

FOR LEASE

URBAN
WORKS

AVAILABLE | 5,600 SF
SECOND GENERATION RESTAURANT SPACE

FACADE REMODEL PROPOSED
HIGH VISIBILITY CENTER

IN THE HEART OF FOREST GROVE
ANCHOR TENANTS:



AVAILABLE
5,600 SF



BALLAD TOWNE SQUARE
2834 PACIFIC AVE | FOREST GROVE, OR

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BALLAD TOWNE SQUARE



Restaurant Opportunity



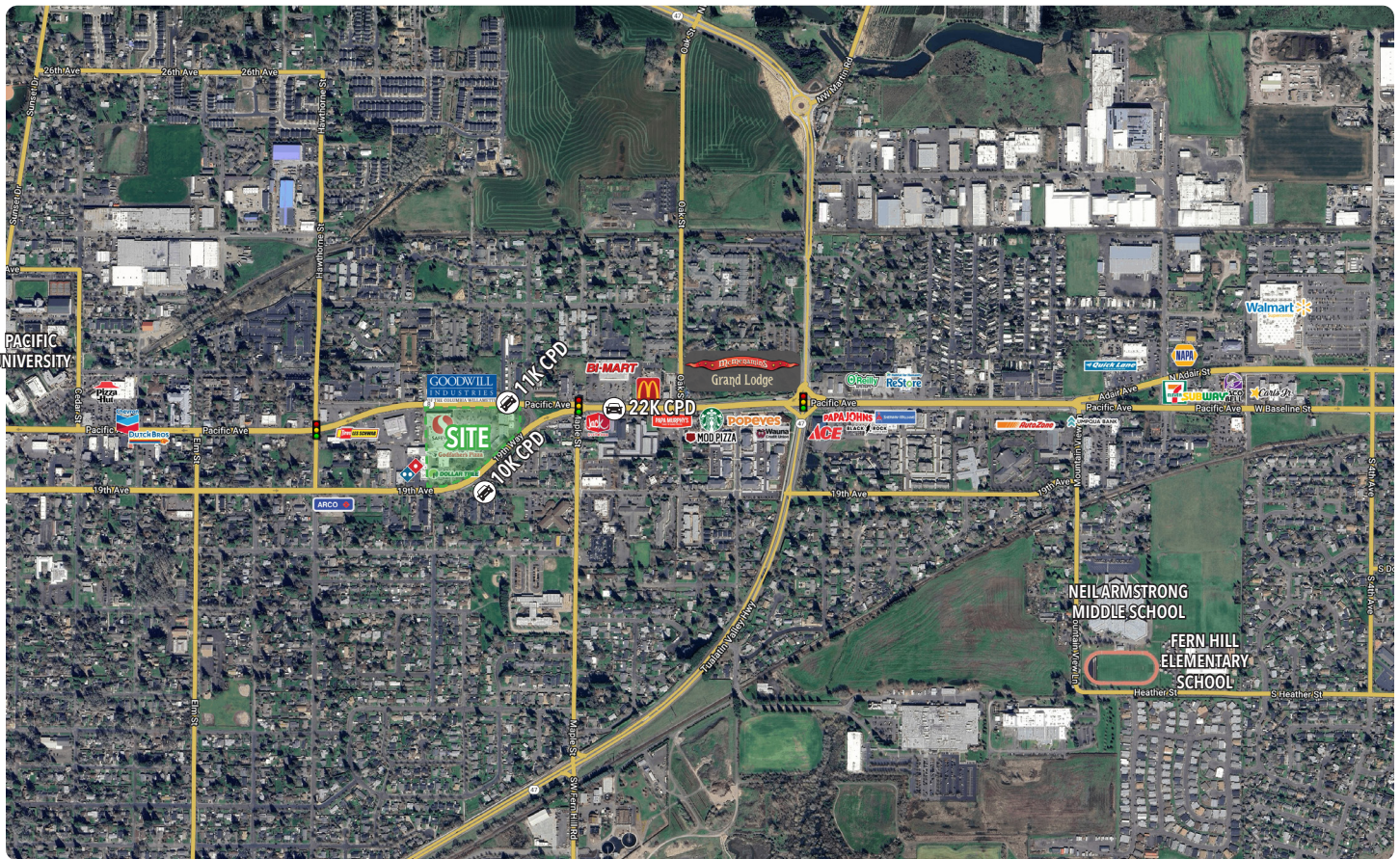
Address	Area
2834 Pacific Ave	Forest Grove, OR
Available Space	Parking
5,600 SF	3.5:1,000 (345 Spaces)
Uses	Center Features
Restaurant / Retail	Facade Remodel Proposed

About the Shopping Center

Ballad Towne Square is a Safeway and Dollar Tree anchored shopping center located in the heart of the Forest Grove, OR market. As the only grocery anchored shopping center in the Trade Area, Ballad Towne Square offers a unique opportunity for local, regional and national retail tenants as a central hub for the community. Positioned on Highway 8/ Pacific Ave, the shopping center is highly visible and accessible to over 22,000 VPD. Forest Grove has grown over 25% in the past decade and projected to maintain that growth in the near future. Please contact the broker for any current or future vacancy opportunities.

SITE PLAN





Demographics	1 Mile	3 Miles	5 Miles
2024 Population	13,417	40,888	58,731
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%

Forest Grove Trade Area

Forest Grove lies just west 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.