Marcus & Millichap
THE BROWN GROUP

PRIME TIME RESTAURANT & SPORTS BAR

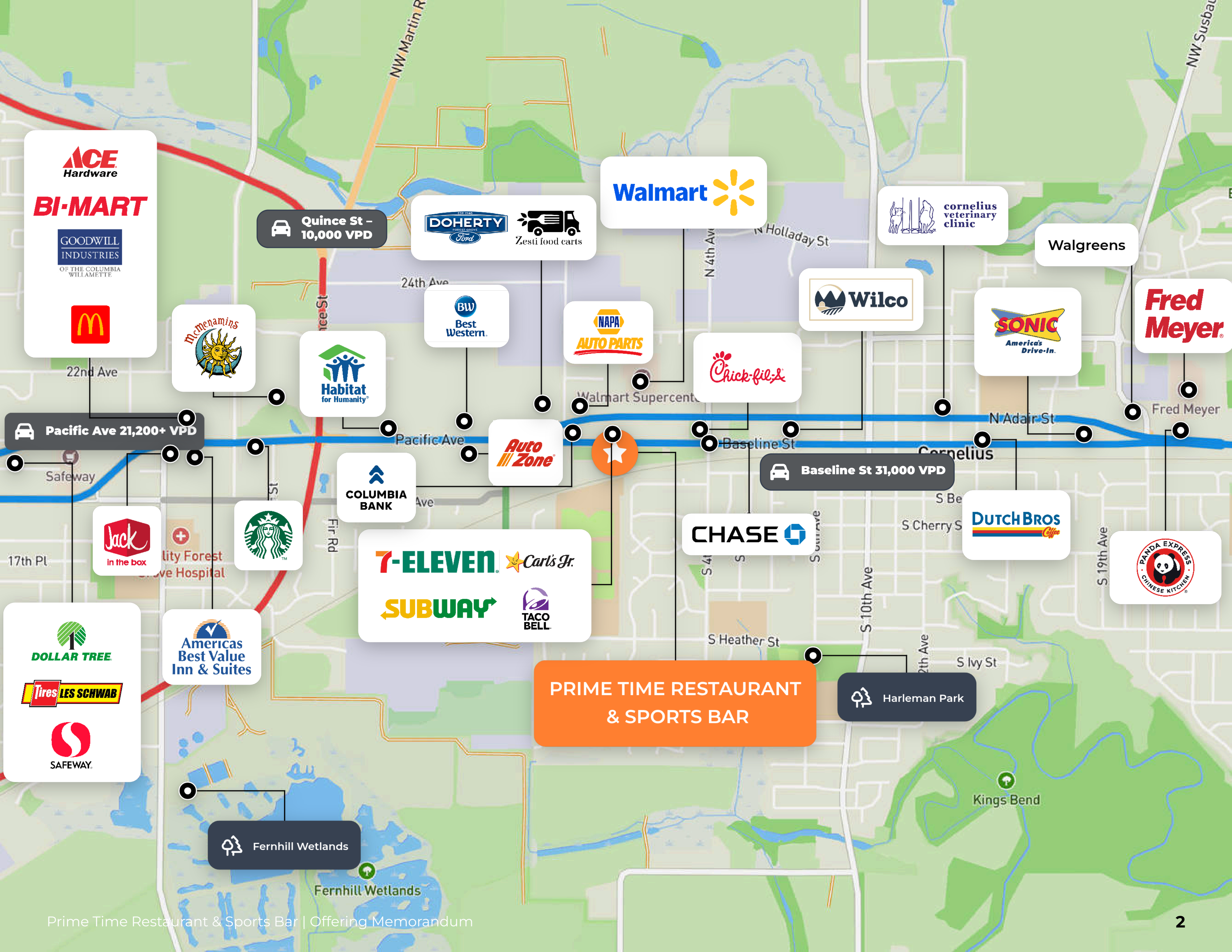
4450 Pacific Avenue, Forest Grove, OR 97116

