

FOR SALE

8311 NE Highway 99 VANCOUVER WA 98665

PROPERTY DEMOGRAPHICS

PRICE:	\$2,300,000
CAP RATE:	6.4%
TRAFFIC:	35,000+ Vehicles / Day
TAX ID:	145373-000
ZONED:	CH - Commercial District (City of Vancouver)
LAND SIZE:	0.68 Acre 29,620 Square Feet
BUILDING SIZE:	7,500 Square Feet
TENANTS:	State Farm Insurance Smiles Family Dental Occupy: 1,010SF Occupy: 2,500SF
POPULATION:	86,574 - 3 Mile 167,504 - 5 Mile
HOUSEHOLD:	33,354 - 3 Mile 65,074 - 5 Mile
AVE. INCOME:	\$72,987 - 3 Mile \$69,600 - 5 Mile



PROPERTY FEATURES

- Anchored by Big 5 Sporting Goods
- Excellent signage opportunities
- Situated at 82nd Avenue, on Highway 99
- Currently listed for lease, call listing agent for further details

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

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For Further Information

Please Contact

TODD WADE | Broker

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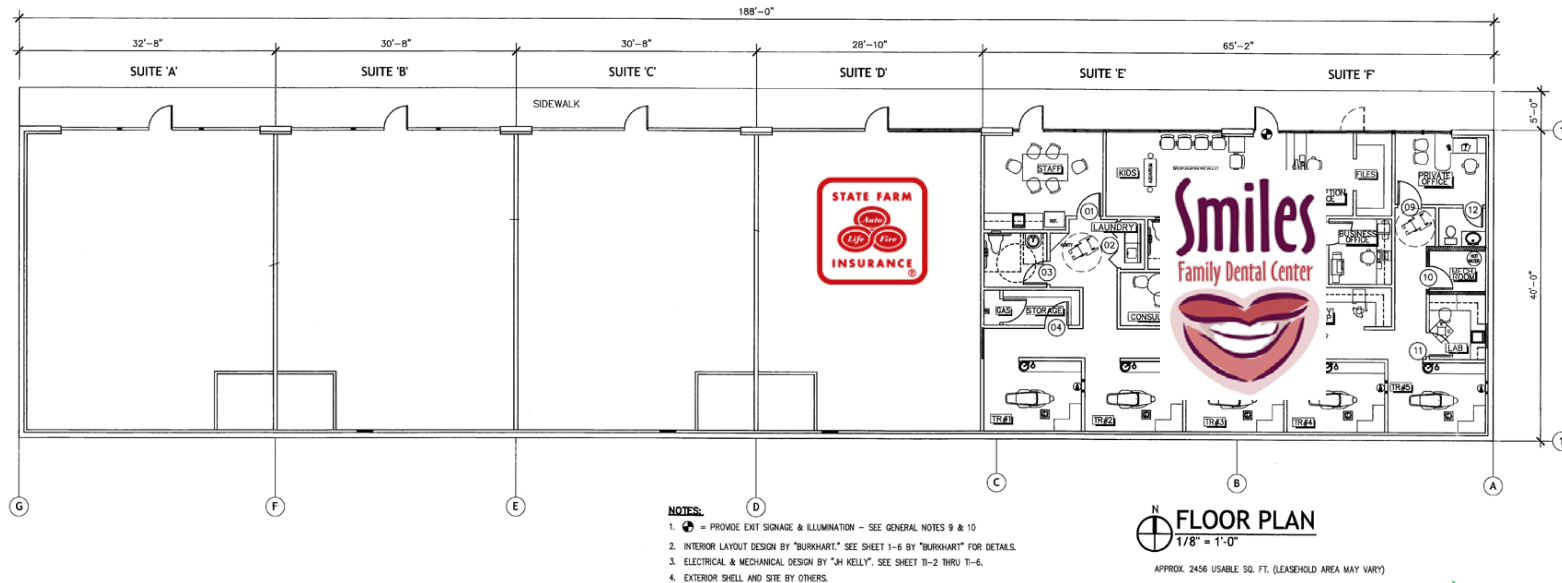
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www.woodfordcre.com

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8311 NE Highway 99
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FLOOR PLAN



PHOTOGRAPHIC SURVEY



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