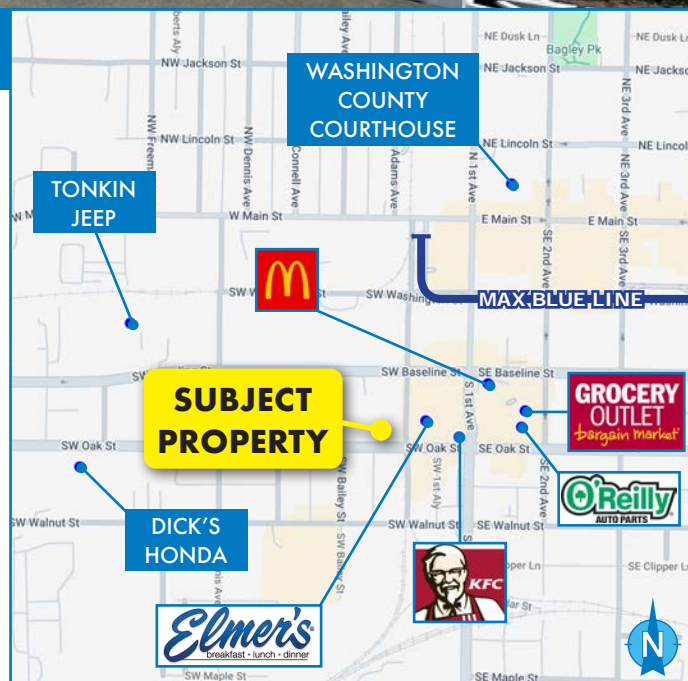
### AUTO REPAIR/RETAIL SPACE FOR LEASE

#### DETAILS

- Lease rate: Call broker for rate/NNN
- Total space size: ± 6,600 SF
  - Service/repair: ± 1,770 SF
  - Showroom/retail: ± 4,830 SF

#### FEATURES

- Ideal for auto/service/parts featuring showroom & service areas
  - Service/repair (1,770 SF) with 3 bays
  - Showroom (4,830 SF) with storefront entrance, back-room storage with roll-up door
- Pylon sign exposure and ample on-site parking
- Prime Hillsboro location on SW Oak St with ± 16,488 VPD
- Walking distance to Downtown Hillsboro amenities: MAX line, Grocery Outlet, McDonald's, KFC, Elmer's Restaurant, Washington County Courthouse, O'Reilly Auto Parts, Dick's Honda, and Tonkin Jeep



#### DEMOGRAPHICS

	1 MILE	3 MILES
Population	9,788	60,318
Households	3,343	20,041
Median Age	37.90	38
Median Household Income	\$73,923	\$87,078
Daytime Employees	13,205	23,709
Population Growth '24 - '29	+ 0.21%	+ 0.26%
Household Growth '24 - '29	+ 0.24%	+ 0.28%

For more information or a property tour, please contact:

**LUIS MARTIN DEL CAMPO**

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**TIM BUDELMAN**

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## Norris & Stevens

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

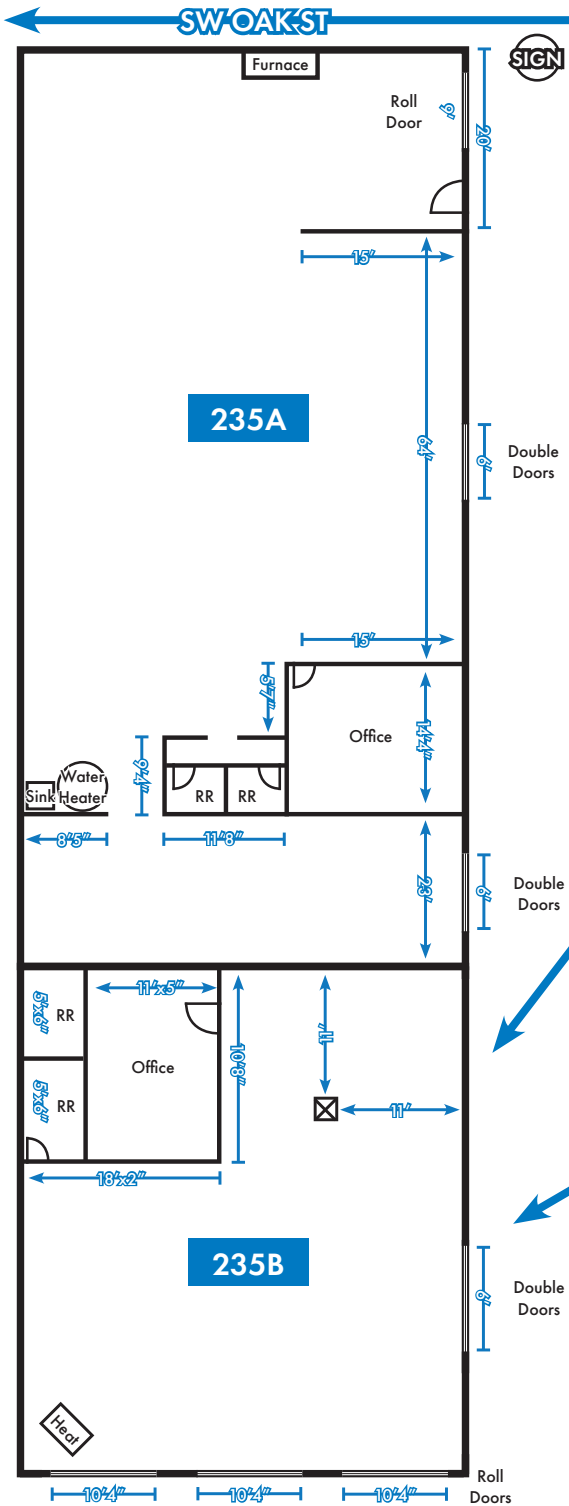
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## FLOORPLAN



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