BUSINESS AND REAL ESTATE OPPORTUNITY | #1 RESTAURANT IN FOREST GROVE, OR FEAT. STRONG SALES & MULTIPLE INCOME STREAMS LOCATED ON HIGH TRAFFIC HWY OR-8 (21,200+ VPD)

SELLER FINANCING AVAILABLE

RESTAURANT
Prime Time
SPORTS BAR

ACTUAL PROPERTY PHOTO



Quince St – 10,000 VPD
Pacific Ave 21,200+ VPD
Baseline St 31,000 VPD
PRIME TIME RESTAURANT & SPORTS BAR
Harleman Park
Fernhill Wetlands
ACE Hardware
BI-MART
GOODWILL INDUSTRIES OF THE COLUMBIA WILLAMETTE
McMenamins
Habitat for Humanity
Best Western
DOHERTY Ford
Zesti food carts
Walmart
NAPA AUTO PARTS
Chick-fil-A
Wilco
cornelius veterinary clinic
Walgreens
SONIC America's Drive-In
Fred Meyer
AutoZone
COLUMBIA BANK
7-ELEVEN
Carl's Jr.
SUBWAY
TACO BELL
CHASE
DUTCH BROS Coffee
PANDA EXPRESS CHINESE KITCHEN
Jack in the box
Starbucks
Americas Best Value Inn & Suites
DOLLAR TREE
Tires LES SCHWAB
SAFEWAY
NW Martin Rd
NW Susbauer
N Holladay St
N 4th Ave
24th Ave
22nd Ave
Pacific Ave
Walmart Supercenter
Baseline St
N Adair St
Cornelius
Fred Meyer
Safeway
17th Pl
Fir Rd
S Cherry St
S Heather St
S Ivy St
S 10th Ave
S 19th Ave
Kings Bend

The **Offering**

4450 PACIFIC AVENUE, FOREST GROVE, OR 97116

Price	**$2,925,000**
Price/SF	**$330**
Gross Leasable Area (GLA)	8,860 SF
Lot Size	2.94 Acres
Year Built / Renovated	2014 / 2015
Zoning	CC
Ownership Type	Fee Simple

FEATURES

32 Flat Screen TV's	Ice Machine
Walk-In Freezer	Glass Washer
Walk-In Refrigerator	Dining POS System
Deep Fryer	14 Booths
Glass Chiller	56 Tables w/ Chairs
Banquet & Catering Supplies	Outdoor Seating

Executive Summary

The Brown Group of Marcus & Millichap has been selected to exclusively market for sale **Prime Time Restaurant & Sports Bar, an established, high-volume restaurant business and real estate opportunity in Forest Grove, Oregon.** The business generates diversified income from restaurant operations, banquet events, lottery sales, ATM income, and other ancillary sources. Situated on ~2.94 acres along Pacific Avenue (21,200+ VPD), the property features an 8,860 SF multilevel restaurant, ~580 feet of frontage, two ingress/egress points, and 120 on-site parking spaces. Located in Forest Grove's premier retail corridor and surrounded by national retailers, it benefits from exceptional visibility and an established customer base. The offering also includes more than $300,000 of furniture, fixtures, and equipment. Attractive seller financing is available at a 4.50% interest rate, interest-only, for 5 years. The Community Commercial (CC) zoning provides significant long-term redevelopment potential, permitting a wide variety of uses.

SELLER FINANCING

Interest Rate	4.50%
Amortization/Payment Structure	Interest Only
Loan to Value	60%
Term	5 Years
Loan Amount	$1,755,000
Down Payment	$1,170,000

THE **HIGHLIGHTS**

HIGH-VOLUME, ESTABLISHED OPERATING BUSINESS

Prime Time Restaurant is a well-established, high-volume restaurant generating revenue from multiple complementary income streams, including restaurant operations, approximately 150 banquet events annually, lottery sales, ATM income, and other ancillary revenue sources. The diversified operating platform provides stable cash flow and multiple avenues for future operational growth. (Contact Listing Agent for additional operating information.)

