



FOR SALE

RARE RETAIL/AUTOMOTIVE OPPORTUNITY

1475 SE TUALATIN VALLEY HWY, HILLSBORO, OR 97123

JOE KAPPLER

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Rare retail/automotive opportunity on Tualatin Valley Highway in Hillsboro, OR. This 3,800 SF commercial building features three grade doors, two restrooms, a retail/office space, and approximately 1,400 SF of covered space on 34,848 SF of land. The property is zoned C-G (Commercial-General, City of Hillsboro), which allows auto-oriented commercial uses, including office, retail, and service uses.

PROPERTY HIGHLIGHTS

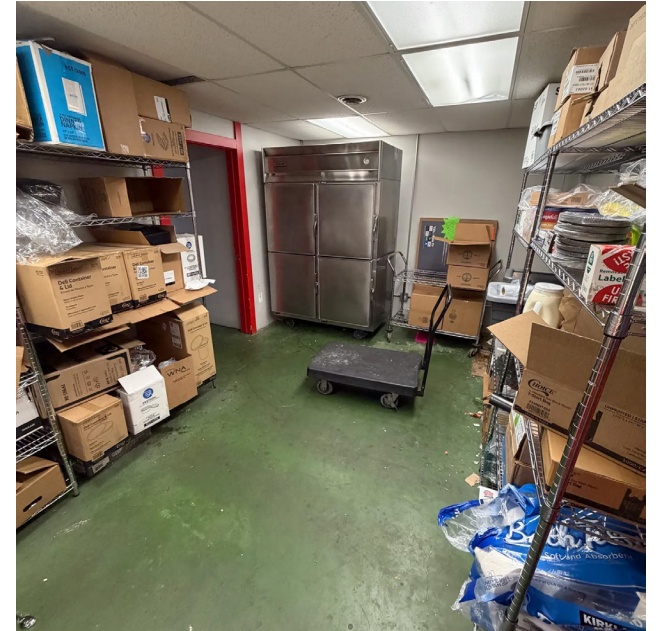
- 3 grade doors (ranging from 8" H x 16'6" W to 10'3" H and 16'6" W)
- 12'3" clear height
- 28'6" bay depth
- Newer roof over the warehouse
- C-G Zoning
- Property Taxes: \$9,179

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OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	34,817 SF
Building Size:	3,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	461	1,796	5,443
Total Population	1,324	5,101	16,096
Average HH Income	\$84,908	\$87,619	\$97,991

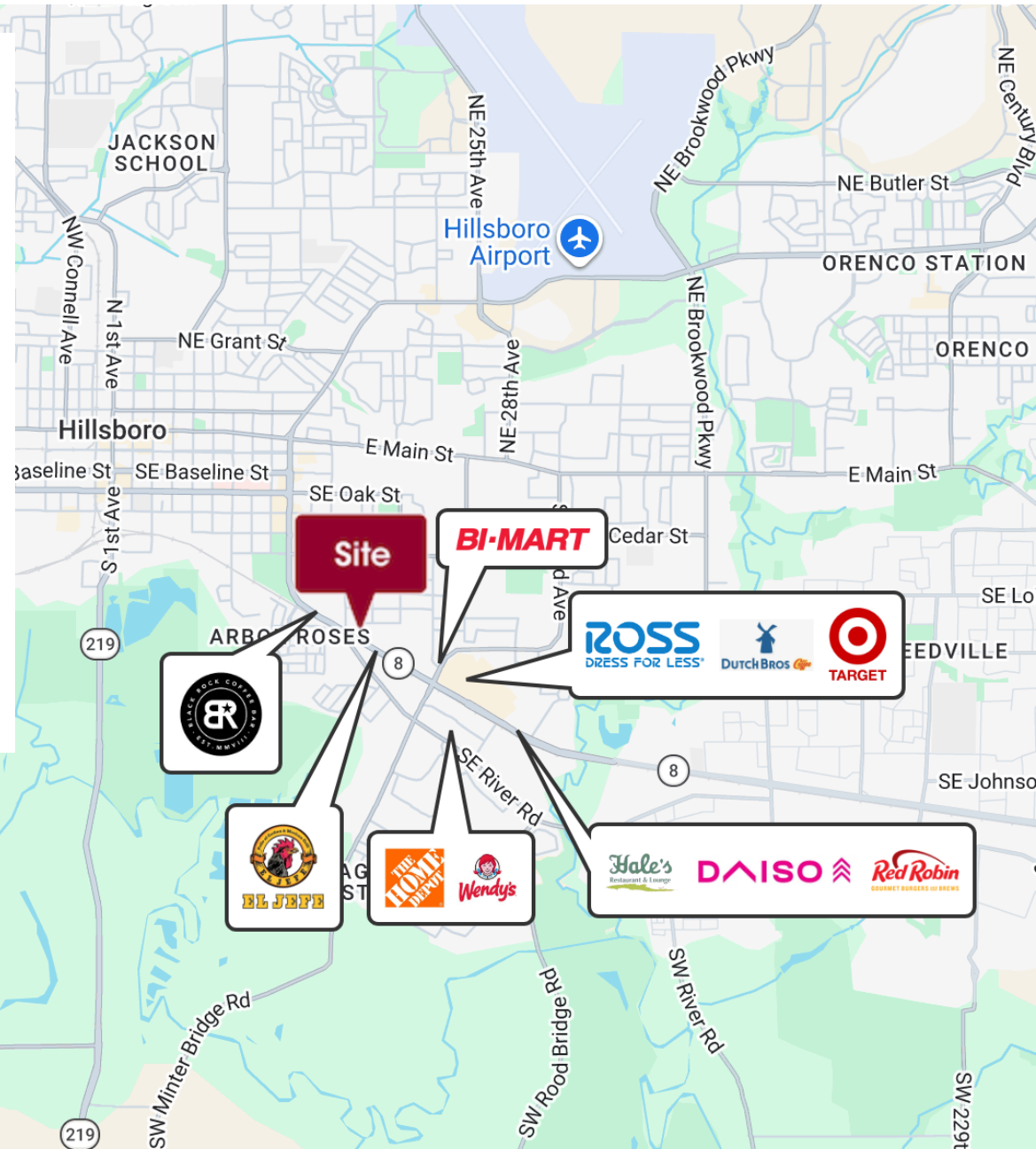


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LOCATION OVERVIEW

Well-located retail/auto building on TV Hwy in Hillsboro, OR.



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