

# FOR SALE

RETAIL/OFFICE IN THE HEART OF FOREST GROVE

1936-1938 Pacific Ave | Forest Grove, OR 97116



14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)

APPRAISED AT

## \$1,250,000

**REDUCED  
PRICE**



## PROPERTY HIGHLIGHTS

Beautifully renewed retail/office building in the heart of Downtown Forest Grove.  
One block from Pacific University

- 6,480 SF
- Sale Price: ~~\$990,000~~ **Reduced \$629,000**

**FOR MORE INFORMATION:**

**Steve Hunker**, CCIM, Vice President/Broker  
[steve@fg-cre.com](mailto:steve@fg-cre.com)

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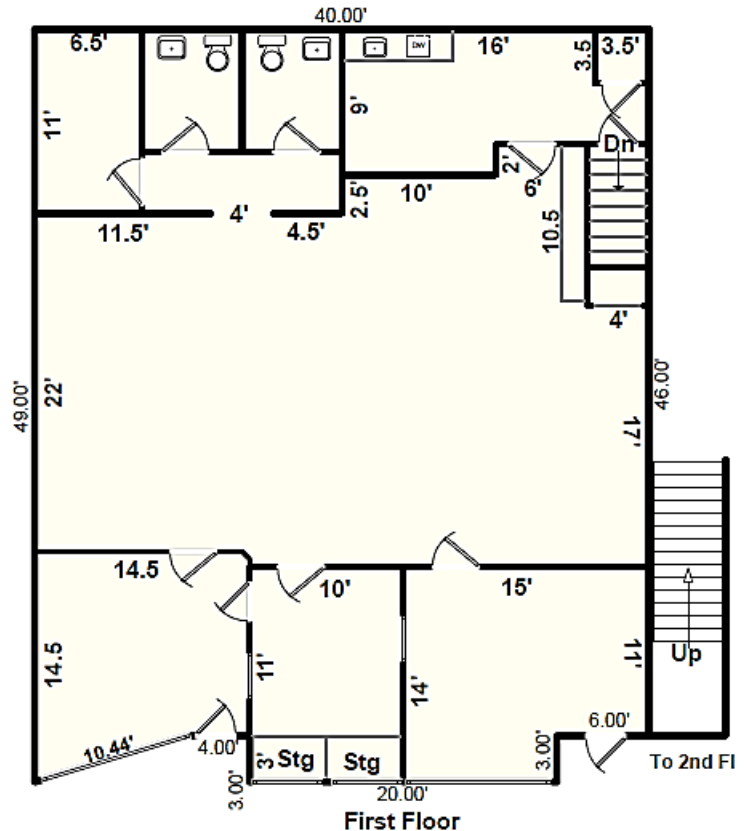


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## Main Floor

- Two entry points of access from the street with separate addresses currently used as one contiguous space
- Nice separate reception area
- Two private offices
- Two restrooms
- Large open area (or bullpen)
- One conference room
- Kitchenette and storage room



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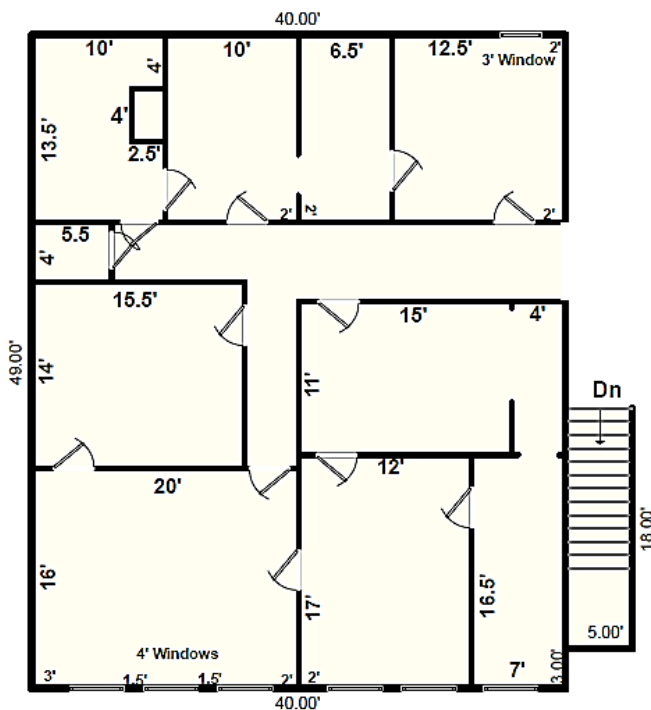
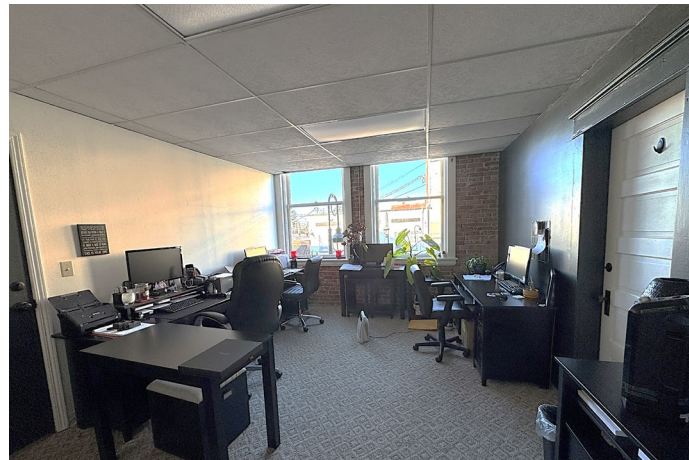
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## Second Floor

