

FOR SALE · NEWBERG, OREGON · WILLAMETTE VALLEY

# Hollingsworth Building

500 E 1st Street · Newberg, OR 97132

**\$1,599,950**

**13,696**

TOTAL SF

**2**

STORIES + BASEMENT

**1910**

YEAR BUILT

**C-3**

ZONING

**91**

WALK SCORE®

**0.13 AC**

LOT SIZE

## PROPERTY OVERVIEW

Positioned at the prominent corner of E 1st Street and S Howard Street in the heart of Newberg, the Hollingsworth Building is a distinguished 1910-era brick landmark offering 13,696 square feet of character-rich mixed-use space within Oregon's premier Willamette Valley Wine Country.

The ground floor encompasses 5,692 SF of open, light-filled retail space crowned by an atrium-like vertical volume and dramatic mezzanine. The floor plan can potentially support two separate tenant spaces, offering flexible leasing options. Expansive brick walls, generous ceiling heights, and vintage structural details create a warm, timeless ambiance ideal for tasting rooms, creative retail, or food & beverage concepts.

The second floor spans 5,692 SF split between two uses: approximately one-third is a private apartment, while the remaining two-thirds function as a dramatic mezzanine seating level overlooking the first-floor retail and restaurant space below. An additional 2,312 SF of basement provides critical storage and mechanical infrastructure depth.

## BUILDING AREA

LEVEL	USE	SQUARE FEET
Basement	Storage / Mechanical	<b>2,312 SF</b>
First Floor	Retail / Assembly / Food & Bev	<b>5,692 SF</b>
Second Floor	Residential / Mezzanine	<b>5,692 SF</b>
<b>Total</b>	<b>Building Total</b>	<b>13,696 SF</b>

## PROPERTY DETAILS

LIST PRICE	PROPERTY TYPE
<b>\$1,599,950</b>	Retail / Residential
TOTAL BUILDING AREA	LOT SIZE
<b>13,696 SF</b>	<b>0.13 Acres</b>
FIRST FLOOR	SECOND FLOOR
<b>5,692 SF</b>	<b>5,692 SF</b>
BASEMENT	ZONING
<b>2,312 SF</b>	<b>C-3 Commercial</b>
STORIES	YEAR BUILT
<b>2 + Basement</b>	<b>1910</b>
TENANCY	APN / PARCEL ID
<b>Multi-Tenant</b>	<b>46952</b>
WALK SCORE®	CURRENT TENANT
<b>91 — Walker's Paradise</b>	<b>Social Goods Market</b>
PARKING	CONSTRUCTION TYPE
<b>Street Parking</b>	<b>V-B (Masonry Brick)</b>

## Landmark Corner Location

Prominent intersection of E 1st & S Howard with Hwy 219 traffic directed past the building. Walker's Paradise score of 91.

## Wine Country Context

Heart of the Willamette Valley, Oregon's premier wine region. Ideal for tasting rooms, wine retail, or hospitality concepts drawing regional tourism.

## Flexible Mixed-Use

C-3 zoning supports retail, assembly, food & bev, office, or residential. Second floor: private apartment (~1/3) + open mezzanine seating level.

## PACIFIC CREST REAL ESTATE ADVISORS

Proven Experience. Regional Expertise. Strategic Guidance.

## Philip Higgins

(503) 793-9039

[phiggins@pacificcrestrea.com](mailto:phiggins@pacificcrestrea.com)

## Katrina Higgins

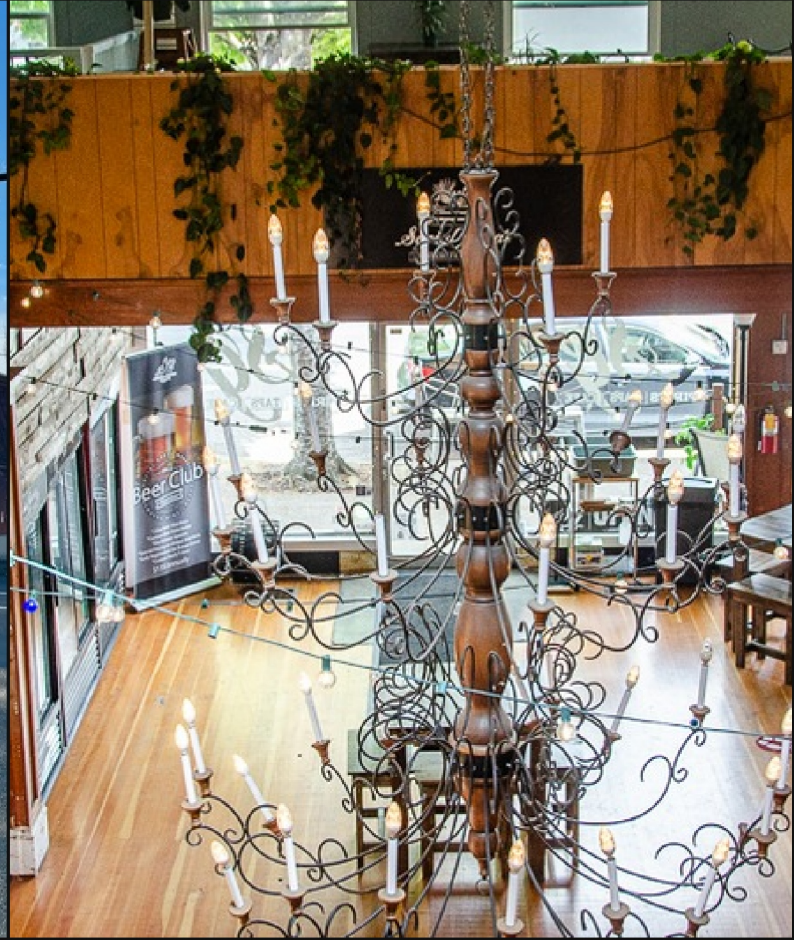
(503) 793-9040

[katrinahiggins@pacificcrestrea.com](mailto:katrinahiggins@pacificcrestrea.com)

All information deemed reliable but not guaranteed. Square footages sourced from architectural floor plans dated 108 S Howard St / 500 E 1st St, Newberg OR. Buyer to independently verify all data. Pacific Crest Real Estate Advisors is not responsible for errors or omissions.

