

PROPERTY SUMMARY

FOR SALE | \$3,000,000  
175 SE BASELINE ST, HILLSBORO, OR 97123



PROPERTY HIGHLIGHTS

- 15,989 SF building
- New roof & two new HVAC units
- Downtown Hillsboro location
- 1 grade-level rollup door
- 1 loading dock
- Over 15,000 ADT
- 35+ parking spaces
- Street signage
- Half a block from MAX Blue Line

OFFERING SUMMARY

Sale Price:	\$3,000,000
Price per SF:	\$187.63
Building Size:	15,989 SF
Lot Size:	41,533 SF
Zoning:	SCC-DT

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,421	4,578	9,092
Total Population	4,215	13,539	27,171
Average HH Income	\$93,265	\$101,685	\$107,585

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



ADDITIONAL PHOTOS

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**DENISE BROHOSKI**

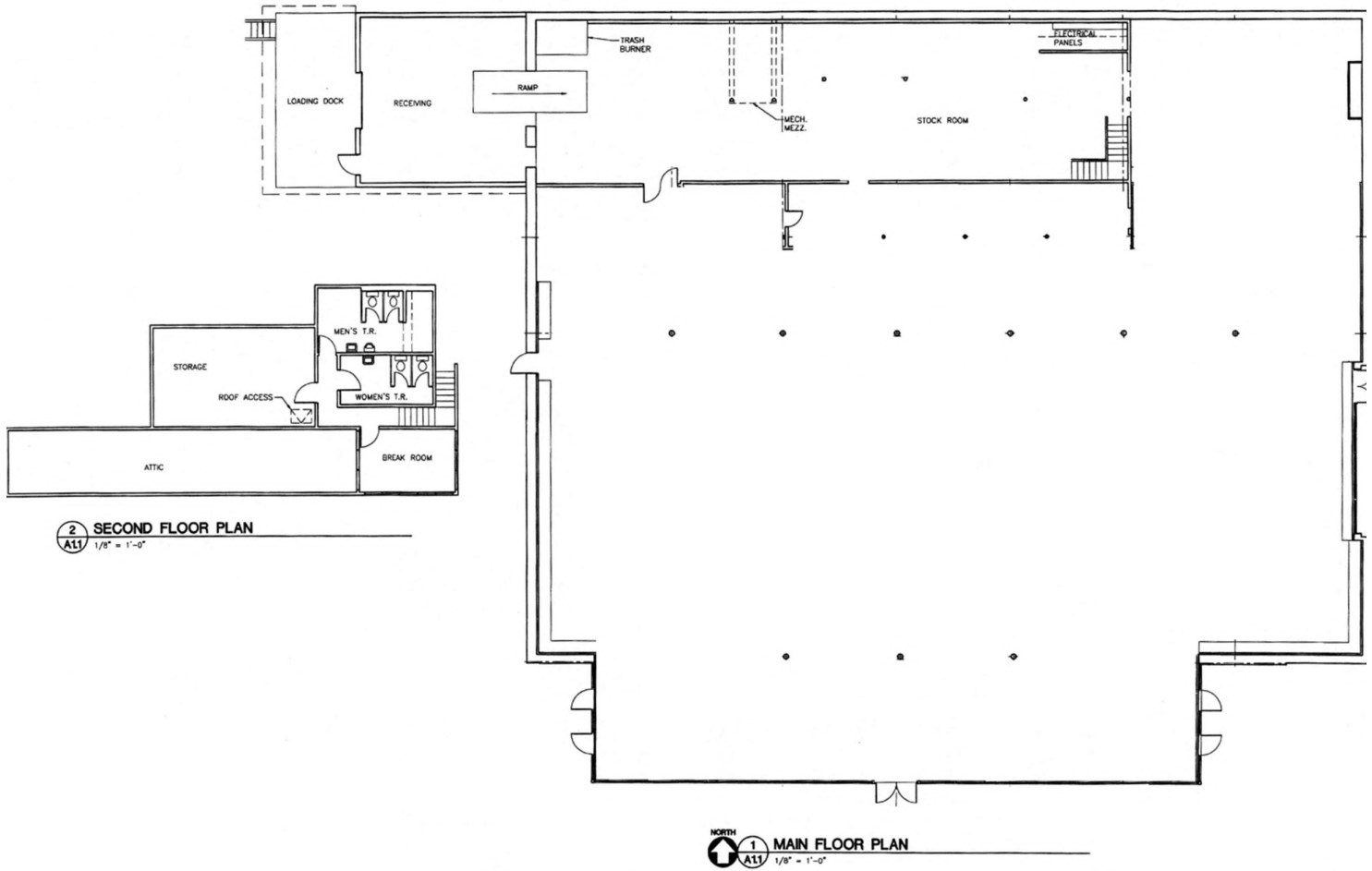
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FLOOR PLANS

