

# FOR SALE OR LEASE

URBAN  
WORKS

3675 PACIFIC AVE | FOREST GROVE, OR



## FOREST GROVE ENDCAP DRIVE-THRU OPPORTUNITY

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# FOREST GROVE



## Address

3675 Pacific Ave

## Area

Forest Grove

## Space

2,512 SF

## Rates

Please Call for Pricing

## Drive-Thru Opportunity

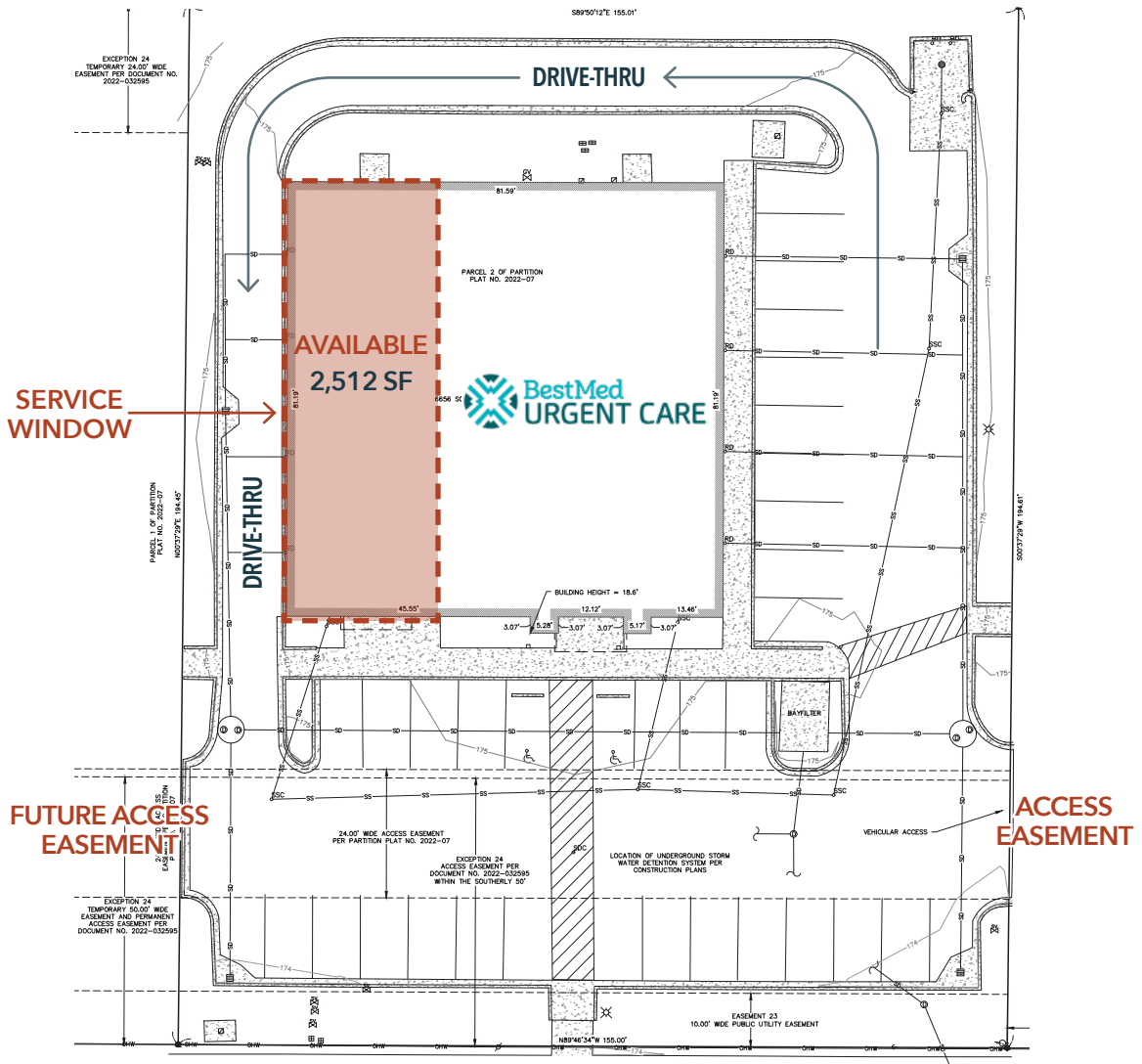
Restaurant / Cafe / Financial / Service / Medical