PRIME RETAIL CORRIDOR SURROUNDED BY NATIONAL TENANTS

The Property is strategically positioned within one of Forest Grove's primary commercial corridors and is surrounded by numerous national and regional retailers including Fred Meyer, Walmart, Chick-fil-A, Taco Bell, Carl's Jr., 7-Eleven, and other established businesses. The concentration of national retailers generates consistent consumer traffic while reinforcing the long-term strength of the surrounding trade area.

OWNER/USER OR VALUE-ADD INVESTMENT OPPORTUNITY

The Property presents a rare opportunity to acquire both the operating business and the underlying real estate. Situated on a 2.94-acre parcel, the 8,860-square-foot restaurant features multiple levels, flexible floor plans, and substantial parking, offering owner-users immediate operational capabilities while providing investors with long-term repositioning and redevelopment potential.

BUSINESS, REAL ESTATE & TRADE FIXTURES INCLUDED

The offering includes the operating business, fee simple real estate, and more than $300,000 of furniture, fixtures, equipment, and trade fixtures. The comprehensive asset package significantly reduces startup costs and allows for a seamless ownership transition with substantial in-place infrastructure.

PREMIER RESTAURANT DESTINATION

Prime Time Restaurant is one of the most recognizable dining destinations in Forest Grove, boasting more than 2,360 Google reviews—the highest review count of any restaurant in the city. Its longstanding reputation, established customer base, and strong community presence create a meaningful competitive advantage for future ownership.

ATTRACTIVE SELLER FINANCING AVAILABLE

Seller financing is available for qualified purchasers at an attractive 4.50% interest rate, interest-only payments, and a 5 year term, providing an opportunity to reduce upfront equity requirements, enhance leveraged returns, and create greater transaction flexibility.

THE **HIGHLIGHTS**

EXCEPTIONAL VISIBILITY AND ACCESSIBILITY

The Property benefits from approximately 580 feet of frontage along Pacific Avenue (21,200+ VPD) and features two dedicated ingress and egress points, providing outstanding visibility and convenient access from both directions of travel. Additionally, 120 on-site parking spaces provide exceptional customer convenience while supporting a wide variety of commercial uses.

EXPANSIVE 2.94-ACRE SITE WITH ABUNDANT PARKING

Rare for an infill commercial location, the Property encompasses approximately 2.94 acres with 120 dedicated parking spaces. The expansive site provides operational flexibility for the existing business while supporting future expansion, redevelopment, or alternative commercial uses.

SIGNIFICANT LONG-TERM REDEVELOPMENT POTENTIAL

The Property is zoned Community Commercial, permitting a broad range of retail, office, service, mixed-use, and residential development opportunities. Current zoning allows up to 30 dwelling units per acre, creating the potential for approximately 88 residential units and providing substantial long-term land value beyond the existing restaurant operation.

HIGH-GROWTH MARKET WITH AFFLUENT DEMOGRAPHICS

The population within a 3-mile radius is over 41,000 people and has grown nearly 11% in the last 5 years, with average household incomes exceeding $102,000 annually.