# Property Photos

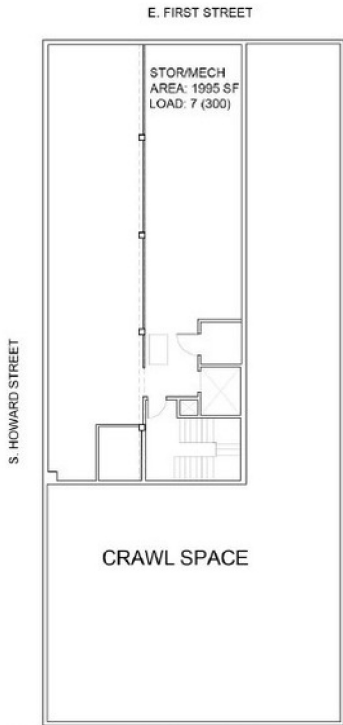
500 E 1ST STREET · NEWBERG, OR 97132 · HOLLINGSWORTH BUILDING



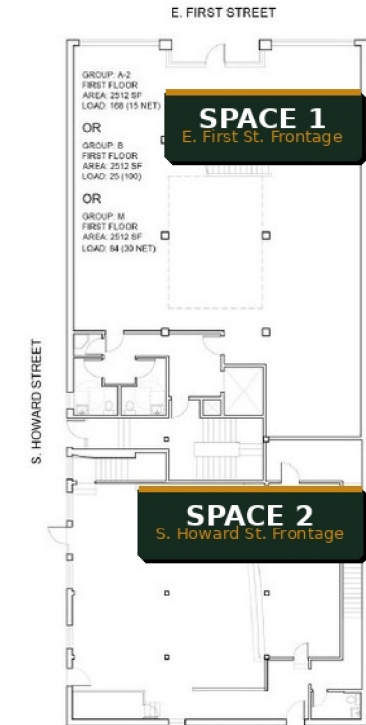
# Floor Plans

108 S HOWARD ST. & 500 E 1ST ST. · NEWBERG, OR 97132

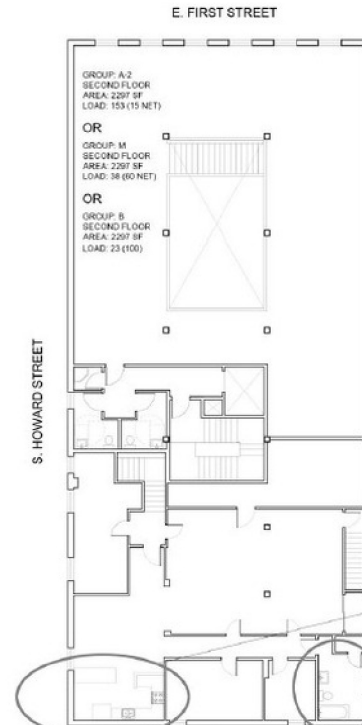
**108 S Howard St. | 500 E 1st St.,  
Newberg, OR**



**1** BASEMENT PLAN  
1/16" = 1'-0"



**2** FIRST FLOOR PLAN  
1/16" = 1'-0"



**3** SECOND FLOOR PLAN  
1/16" = 1'-0"

## BUILDING CODE

- ASSEMBLY SPACE  
EATING/DRINKING ESTABLISHMENT  
OFFICE AND RETAIL  
GROUP: A-2, B OR M
- BUILDING TO BE FULLY SPRINKLERED (REQUIRED FOR SECOND STORY)
  - ASSUMED CONSTRUCTION TYPE V-B
  - NO ELEVATOR REQUIRED
  - NO SEPARATION REQUIRED BETWEEN CHURCH AND NEW TENANT IF ALL A-2
  - NO SEPARATION REQUIRED BETWEEN FIRST AND SECOND FLOOR
  - 1-HOUR SEPARATION REQUIRED BETWEEN BASEMENT AND FIRST FLOOR FOR STORAGE
  - TWO STAIRS REQUIRED FROM SECOND FLOOR FOR A-2 USE
  - 1-HOUR EXIT REQUIRED FROM BASEMENT LEVEL
  - 2 TOILETS AND 1 LAVATORY REQUIRED EACH FOR MALE AND FEMALE

## BUILDING AREA

BASEMENT:	2,312 SF
FIRST FLOOR:	5,692 SF
SECOND FLOOR:	5,692 SF
<b>BUILDING TOTAL:</b>	<b>13,696 SF</b>

## CONSTRUCTION

GUTTED BATHROOM AND KITCHEN AREA



**2,312 SF**  
BASEMENT

**5,692 SF**  
FIRST FLOOR

**5,692 SF**  
SECOND FLOOR

**13,696 SF**  
BUILDING TOTAL