- Separate streetside shared access staircase to the second floor
- Top floor features plenty of natural light thanks to skylights throughout
- Multiple offices ranging from small to large
- One restroom



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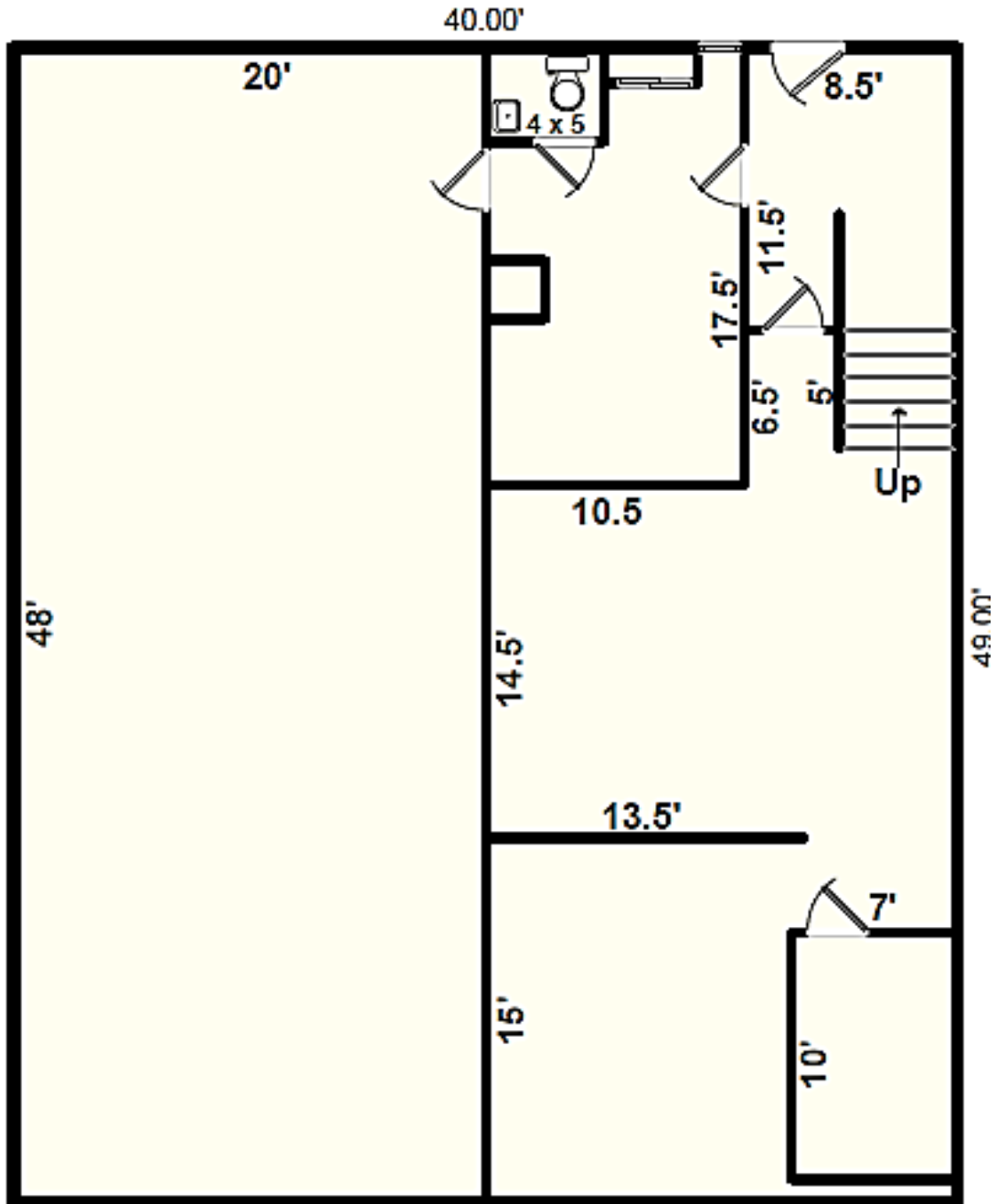
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## Basement

- Over 2,000SF of space
- Perfect for additional storage



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Forest Grove is a charming city known for its rich history, natural beauty, and vibrant community. Some highlights:

- **Pacific University:** One block from campus. Founded in 1849, it's one of the oldest universities west of the Mississippi River and a central part of Forest Grove's identity.
- **Historic Downtown:** The downtown area features historic buildings, local shops, restaurants, and cultural events. Walk to antique stores, small retailers, an art gallery, cafes, bakeries and coffee houses.
- **Wine and Vineyards:** The city is situated in the heart of Oregon's wine country, with several renowned wineries and tasting rooms nearby.
- **Community Events:** Forest Grove hosts various events throughout the year, such as the Pacific University Music in the Grove series, the annual Corn Roast Festival, and the Forest Grove Concours d'Elegance featuring over 300 classic cars each year.
- **Proximity to Portland:** Located just 25 miles west of Portland, Forest Grove offers a blend of small-town charm with easy access to urban amenities. This property is only one block from Tri-Met's Westside bus line.

