

235 SW OAK ST

Hillsboro, OR 97123

FOR SALE & LEASE



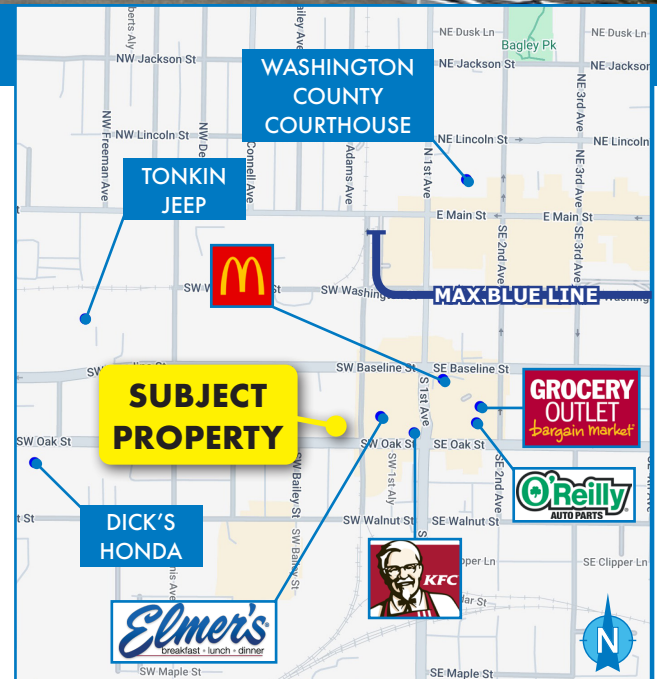
RETAIL / LIGHT INDUSTRIAL SPACE FOR SALE & LEASE

DETAILS

- Sale price **REDUCED**: **\$999,999**
- Lease rate: Call broker for rate/NNN
- Total space size: $\pm 6,600$ SF
 - Back room: $\pm 1,770$ SF
 - Front showroom/retail: $\pm 4,830$ SF
- Lot size: ± 0.33 AC (14,375 SF)
- Zoning: SCC-DT

FEATURES

- Back room with 3 roll-up doors and storage
- Showroom with storefront entrance
- Pylon signage exposure and ample on-site parking
- Prime Hillsboro location on SW Oak St with $\pm 16,488$ VPD
- Walking distance to Downtown Hillsboro amenities: MAX line, Grocery Outlet, McDonald's, KFC, Elmer's Restaurant, Washington County Courthouse, O'Reilly Auto Parts, Dick's Honda, and Tonkin Jeep



DEMOGRAPHICS

	1 MILE	3 MILES
Population	10,631	63,119
Households	3,573	21,450
Median Age	35.5	36.3
Median Household Income	\$97,127	\$106,945
Daytime Employees	9,428	21,725

For more information or a property tour, please contact:

TIM BUDELMAN

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LUIS MARTIN DEL CAMPO

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Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

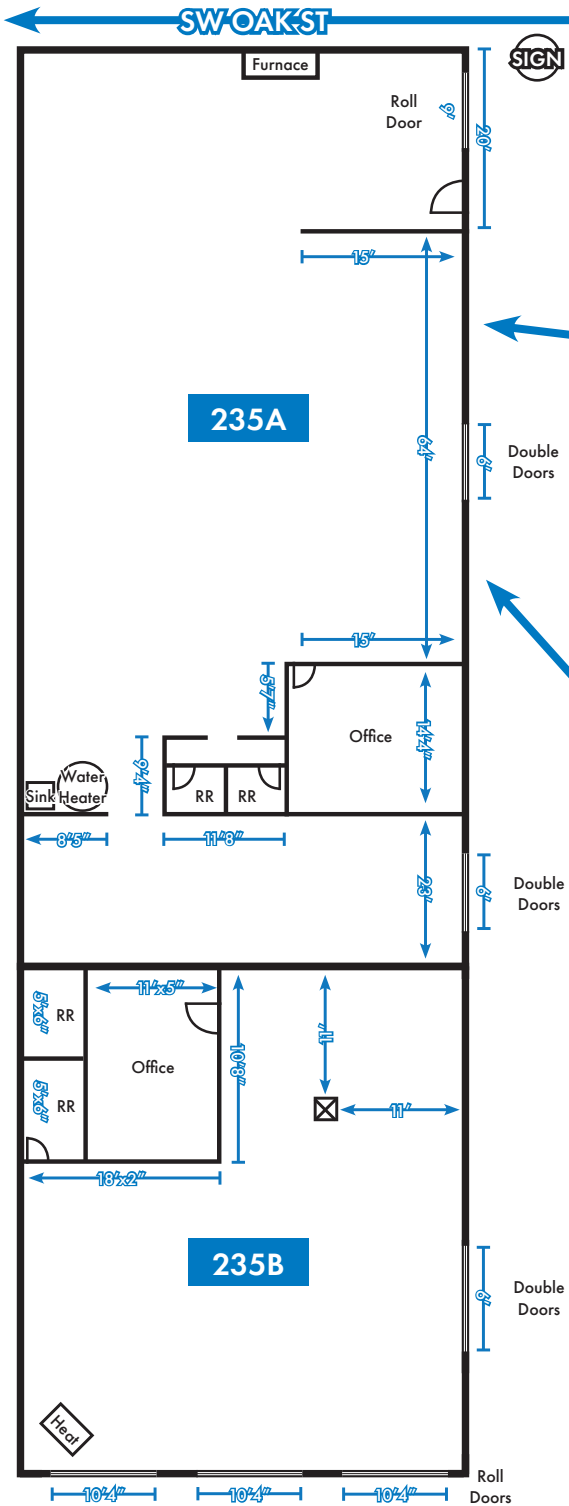
900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