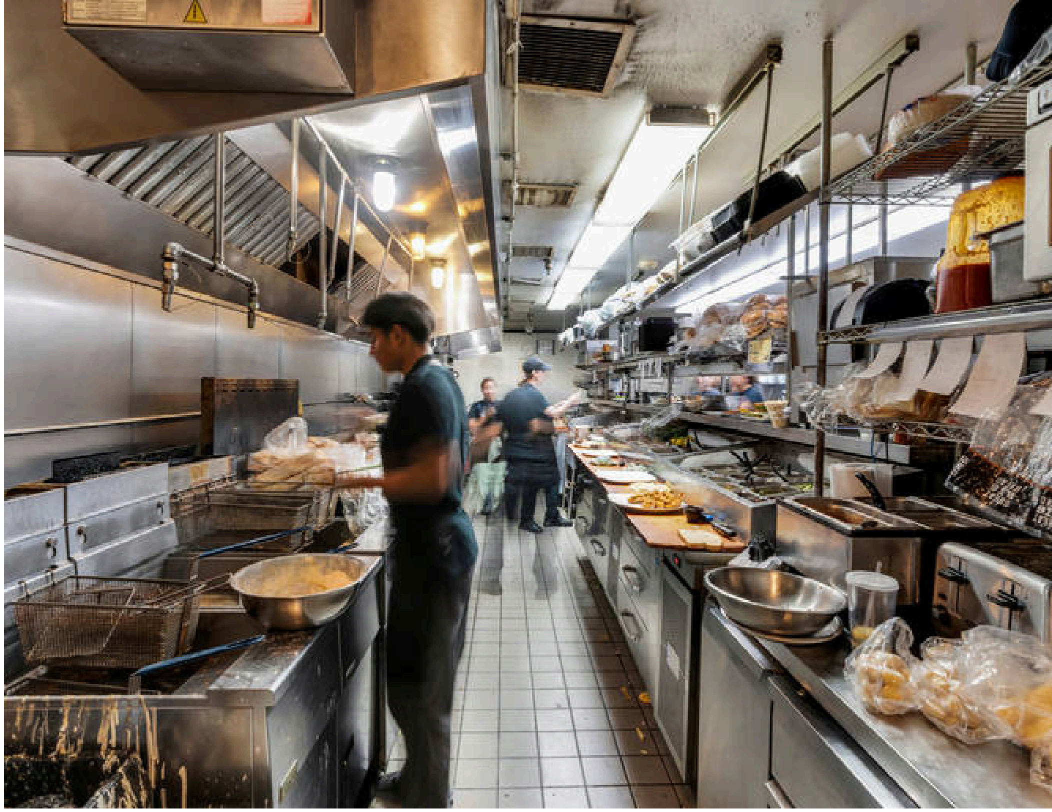

PRIME TIME RESTAURANT & SPORTS BAR
4450 PACIFIC AVENUE
FOREST GROVE, OR 97116
21,200+ VPD
Adair St
8
Yew St
Baseline St
S 1st Ave


