FOR LEASE

URBAN WORKS

PLEASE DO NOT DISTURB CURRENT TENANTS

RESTAURANT | RETAIL | CAFE

BALLAD TOWNE SQUARE

2834 PACIFIC AVE | FOREST GROVE, OR

TYLER BRUSS | 503.228.3274 | tbruss@urbanworksrealestate.com
urbanworksrealestate.com

BALLAD TOWNE SQUARE

Address

2834 Pacific Ave

Area

Forest Grove, OR

Available Spaces

Available Now: 2,000 SF - 4,503 SF

- Second generation restaurant / retail / coffee shop

Available Q1 2028: 2,850 SF

- Retail building with drive-thru
- Available for ground lease or building lease

Parking

3.5:1,000 (345 Spaces)

- Parking lot was re-sealed & re-striped in 2026

Recent Upgrades

- Paint & facade repairs completed by Q4 2026
- Refreshed center landscaping

About Ballad Towne Square

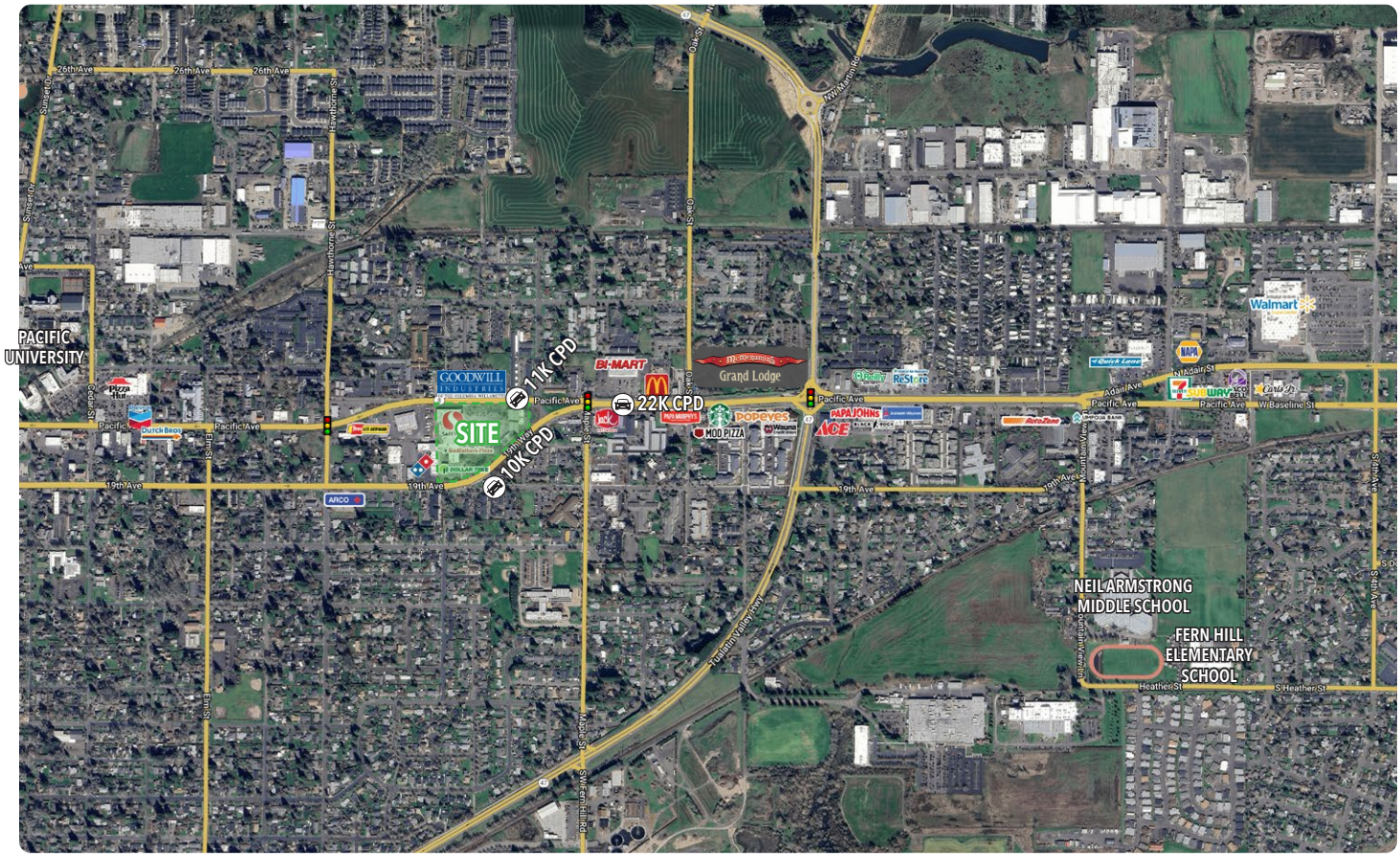
This Safeway and Dollar Tree anchored shopping center is located in the heart of the Forest Grove market. As the only grocery anchored shopping center in the Trade Area, Ballad Towne Square offers a unique opportunity for local, regional and national retail tenants as a central hub for the community.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

INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.

SITE PLAN

PROMINENT SIGNAGE
(THREE SIGNS ON PROPERTY)

AREA



Demographics	1 Mile	3 Miles	5 Miles
2026 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.

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