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FLOORPLAN



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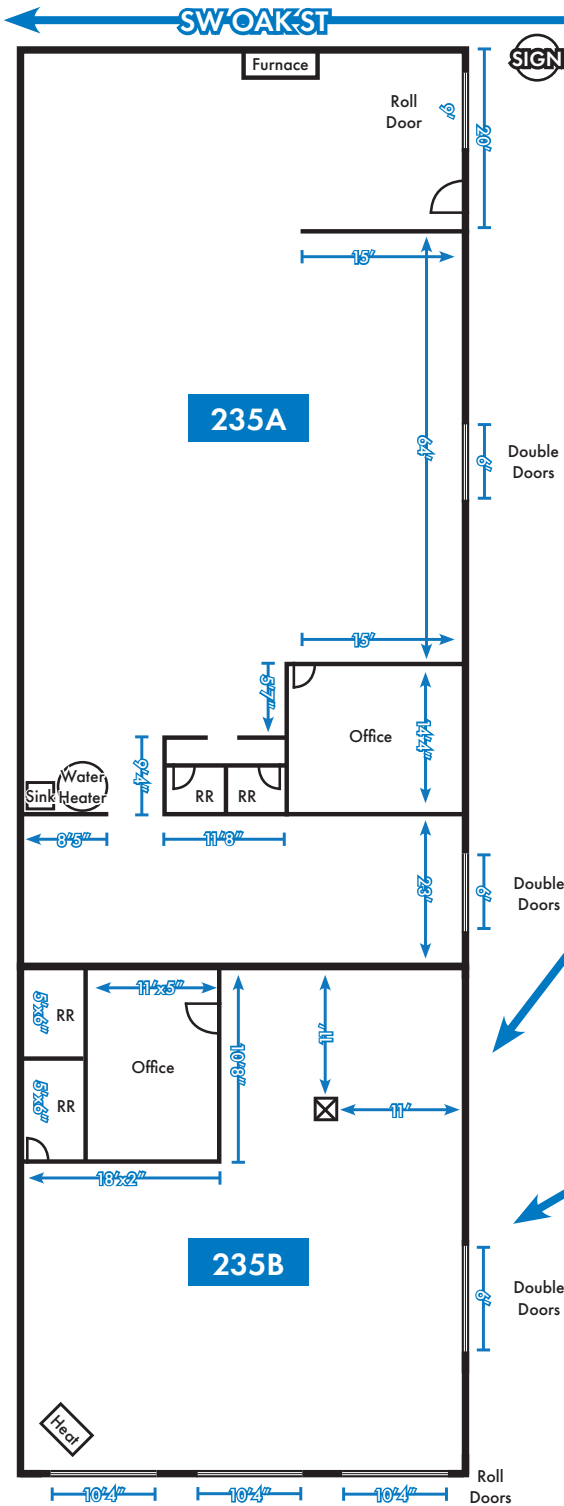
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PHOTOS



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