

FOR SALE

8311 NE Highway 99

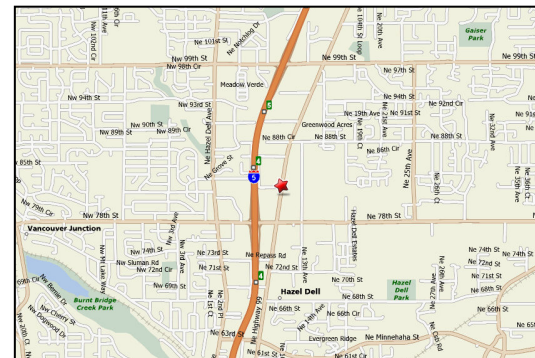
PROPERTY DEMOGRAPHICS

PRICE:	\$1,499,000
CAP RATE:	6.66%
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
POPULATION:	86,574 - 3 Mile 167,504 - 5 Mile
HOUSEHOLD:	33,354 - 3 Mile 65,074 - 5 Mile
	AVE. INCOME: \$72,987

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

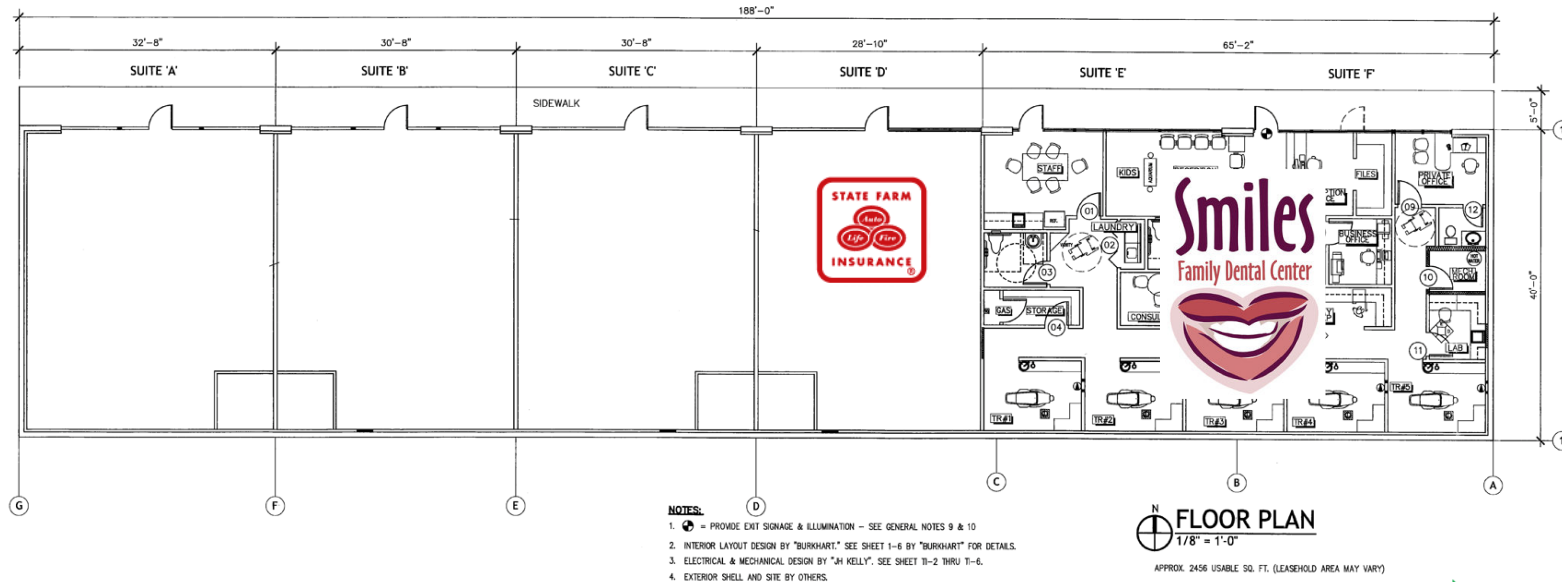


For Further Information
Please Contact
TODD WADE | Broker
todd@woodfordcre.com
208 Vine St
KELSO, WA 98626
P 360.501.5500 ■ F 360.501.6051
www.woodfordcre.com

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FLOOR PLAN



PHOTOGRAPHIC SURVEY



Woodford

Commercial Real Estate
For Further Information

Please Contact

TODD WADE | Broker

todd@woodfordcre.com

Suite 208, 1717 Olympia Way

LONGVIEW WA 98632

P 360.501.5500 ■ F 360.501.6051

www.woodfordcre.com