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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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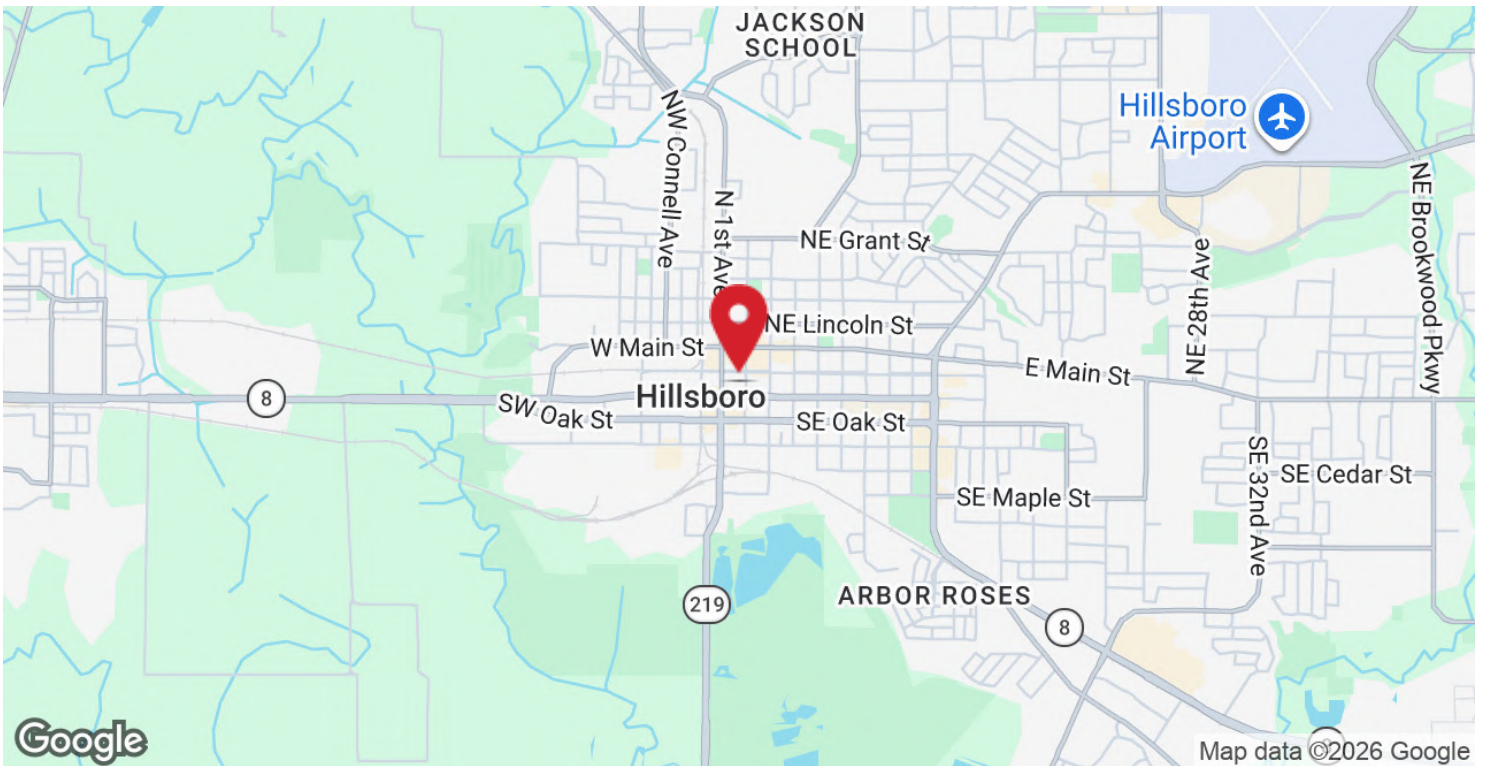
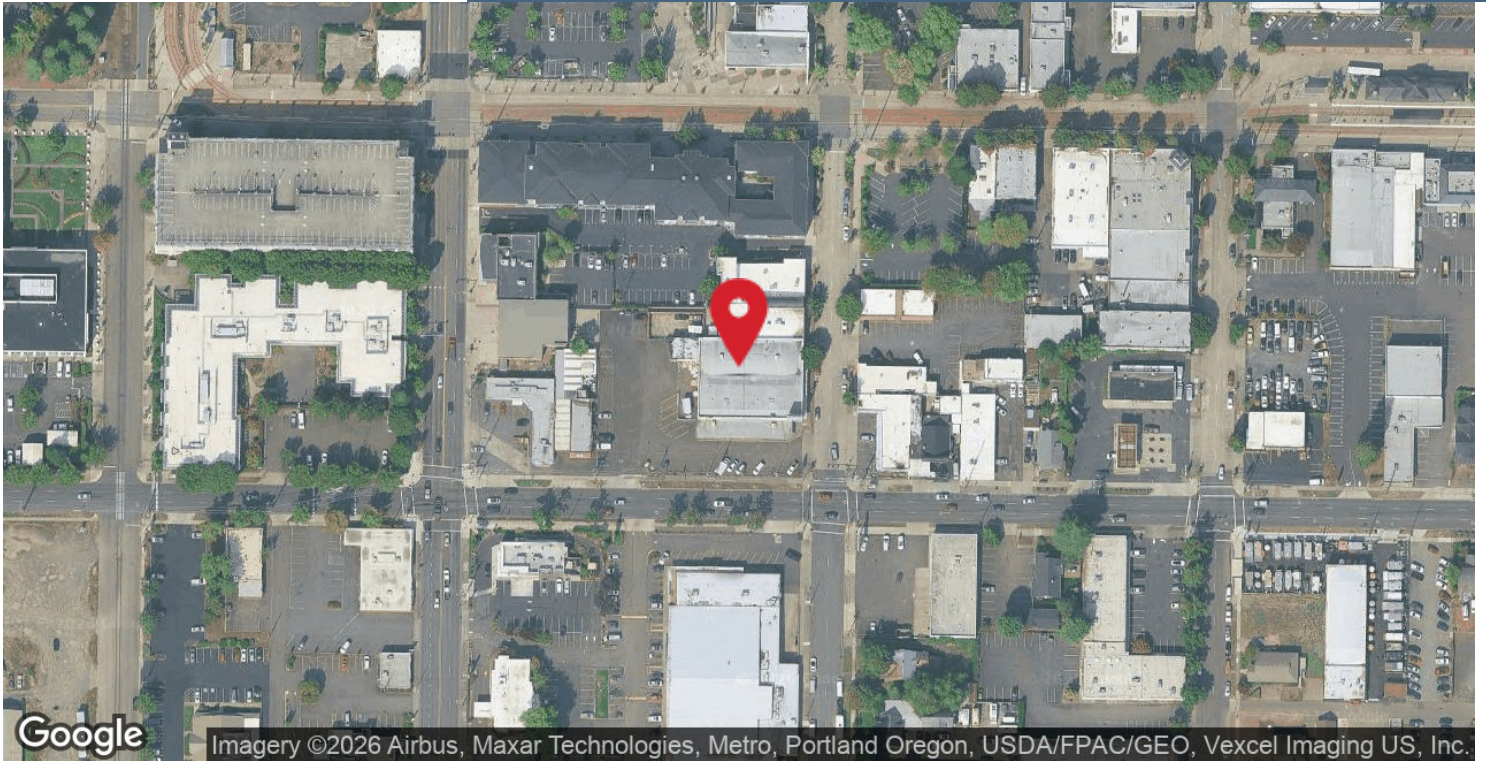
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LOCATION MAP

