

PROPERTY SUMMARY

FOR SALE | \$755,000  
155 SE 2ND AVE, HILLSBORO, OR 97123



PROPERTY DESCRIPTION

This 3,710 SF commercial property offers a compelling owner user opportunity in the heart of Hillsboro. The building features a ground-floor retail storefront along with an unfinished upper-level space that presents significant upside potential. The second floor offers a blank slate for an owner-user to build out additional office or retail space, enhancing overall usability and future revenue.

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

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7320 SW Hunziker Rd, Ste 203  
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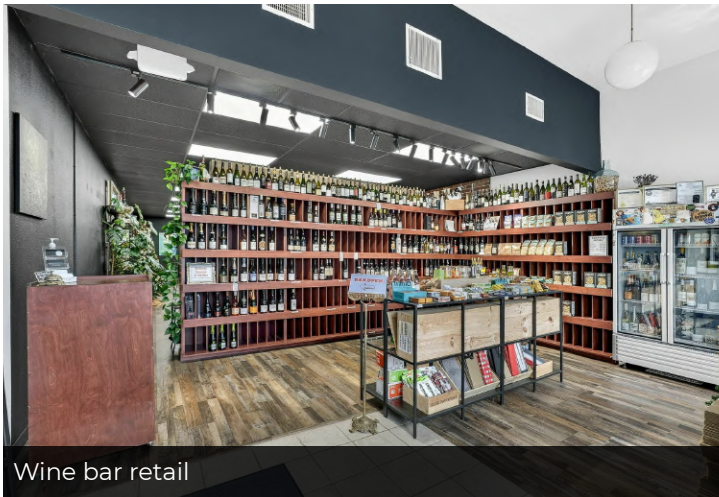
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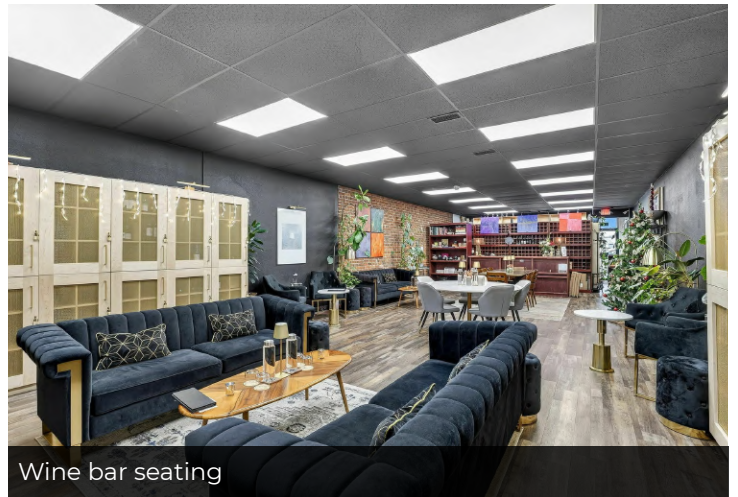
Ground floor retail



Storefront retail



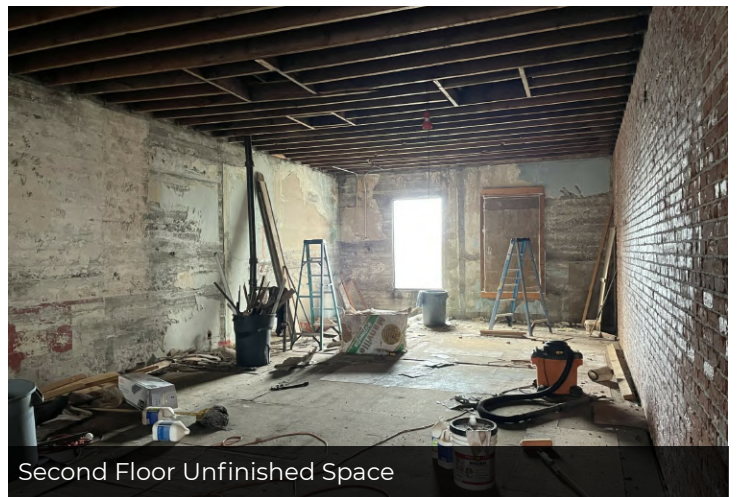
Wine bar retail



Wine bar seating



Prep kitchen



Second Floor Unfinished Space

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**ZONING INFORMATION**

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**Allowable Uses**

This property is zoned Station Community Commercial – Downtown Zone. The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

