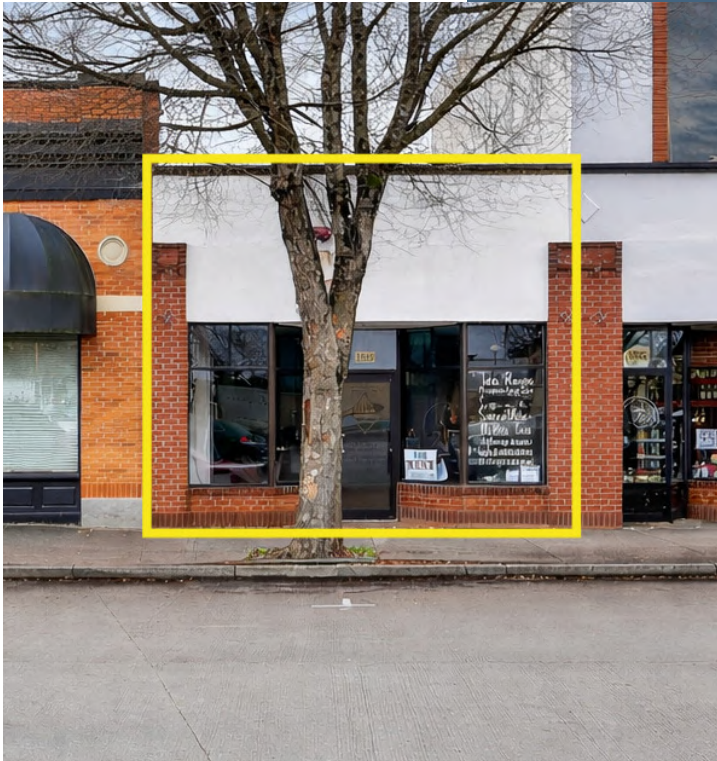


FOR SALE | \$600,000
159 SE 2ND AVE, HILLSBORO, OR 97123



PROPERTY DESCRIPTION

Located in Downtown Hillsboro, this fully leased single-tenant commercial building offers stable in-place income in a well-established urban submarket of Washington County. The property is situated near local retail, restaurants, civic uses, and light rail, providing strong accessibility and long-term tenant appeal.

With one tenant in occupancy, the building benefits from simplified management and predictable cash flow. Ongoing redevelopment in the downtown core, combined with a growing residential base and proximity to major employment centers, supports continued demand for well-located commercial space.

PROPERTY HIGHLIGHTS

- Single-tenant building
- Set up for cafe/ coffee shop tenant with seating, prep kitchen, triple barrel dishwashing sink
- Previously tenant used building for storefront and online retail business
- Office with rollup door in rear of building for shipping and deliveries

OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	1,660 SF
NOI:	\$36,100.00
Cap Rate:	6.02%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	529	1,484	4,392
Total Population	1,494	4,264	12,990
Average HH Income	\$90,898	\$96,221	\$102,286

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

FOR SALE | \$600,000
159 SE 2ND AVE, HILLSBORO, OR 97123



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



FOR SALE | \$600,000
159 SE 2ND AVE, HILLSBORO, OR 97123

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

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



SE 2ND RETAILER MAP

FOR SALE | \$600,000
159 SE 2ND AVE, HILLSBORO, OR 97123



DENISE BROHOSKI

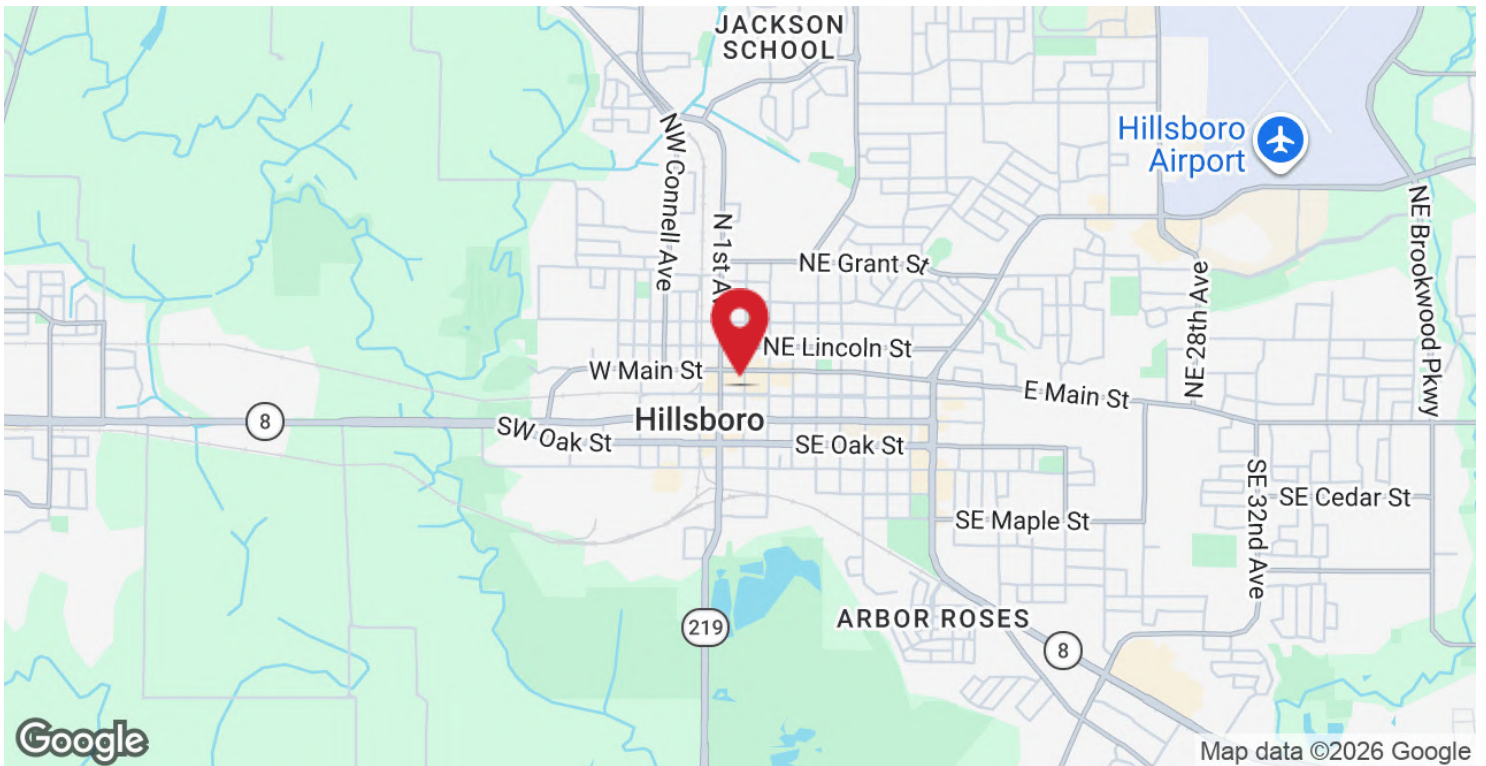
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

