

For Sale or Build to Suit

\$1,200,000 (\$29.00 psf)

Demographics

Population	25,553
Median Age	33.1
Median Household Income	\$65,679
Area Vibes Livability Score	73/100

Skip Rotticci

Vice President
+1 503 499 0062
skip.rotticci@colliers.com

851 SW Sixth Ave, Suite 1200
Portland, OR 97204
P: +1 503 223 3123
colliers.com

3600 Pacific Avenue Forest Grove, Oregon

+/- .95 AC (41,150 sq. ft.)

Stonewood Center Commercial Development Site

The Stonewood Center development pad is approximately .95 acres, 41,150 square foot development pad that has all utilities at the site and a shared stormwater system already installed. Located at the intersection of Pacific Avenue and Highway 47 the Stonewood Center development pad is an excellent opportunity to develop a mixed-use office retail building, or medical office building. The site is adjacent to or in close proximity to Forest Grove's commercial core and has great access and high traffic counts.

- Located at the intersection of Hwy 47 and Pacific Avenue (33,800 cars per day)
- Zoning is Community Commercial (CC)
- Max building height 45 feet
- Minimum Landscape area 15%
- No setback requirements
- Allowable uses include: Bed and Breakfast, Cultural Institutions, Day Care, Postal Services, Religious Institutions, Fraternal Lodges and Clubs, Eating and Drinking Establishments, Personal Services, Veterinary Services, Medical Office, Motor