Prime Time

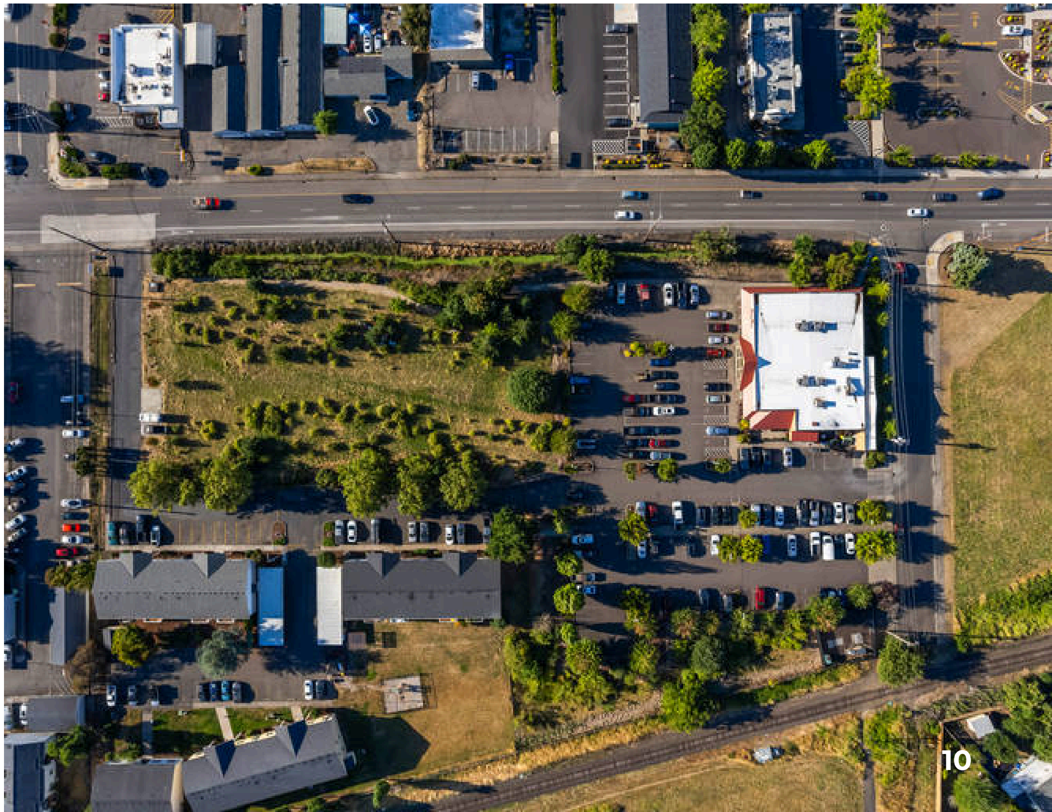

Prime Time


Prime Time


BOXERS
ripcity



TENANT **OVERVIEW**

PRIME TIME RESTAURANT

Prime Time Restaurant & Sports Bar is an established family dining destination located in Forest Grove, Oregon, offering a welcoming atmosphere centered around quality food, community gatherings, and memorable dining experiences. Established in 1996, the restaurant has built a longstanding reputation for serving classic American comfort cuisine with a diverse menu featuring breakfast favorites, burgers, steaks, seafood, sandwiches, and signature entrées.

Positioned as a gathering place for both everyday dining and special occasions, Prime Time caters to a broad customer base including families, local residents, sports enthusiasts, and event groups. In addition to its full-service restaurant operations, the tenant provides catering services for corporate events, birthdays, weddings, holiday celebrations, and other private gatherings, enhancing its role as a community-oriented dining destination.

Prime Time offers a diverse menu and full-service dining, enhancing customer engagement and repeat visits. Its sports bar, reservation options, and group dining cater to various occasions. Located at 4450 Pacific Avenue in Forest Grove, Oregon, Prime Time is a well-known local brand with a strong community presence.

FOREST **GROVE, OR**

Forest Grove anchors the western edge of Washington County in the Portland MSA, sitting approximately 25 miles west of downtown Portland. The city is home to Pacific University, the town's institutional anchor, with the Silicon Forest tech corridor running through Hillsboro and Beaverton to the east. Washington County retail vacancy of 2.2%–3.0% is the tightest in the Portland Metro, underscoring strong local retail demand.

ECONOMY

- Pacific University anchors the local institutional base and contributes to an educated workforce in Forest Grove.
- Agriculture remains a significant driver of the local economy alongside the university.
- The Silicon Forest tech corridor through Hillsboro and Beaverton to the east supports regional employment and household income, with average household income of $98,410 within five miles.

TIGHT RETAIL MARKET

Washington County retail vacancy of 2.2%–3.0% is the tightest in the Portland Metro, underscoring strong local retail demand at this site.

