



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.

Strengths:

Proven Restaurant Location – \$2M Sales History – Portland Metro

Established restaurant opportunity with 30+ year operating history and approximately \$2M in annual sales, located in a high-traffic retail corridor in the Portland metro area.

Positioned directly adjacent to national anchors (Safeway, Starbucks, and other major retailers), this site benefits from consistent consumer traffic and strong visibility.

Highlights

- Proven revenue location (~\$2M annual sales)
- Long-standing operating history (3+ decades)
- Existing restaurant infrastructure in place
- Excellent access, parking, and visibility
- Rare opportunity to secure a location difficult to replicate today

Opportunity Ideal for:

- Experienced owner-operators
- Regional or emerging restaurant groups
- Concepts seeking strong suburban traffic with established demand

This is a turnkey location with validated performance, not a startup buildout.

Real Estate

- Property available for purchase
- Flexible transition structure
- Suitable for continued restaurant use if leased

Financial Snapshot

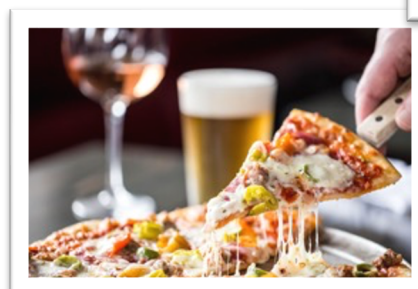
- Revenue: ~\$2,000,000 historical
- Strong operator upside
- SBA-friendly acquisition profile

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

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. Historically the location operated as Rock Creek Corner, a gastro pub with Pizza.



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