

## PROPERTY SUMMARY

FOR SALE | \$755,000

155 SE 2ND AVE, HILLSBORO, OR 97123



### PROPERTY DESCRIPTION

This 3,710 SF commercial property offers a compelling investment opportunity in the heart of Hillsboro. The building features a leased ground-floor retail storefront providing stable in-place income, along with an unfinished upper-level space that presents significant upside potential.

The second floor offers a blank slate for an owner-user or investor to build out additional office or retail space, enhancing overall usability and future revenue. This combination of existing cash flow and value-add opportunity makes the property well-suited for investors seeking income with growth potential, or owner-users looking to occupy and customize space above a performing retail tenant.

### LOCATION DESCRIPTION

Located in the heart of Downtown Hillsboro, this area provides great foot and vehicle traffic from the nearby shops, restaurants, and civic & arts buildings.

### OFFERING SUMMARY

Sale Price:	\$755,000
Building Size:	3,710 SF
Price per SF:	\$203.50

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	529	1,484	4,392
Total Population	1,494	4,264	12,989
Average HH Income	\$90,898	\$96,221	\$102,287

### DENISE BROHOSKI

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

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

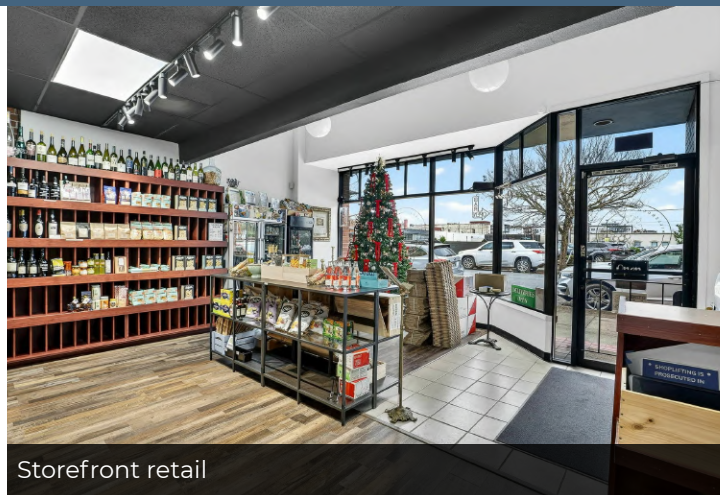


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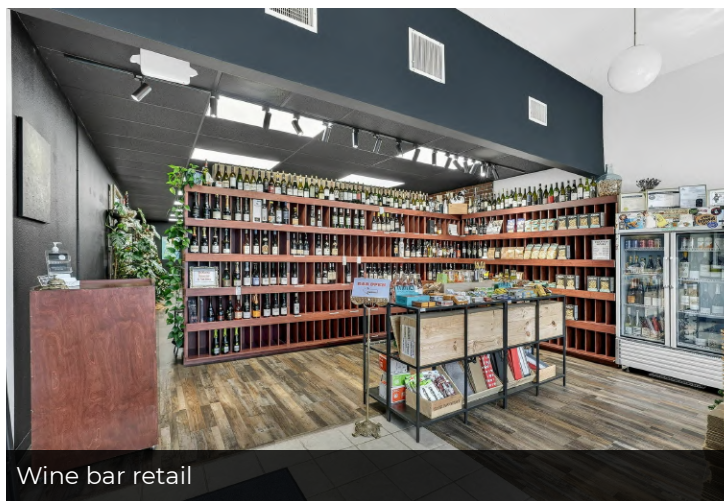
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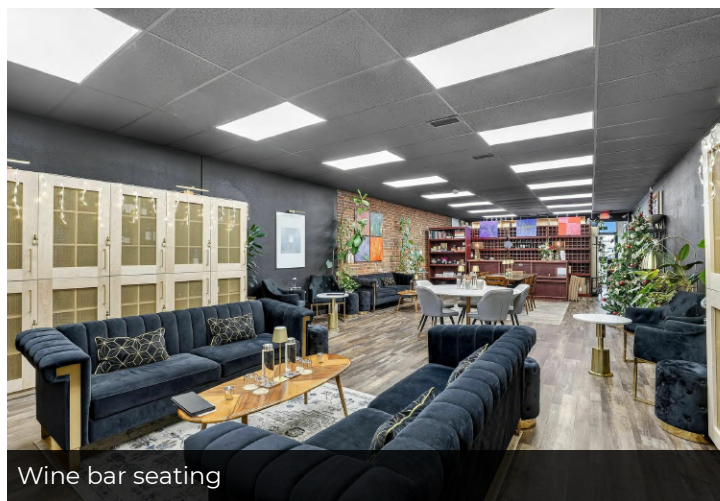
Ground floor retail



