

VENETIAN

253 E MAIN STREET. HILLSBORO, OR 97123

FOR SALE

\$1,375,000
BANK OWNED

THEATER & RESTAURANT

Turnkey
Opportunity

Fully-Renovated
Historic Building
in the heart of
Hillsboro



For More
Information
Please Contact

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 **CUSHMAN &
WAKEFIELD**

Building Size - 15,473 SF Total

Ground Floor - 9,938 SF; 2nd Floor - 4,632 SF
Basement - 903 SF; Max Occupancy Load of 1,208

Year Built - Originally built in 1887;

Restoration

Fully restored in 2008 including seismic upgrade, partial roof replacement, new electrical, fire suppressant throughout, new HVAC, new kitchen and façade improvements.

Lot Size - 11,326 SF

Property Taxes - \$13,277.26

Zoning

SCC-DT: Station Community Commercial - Downtown Hillsboro

Kitchen / Restaurant

2,000 SF Restaurant & Bar on Ground Floor

- Roll-up door opening to outdoor seating
- Bar seating open to Theater Lobby
- Restroom inside restaurant

1,500 SF Banquet Room on 2nd Floor

- Roll-up door to balcony seating;
- Restrooms

* FF&E including coolers/freezers, cook line, pizza oven, hood systems, tables, flatware (see note)

Theater

- Capacity of 383 ground floor seats;
 - 104 balcony seats;
 - Includes projector, screen, lighting;
 - Beautiful lobby with concessions, elevator, restrooms;
 - Entry with ticket booth
- * Sound equipment (see note)
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Restrooms

Nine (9) total, serving the restaurant, theater, balcony, banquet area, and dressing rooms. Most are ADA compliant.

Elevator

3-stop service to theater balcony and banquet room

* Personal property not bank owned, but can be available separately.



2ND FLOOR BALCONY WITH ROLL-UP DOOR



GRND FLR RESTAURANT BAR & THEATER LOBBY



2ND FLOOR BANQUET ROOM W/ ROLL-UP DOOR



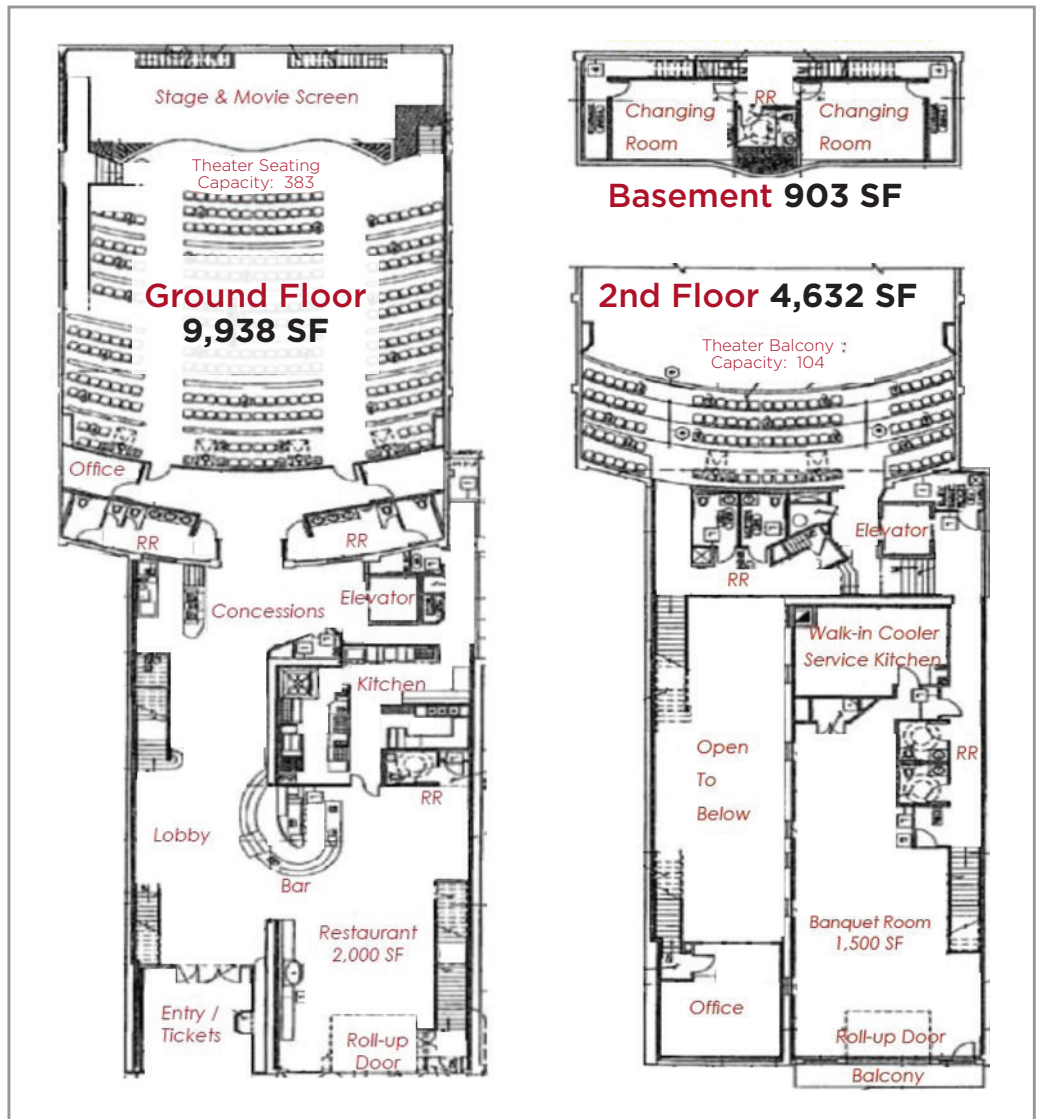
GROUND FLOOR RESTAURANT WITH ROLL-UP DOOR



