

# For Sale

## Auto Repair/Retail Shop

Asking Price: \$1,750,000

1850 N. Adair Street  
Cornelius, Oregon 97113



Accelerating success.





# Property Overview

1850 N. Adair is currently leased to an auto repair and tire service company at well under market Rates. The current lease expires April 2023 allowing an owner user to transition into the building in relatively short order. The building was constructed in 1990 with a slab on grade foundation, concrete (CMT) block walls and a truss roof structure. The building has six work bays with overhead doors, two restrooms, three private office spaces, a lobby/showroom area, and a mezzanine that could be used as parts storage or a waiting area. The lot is just under 40,000 square feet with a floor area ratio of 14.13% offering ample parking and outdoor storage the rear yard is gated and fenced for secure parking.



## Investment Summary

Address:	1850 N. Adair Street Cornelius, OR 97113
Premises:	Auto Repair/Retail Shop 4492 SF plus a 1200 SF mezzanine
Lot Size:	.73 AC/ 31,799 SF
Asking Price:	\$1,750,000
Zoning:	General Commercial (CG)
Construction Type:	Slab on Grade Foundation Concrete Block Walls
Year Built:	1990
Current Lease:	Well under market rate. Expires April, 2023

# 1850 N Adair Cornelius

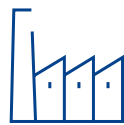
## Market Overview

1850 N. Adair is located along the Tualatin Valley Highway between Hillsboro and Forest Grove. Hillsboro, the second largest city in the MSA, also known as Silicon Forest, is the heart of the High Tech industry in Oregon and is home to Intel, Tektronix, lattice Semiconductor, Radisys, etc. Forest Grove is one of the top ten fastest growing cities in Oregon.

## 5-Mile Demographics

Population	
2022 Population	93,626
Median Age	36
Households	
2022 Households	30,932
Average Household Vehicles	2
Average Household Income	\$90,557
Average Household Maintenance	\$1,032
Traffic Count	16,627 VPD

## Business/Employment



**2,461**  
Total Businesses



**31,957**  
Total Employees



**59%**  
White Collar  
Employment

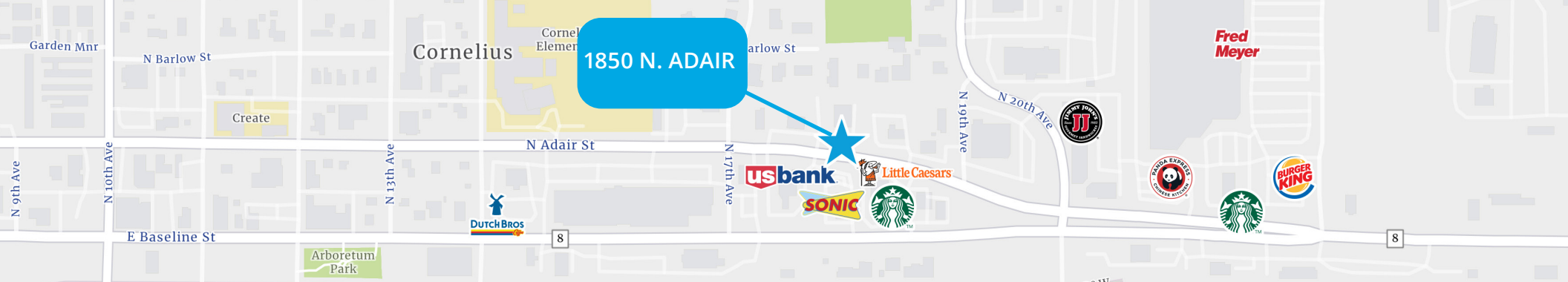


**28%**  
Blue Collar  
Employment



**13%**  
Services





**Skip Rotticci, CCIM**  
 Vice President | Oregon  
 +1 503 499 0062  
[skip.rotticci@colliers.com](mailto:skip.rotticci@colliers.com)



851 SW 6th Ave, Suite 1200  
 Portland, OR 97204  
 P: +1 503 223 3123

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.