

FOR INVESTMENT SALE & LEASE



HOLROYD BUILDING

1933-1937 PACIFIC AVE | FOREST GROVE, OR 97116

For more information or a property tour, please contact:

TIM BUDELMAN

503.225.8472

TimB@norris-stevens.com

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.

02/26/2026

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

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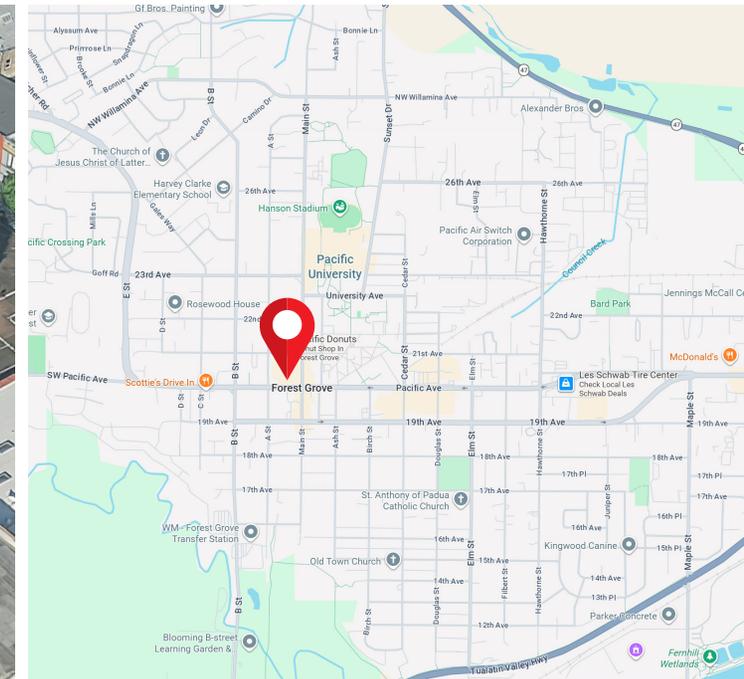
MIXED-USE BLDG IN THE HEART OF FOREST GROVE

DETAILS

- Total size: ± 5,664 SF
- Land area: ± 0.04 AC/1,899 SF
- Zoning: TCC: Town Center Commercial
- Stories: 2 + 1,850 SF basement
- Tenant spaces:
 - Ground floor retail: ± 1,850 SF
 - 1 bed/1 bath apartment: ± 600 SF
 - 2 bed/1 bath apartment: ± 900 SF
 - Office w/bathroom: ± 300 SF - Available for lease
- Year built: 1936
- Sale price/lease rate: Call for pricing
- Actual Cap Rate: 6.5%
- Proforma Cap Rate: 7.7%

FEATURES

- Full renovation of first floor bar/restaurant, including installation of bar top, plumbing, built-in seating, etc.
- Renovations in the last 3 years include: New 1st floor windows, awning and exterior repairs (2023-4), new electrical service (2024), new roof (spring 2025), and new water heaters and replacement of basement plumbing (2026)
- Tenants pay all utilities and garbage
- Unbeatable location in the heart of Forest Grove, just minutes from Pacific University



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MAP / DEMOGRAPHICS

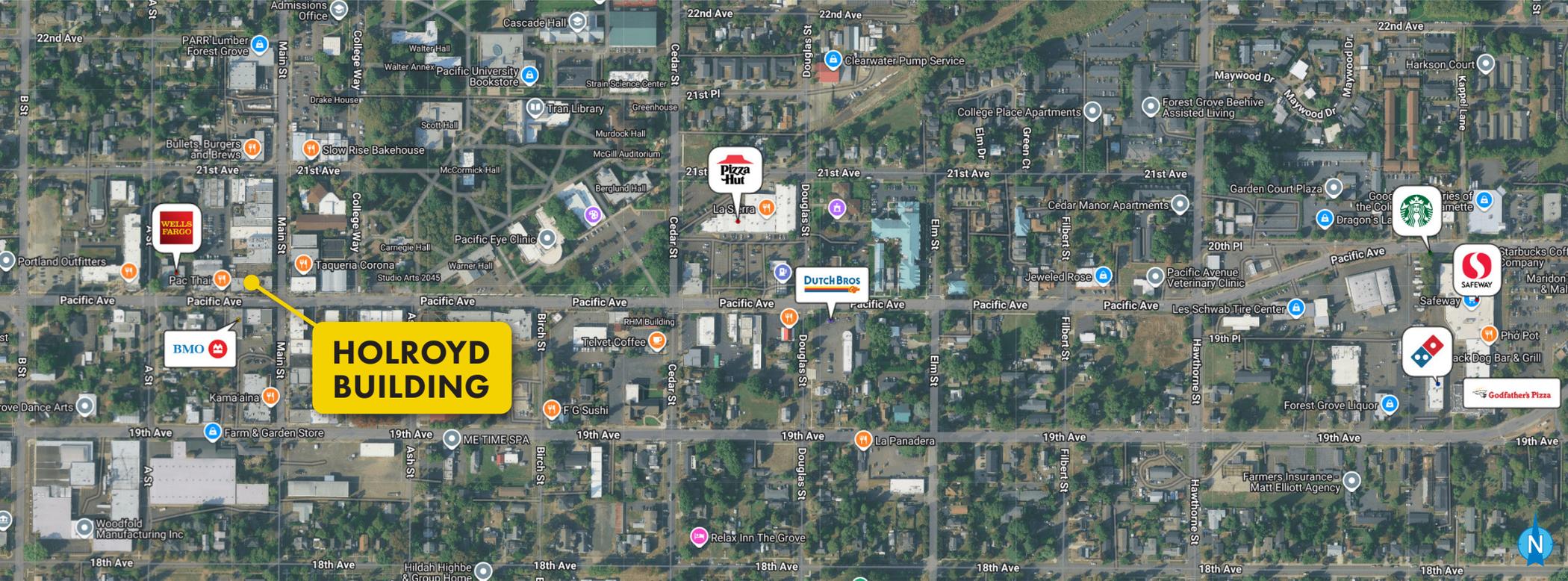
DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2024 Population	14,716	35,879	44,285
2029 Population Projection	14,914	36,267	44,707
2024 Households	4,981	12,029	14,571
2029 Household Projection	5,053	12,170	14,720
Avg Household Income	\$83,052	\$89,677	\$93,621
Median Household Income	\$63,418	\$69,787	\$72,747
Median Age	34.1	36.8	37.2



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