GROUND FLOOR THEATER WITH SCREEN

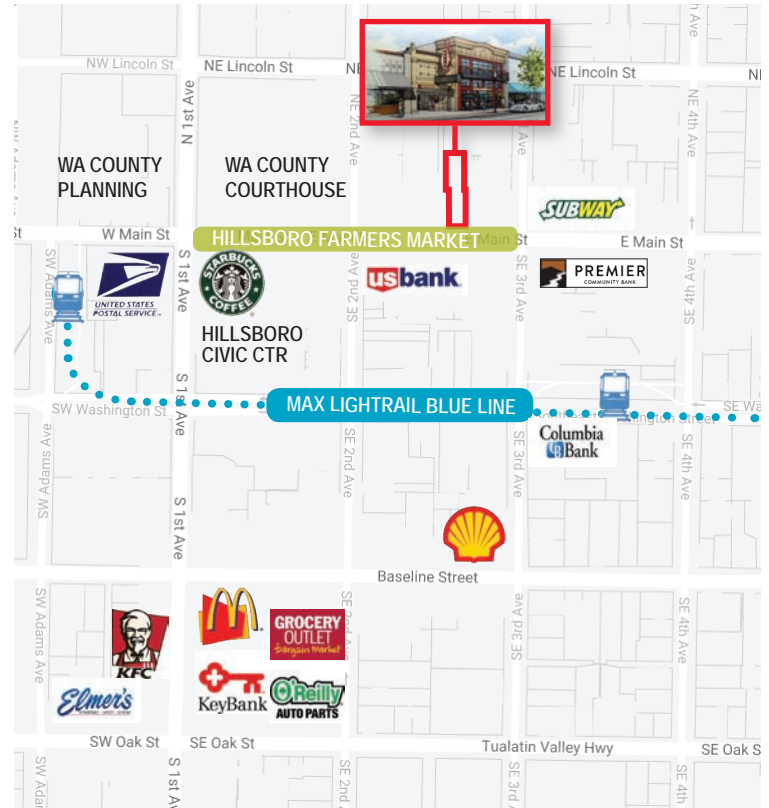


* FULLY EQUIPPED WITH FF&E



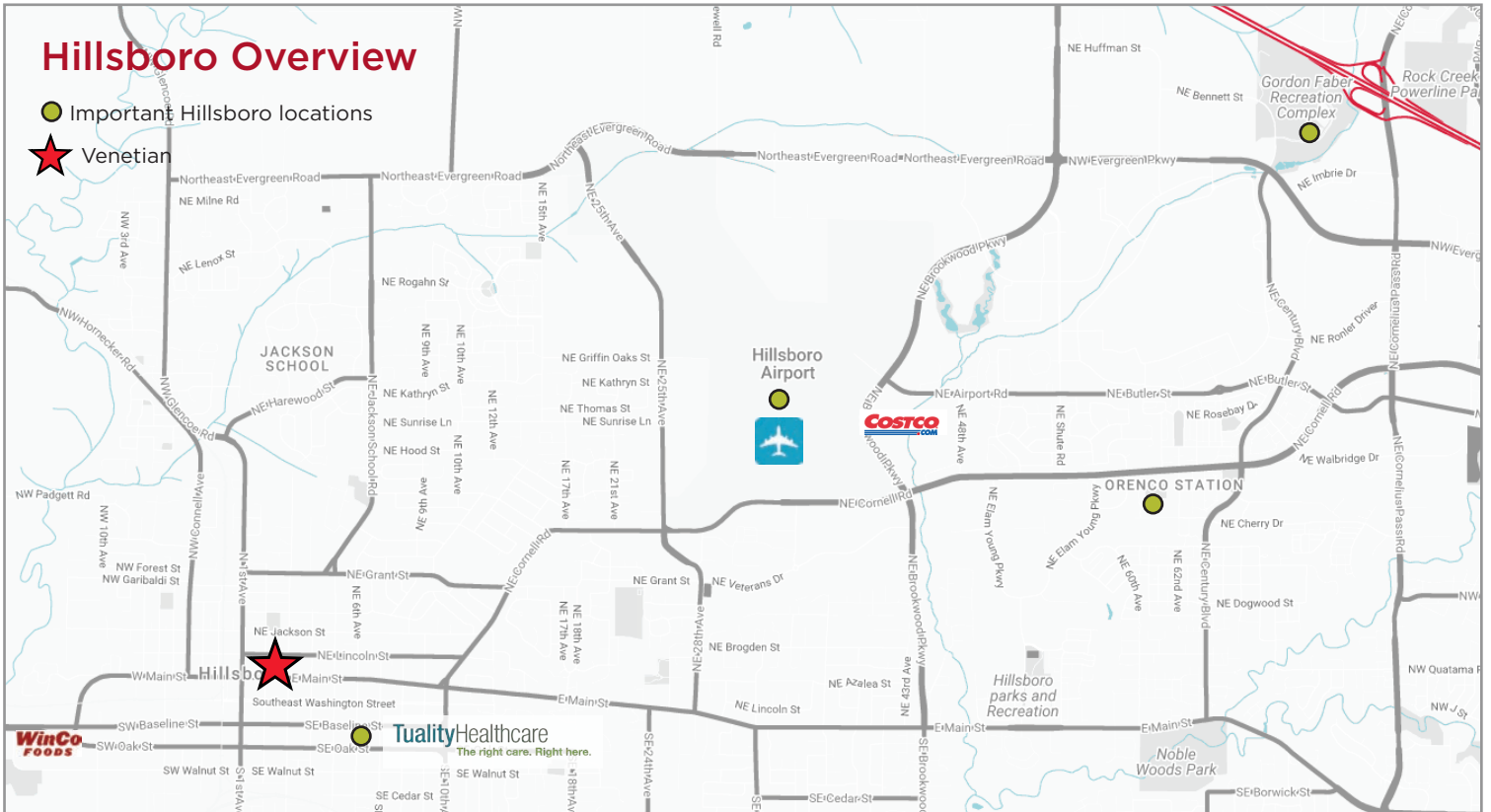
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Location



Demographics	1-Mile	3-Mile	5-Mile
Population	16,624	66,973	125,455
Households	5,330	22,002	43,528
Avg HH Income	\$65,579	\$84,991	\$84,341

Drive Time	Miles	Minutes
Hwy 26	5.2	11
PDX CBD	21.2	35



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