Specific allowable uses include the following:

Allowed	Limited/Conditional
Triplex & Quadplex	Duplex & Townhome
Multiple-dwelling structure	Live-work dwelling
Commercial lodging (not motels)	Group living
Commercial recreation (indoor)	Residential service
Commercial parking	Residential Business
Eating & drinking establishments (non-drive thru)	Minor assembly facilities
Educational services	Animal service facilities
Office	Daycare facilities
Retail Products & Services	Vehicle service and repair
Brewery manufacturing and production in conjunction with a brew pub or tasting room	Cottage industry manufacturing and production
Community services (non-emergency shelters)	Colleges and universities
Public safety facilities	Emergency shelters
	Detention facilities
	Hospitals
	Major assembly facilities (no outdoor)
	Schools (middle & senior high schools)
	Parks and open space
	Telecommunications facilities
	Utility facilities

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RETAILER MAP

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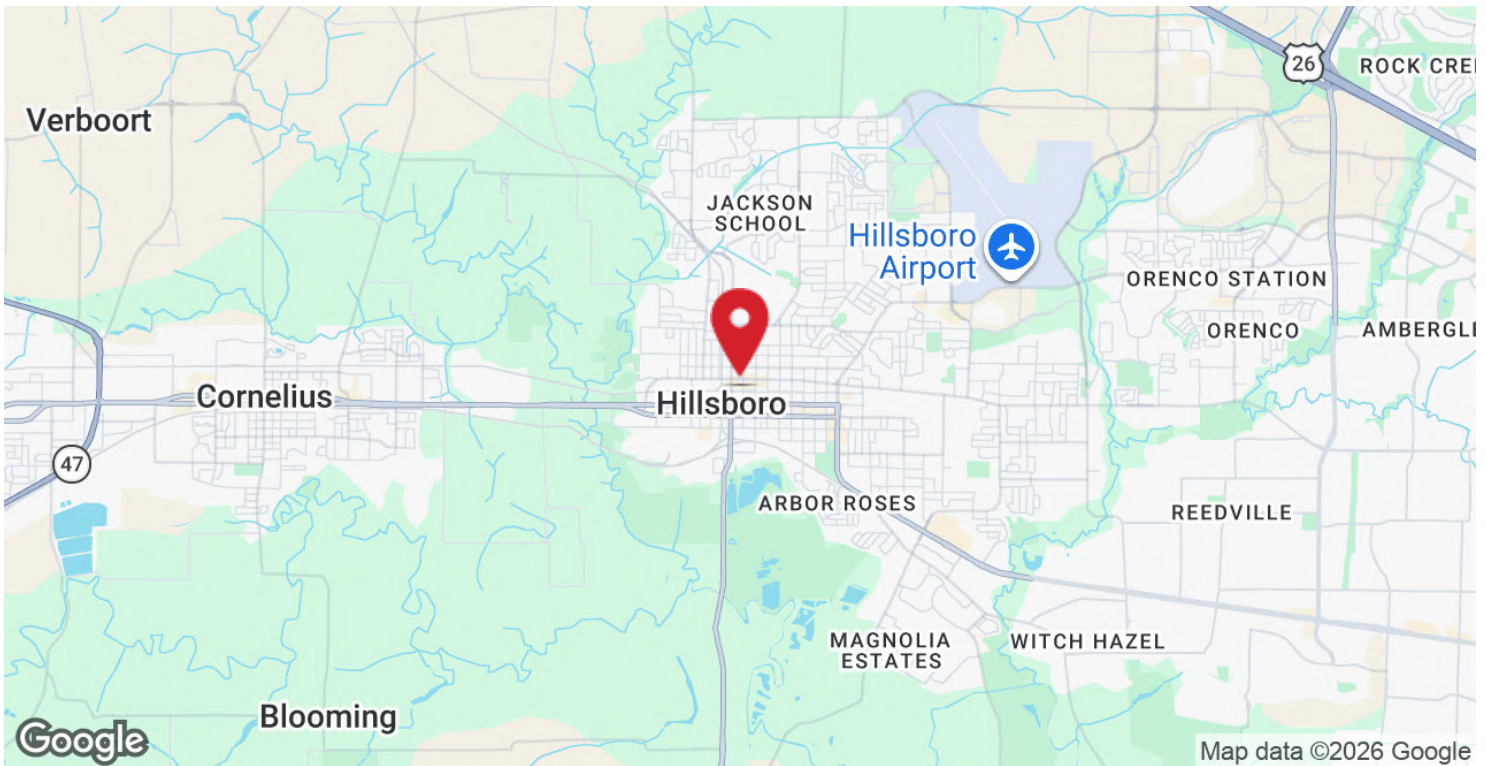
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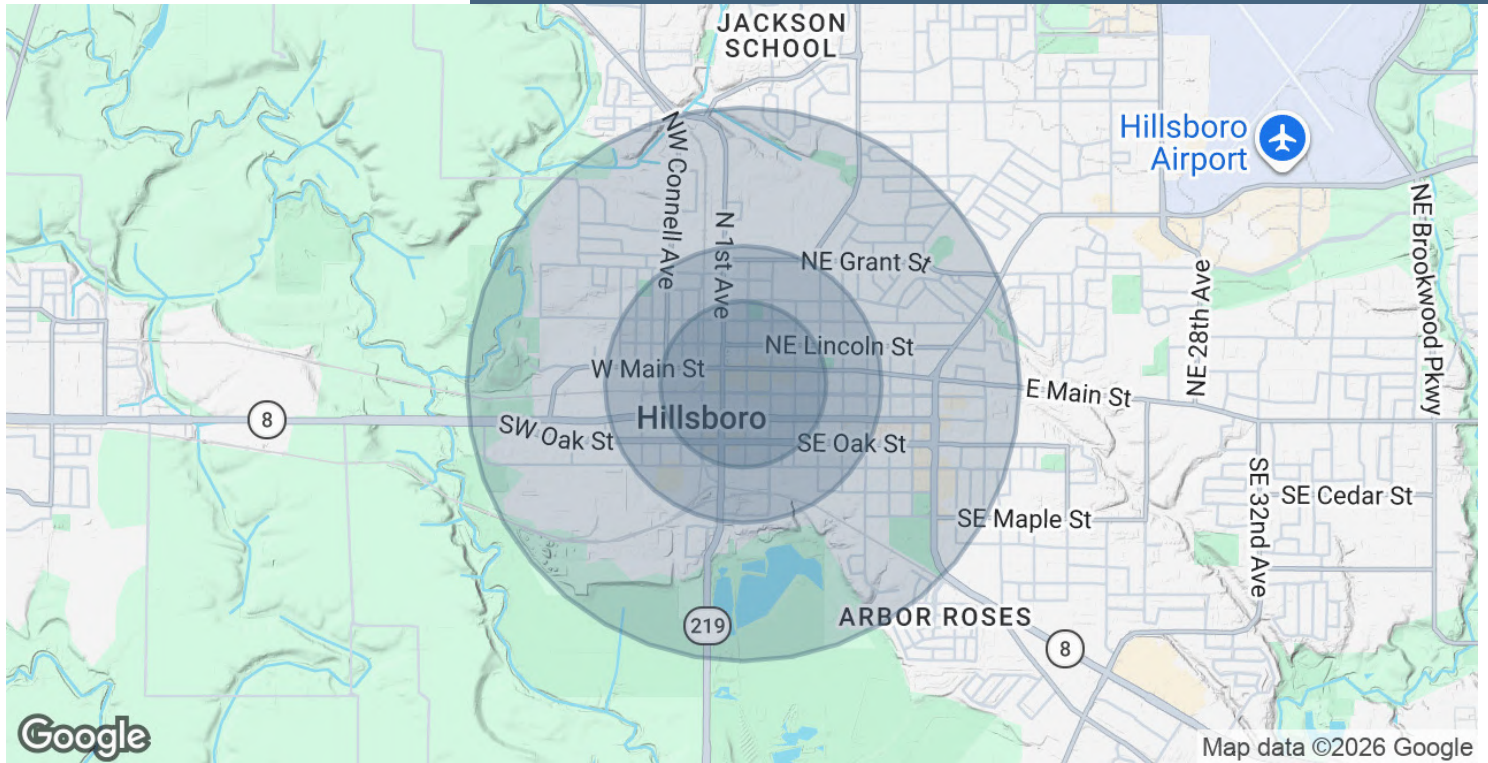


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,494	4,264	12,989
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

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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