



FOR SALE

STONEWOOD CENTER DEVELOPMENT PAD

3600 PACIFIC AVENUE, FOREST GROVE, OR 97116

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Prime Forest Grove commercial development site. Building pad is 49,658 SF, all utilities, stormwater retention, and shared retail parking on site. Excellent location for a medical, dental, or professional office, with the option for ground-floor retail. Additional uses allowed are multifamily, vehicle charging station, car wash, day care, veterinary, and general retail.

LOCATION DESCRIPTION

This property in Forest Grove, OR presents a strong investment opportunity for commercial real estate development. Located a short drive from Portland, it provides convenient access to a major business center with a robust office market. The area is near Pacific University and attractions such as Fernhill Wetlands Park and Historic Downtown Forest Grove, offering a unique combination of academic and natural amenities. Investors can benefit from the increasing demand for office space while providing tenants with access to a vibrant local community.

PROPERTY HIGHLIGHTS

- 49,658 SF building pad
- Community Commercial (CC) zoning
- 34,000 cars per day
- All utilities to site
- Shared parking
- Stormwater retention already constructed
- Max building height 45'

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	49,658 SF

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