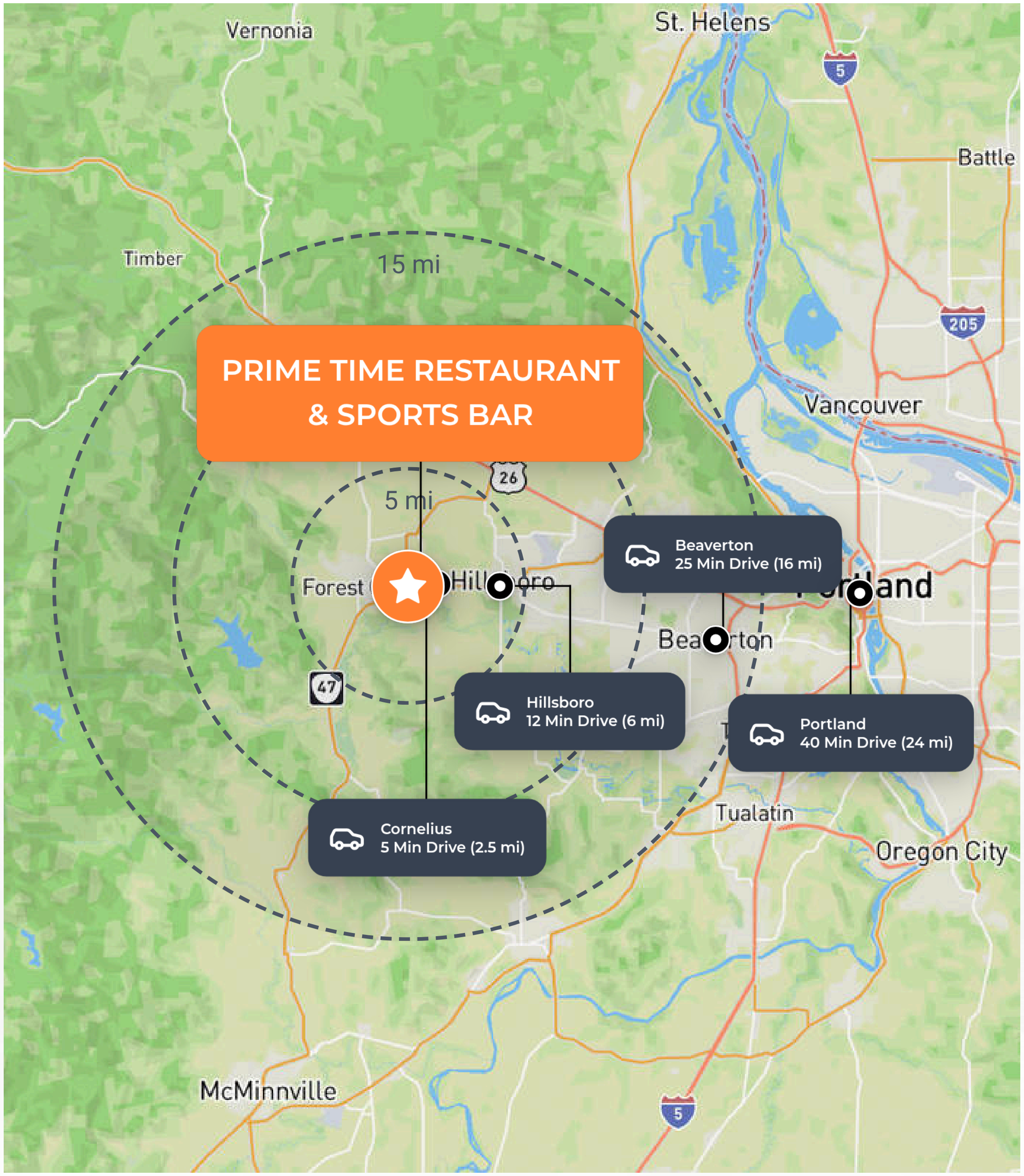
STRONG POPULATION GROWTH

Population within one mile grew roughly 21% from 2010 to 2023, reaching 14,250 residents; 48,150 live within five miles.

DIVERSE ECONOMIC BASE

Pacific University, agriculture, and the Silicon Forest tech corridor drive the local economy and support household incomes averaging $98,410 within five miles.

DEMOGRAPHICS **& TRAVEL TIME**



FOREST GROVE, OR

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	12,750	41,321	72,575
2030 Population Projection	13,068	42,566	74,084
Pop Growth 2020-2025	7.72%	10.69%	5.72%
HH Growth 2020-2025	7.93%	10.05%	5.09%
Avg. HH Income	$87,909	$102,686	$114,471

MAJOR **EMPLOYERS**

EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
Intel Corporation	Technology	10,000	7.9 mi
Hillsboro School District	Education	2,500	6.8 mi
Hillsboro Medical Center	Healthcare	1,500	4.5 mi
ASML	Technology	1,000	8.4 mi
Genentech	Healthcare	1,000	7.2 mi
Pacific University	Education	1,000	1.9 mi
Kaiser Permanente Westside Medical Center	Healthcare	1,000	9.5 mi
Forest Grove School District	Education	700	2.0 mi

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