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



LOCATION MAP

FOR SALE | \$600,000
159 SE 2ND AVE, HILLSBORO, OR 97123



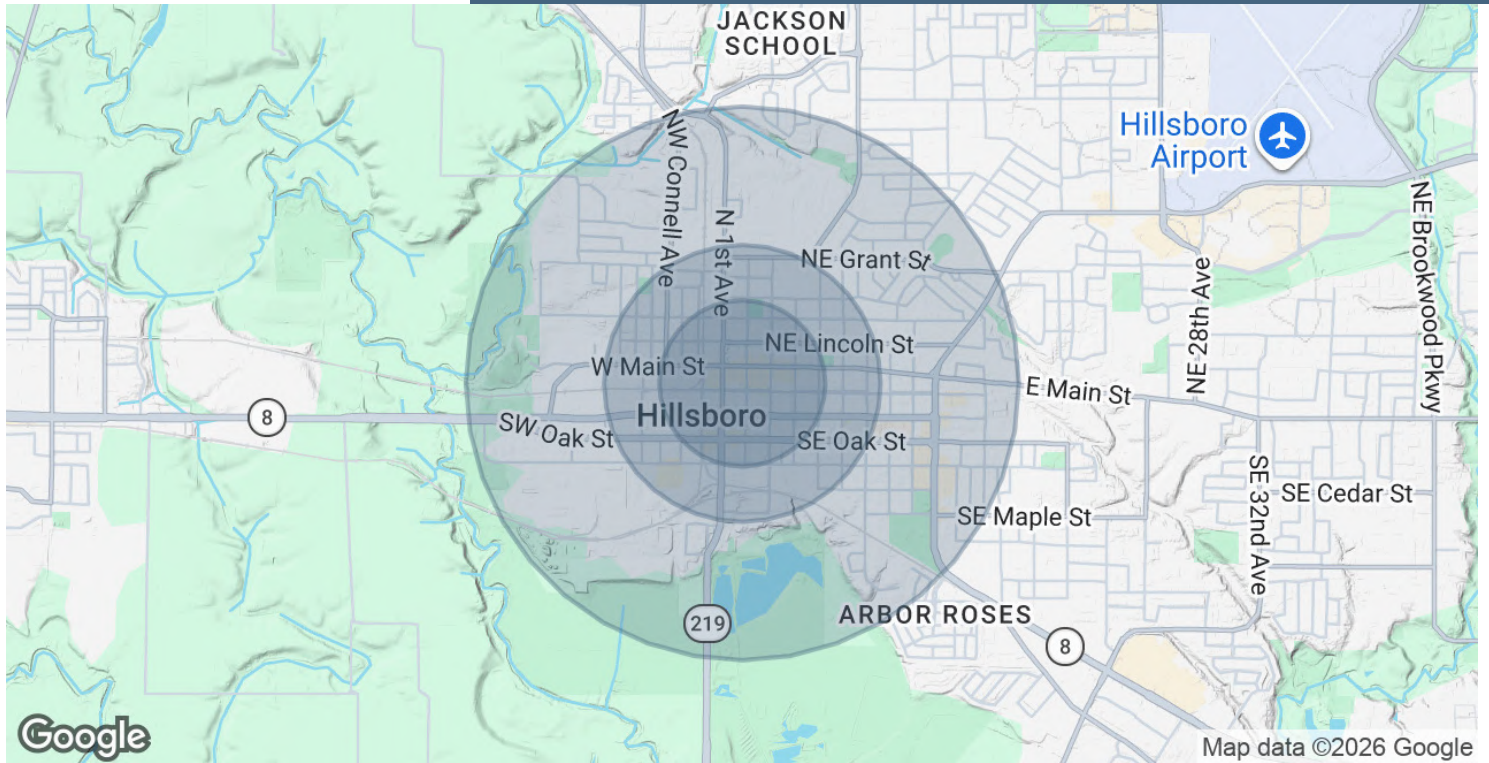
DENISE BROHOSKI

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

DEMOGRAPHICS MAP & REPORT

FOR SALE | \$600,000
159 SE 2ND AVE, HILLSBORO, OR 97123



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,494	4,264	12,990
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	\$102,286
Average House Value	\$472,796	\$504,448	\$528,429

Demographics data derived from AlphaMap

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