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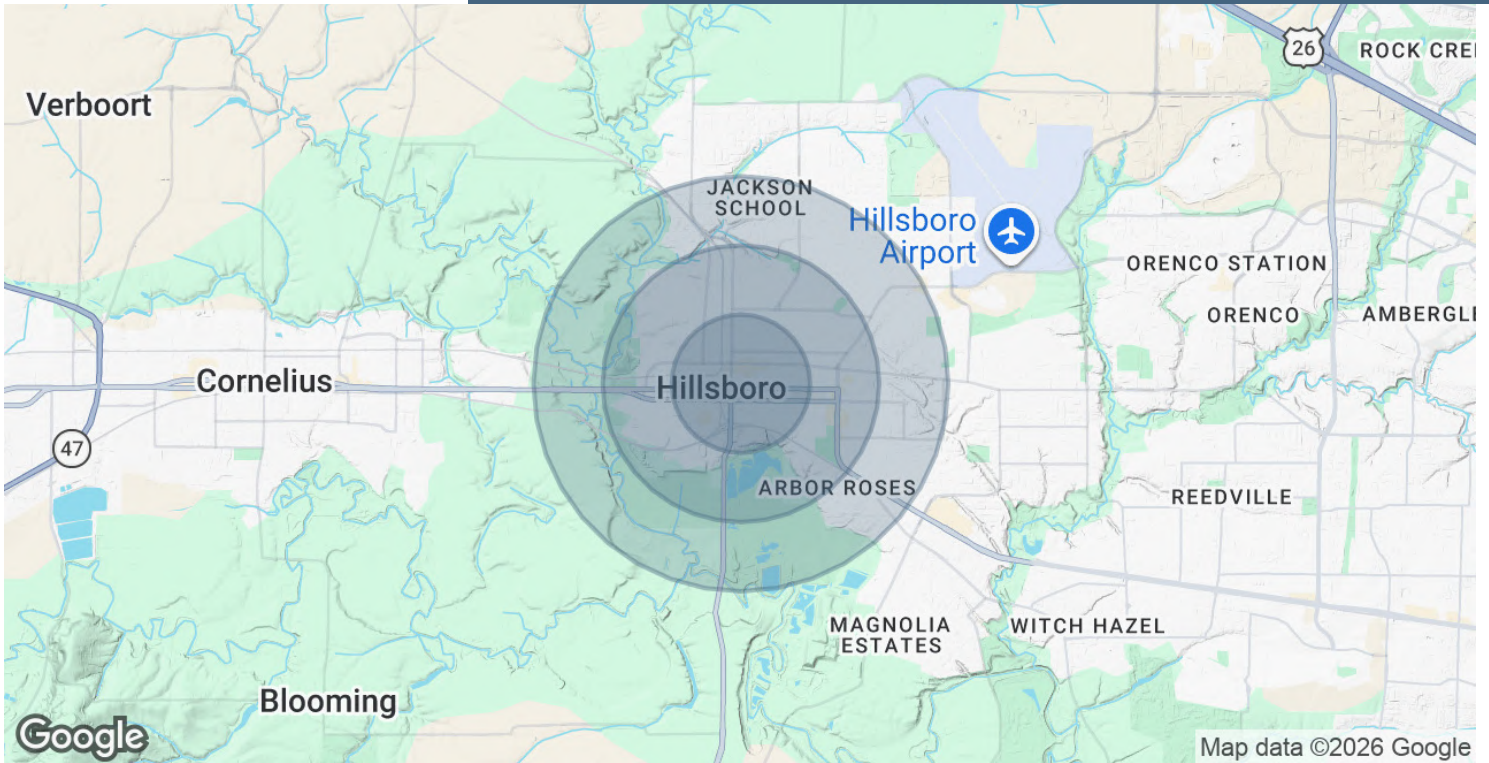


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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,215	13,539	27,171
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,421	4,578	9,092
# of Persons per HH	3	3	3
Average HH Income	\$93,265	\$101,685	\$107,585
Average House Value	\$480,140	\$516,626	\$526,060

2020 American Community Survey (ACS)

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