

# 5580 SE Golden Road

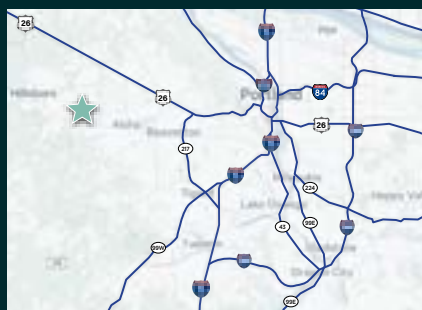
## The Offering

Sale Price: \$3,675,000

CBRE, Inc. is pleased to present a 4.88 AC land site with an existing 18,500 SF facility in Hillsboro, OR. Situated in a residential neighborhood, the property is a 4 minute drive from Century High School. This opportunity is well suited for an owner/user or a residential development.

Unlike an ordinary property, the building comes with a midsize chapel, recreation area, a small stage, and a kitchen. There are approximately 26 rooms that can be used as offices, classrooms, or storage. Five spaces include dividers to create smaller meeting areas, while three pairs of men's and women's restrooms are positioned along the east, south, and west sides.

**The property is currently occupied, please do not disturb occupants. Tour by appointment only.**



## PROPERTY DETAILS

ADDRESS	5580 SE Golden Rd, Hillsboro, OR 97123
JURISDICTION	City of Hillsboro
COUNTY	Washington
PARCEL	R302997
BUILDING SIZE	18,500 SF
LOT SIZE AC	4.88 AC
LOT SIZE SF	212,573
EXCESS LAND	±4.55 AC / 198,387 SF
YEAR BUILT	1973
ZONING	R-7 ( <a href="#">Residential-Low Density</a> )

### USE CATEGORIES

- Permitted: Single-family detached dwellings, duplexes, triplexes, quadplexes, townhouses, cottage clusters, and park-and-ride facilities
- Conditional: Colleges and universities, religious facilities, schools, public safety facilities, telecommunication facilities, and utility facilities