## Building Features

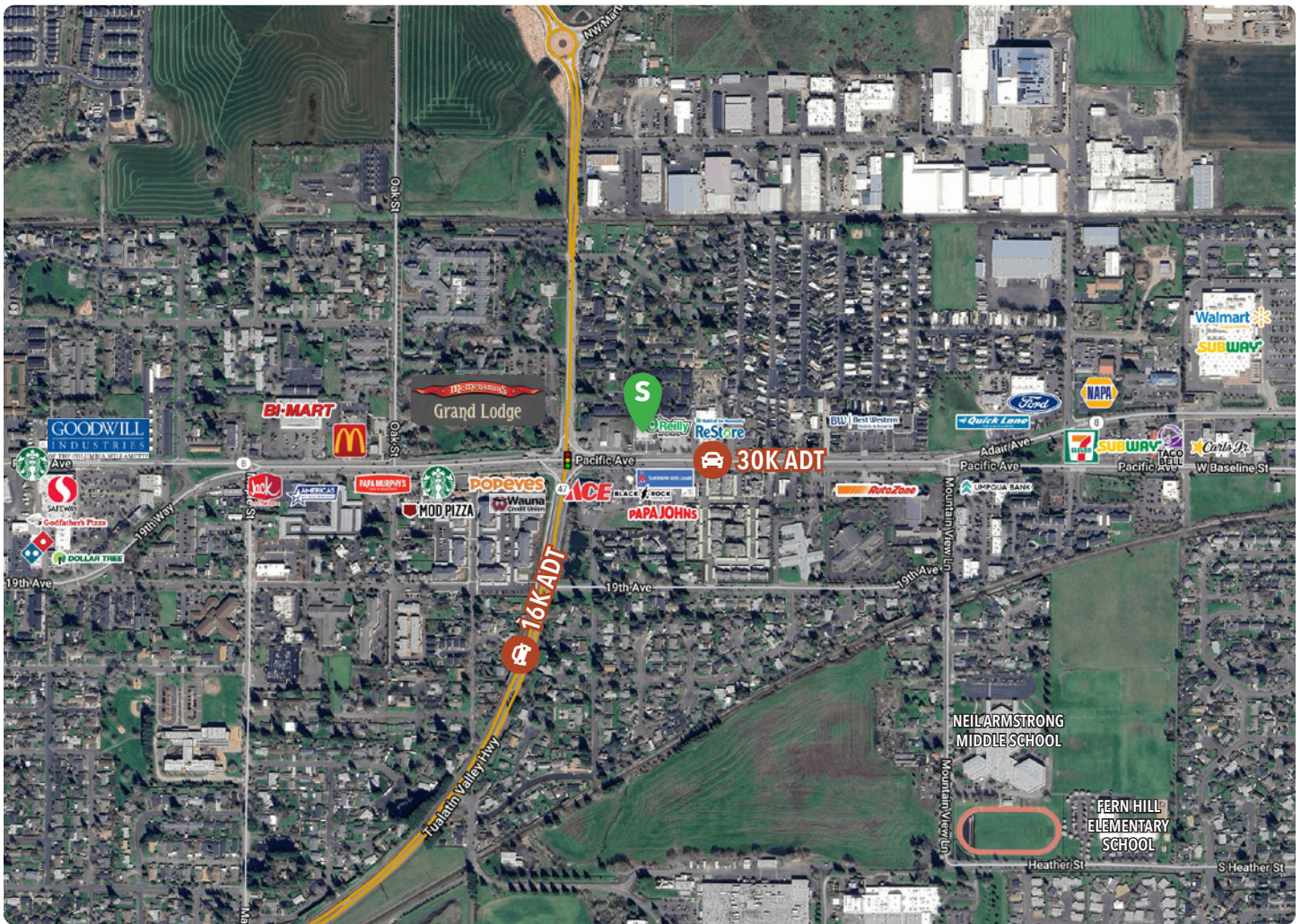
- Drive-thru in place with service window
- Central location on Pacific Ave with convenient access to Hwy 47 and Hwy 26
- High traffic counts
- Pylon signage available
- Close proximity to McMennamins Grand Lodge
- Near Pacific University campus (approximately 3,800 students)



# SITE PLAN



Pacific Ave  
29,862 ADT



Demographics	1 Mile	3 Miles	5 Miles	Forest Grove Trade Area
2024 Population	13,417	40,888	58,731	Forest Grove lies just east of Hillsboro in one of the Portland Metropolitan Area’s fastest growing communities. The area recently experienced significant growth and development, transforming from a small agricultural community into a bustling city with a diverse economy. Fueled by the presence of technology giants like Intel, the area is a hub for innovation and high-tech industries. This influx of companies not only brought job opportunities, but also spurred infrastructure development, including new residential areas, commercial spaces, and improved transportation networks.
Total Employees	3,586	8,488	17,276	
Total Businesses	331	1,113	2,171	
Median HH Income	\$62,692	\$87,741	\$95,196	
Median Age	37	37.2	37.7	
Any College	52.3%	59.5%	63%	