Storefront retail



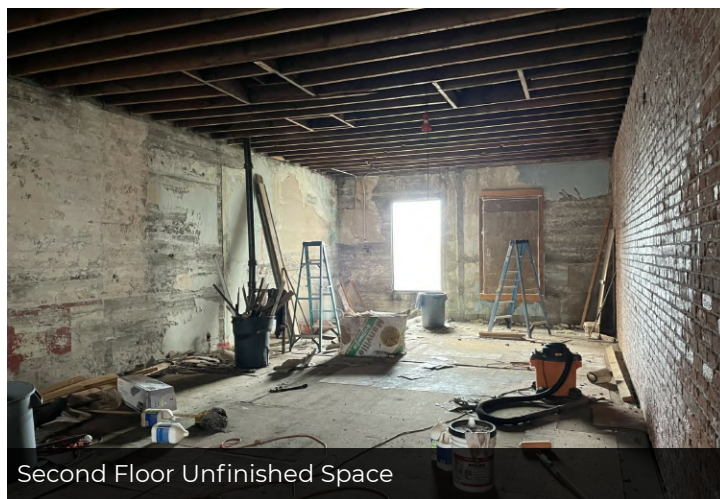
Wine bar retail



Wine bar seating



Prep kitchen



Second Floor Unfinished Space

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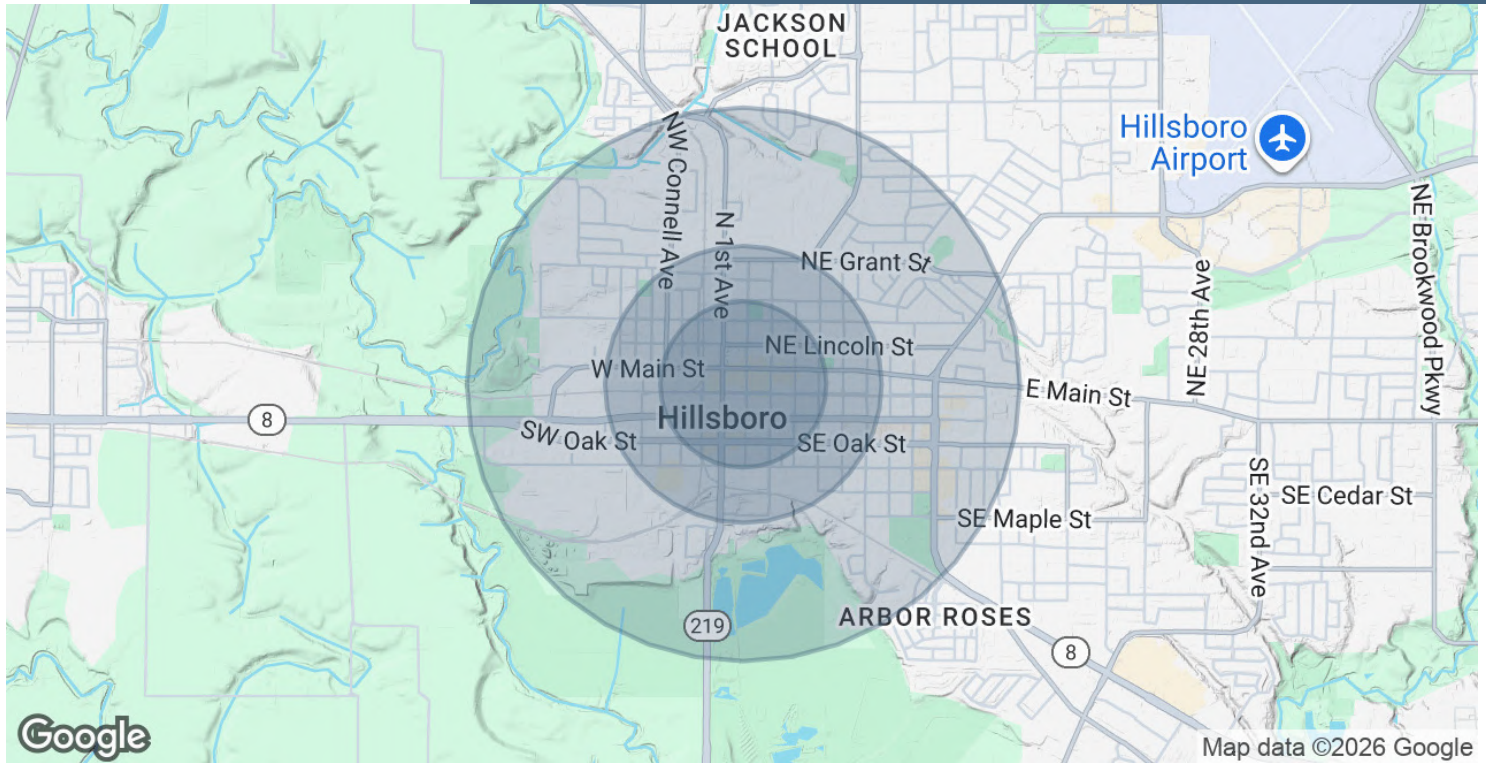
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,494	4,264	12,989
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

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	\$102,287
Average House Value	\$472,796	\$504,448	\$528,448

Demographics data derived from AlphaMap

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