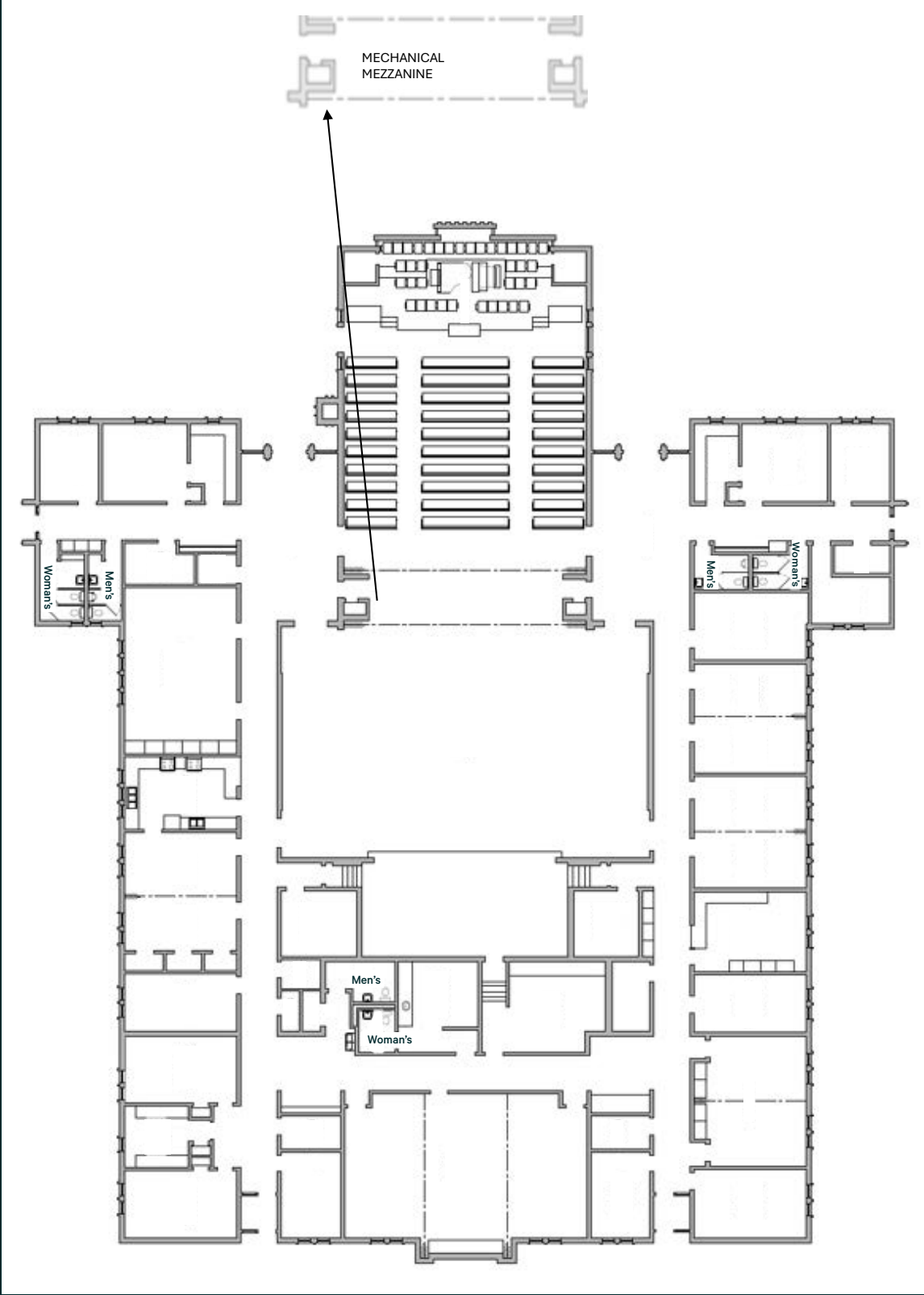
### TERMS OF SALE

- [Terms of Listing and Sale Addendum](#)
- [Decommissioning – What to Expect](#)
- [Use Restrictions](#)



# Floor Plan

5580 SE Golden Road  
Hillsboro, OR 97123



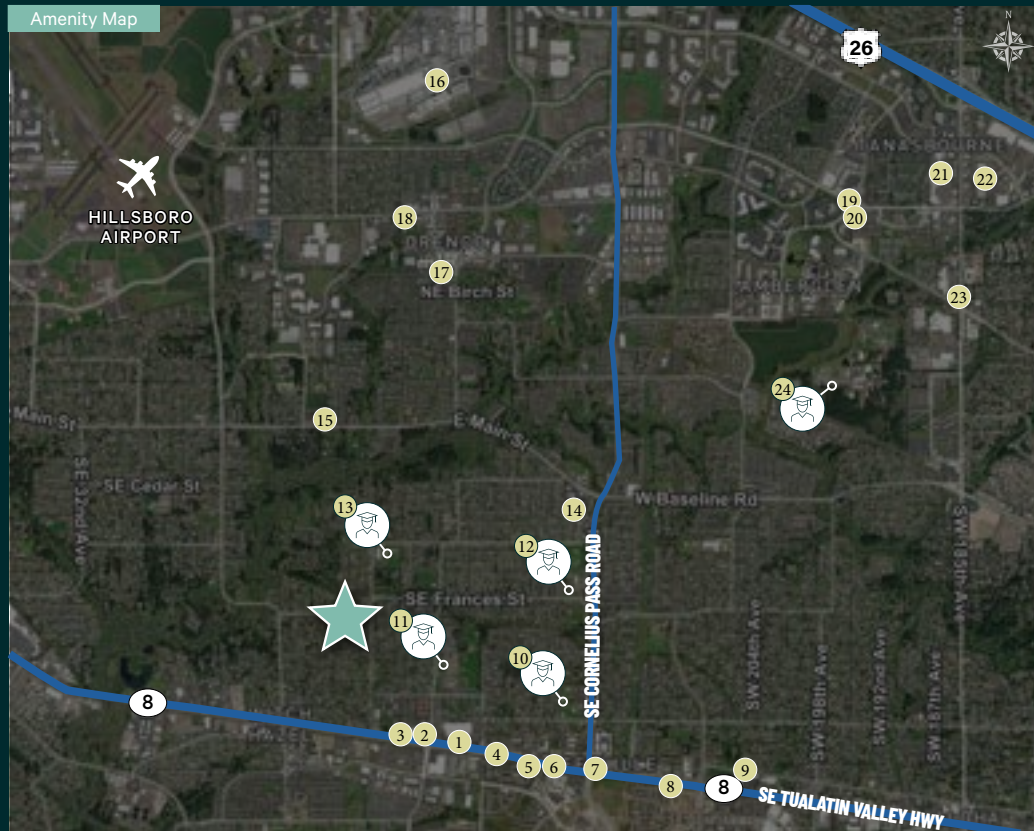
# Location Overview

5580 SE Golden Road  
Hillsboro, OR 97123

5580 SE Golden Rd is located in the Reedville neighborhood of Hillsboro, OR.

The property enjoys the benefits of a residential environment while having Tualatin Valley Highway to the south and Orenco Station and Tanasbourne Town Center to the north for quick access to amenities.

Nearby schools include Imlay Elementary School, Ladd Acres Elementary School, Brown Middle School, and Century High School. All schools are less than 10 minutes away and the address qualifies for transportation to and from all. Learn more about Hillsboro areas [here](#).



## 5580 SE Golden Rd

1. Fred Meyer
2. Taco Bell
3. 24 Hour Fitness
4. Chick-fil-A
5. Dutch Bros Coffee
6. Starbucks
7. Chipotle
8. Black Rock Coffee Bar
9. Safeway
10. Ladd Acres Elementary School
11. Century High School
12. Raymond Arthur Brown Middle School
13. Imlay Elementary School
14. Albertsons
15. Insomnia Coffee Co
16. Intel
17. La Provence Boulangerie & Patisserie
18. New Seasons
19. P.F. Chang's
20. Whole Foods
21. Trader Joe's
22. Target
23. Burgerville
24. OHSU West Campus

## Contact Us

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**CBRE**

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