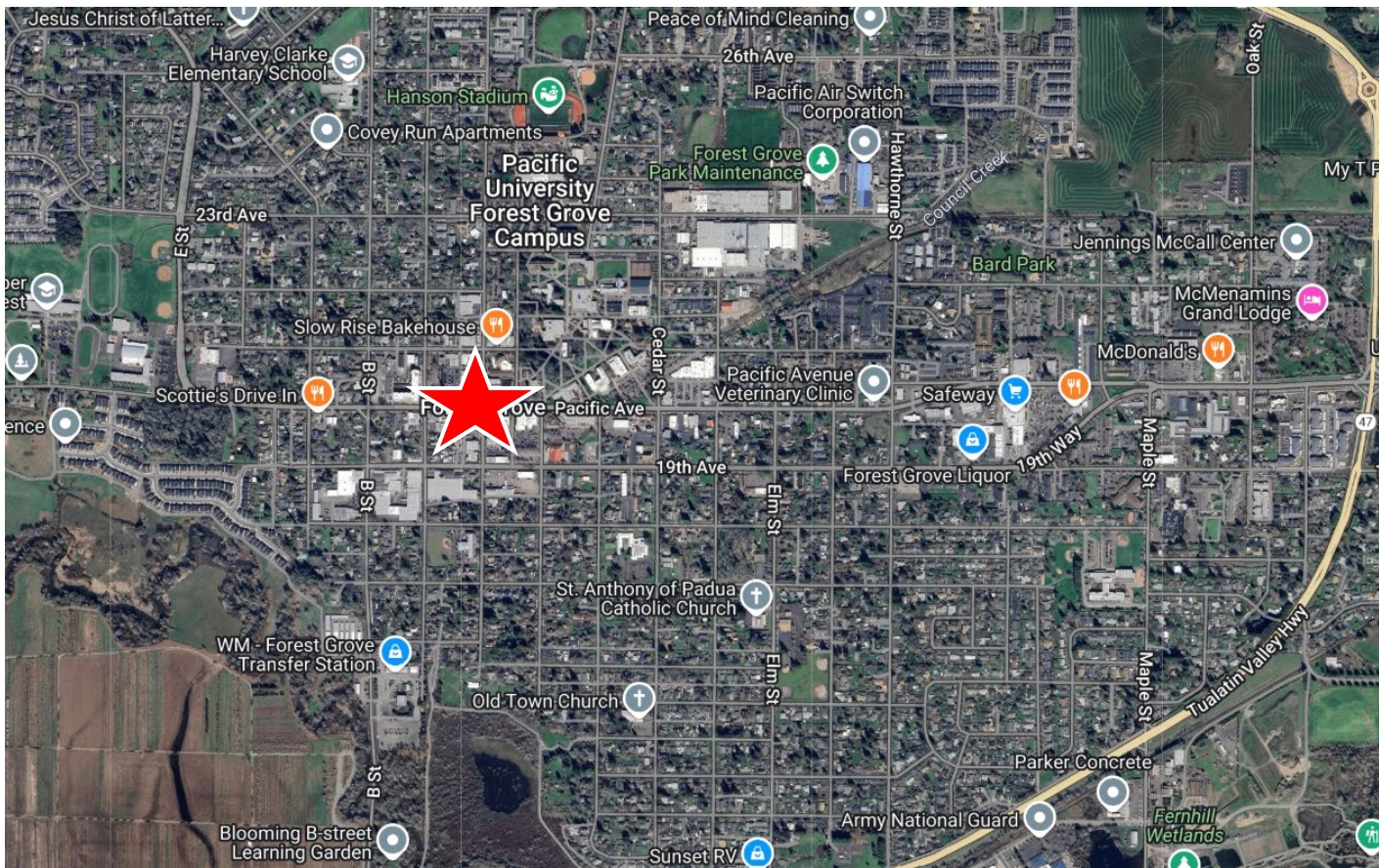
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#### 2025 DEMOGRAPHICS

|                               | 1 Mile   | 3 Mile    | 5 Mile    |
|-------------------------------|----------|-----------|-----------|
| Est. Population               | 15,358   | 37,617    | 47,573    |
| 2030 Projected Population     | 15,776   | 38,486    | 48,853    |
| Est. Average Household Income | \$95,293 | \$103,000 | \$108,993 |
| Est. Total Businesses         | 599      | 1,185     | 10,436    |
| Est. Total Employees          | 3,901    | 8,609     | 10,436    |



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.