


| FOR SALE |
408 WEST 9TH STREET
VANCOUVER, WA



906 SE 164th Avenue,
Vancouver, WA 

[ACTUAL LOCATION]

PRICE: \$1,995,000

CONTACT INFORMATION:

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Property Highlights

Tenant:	Vacant with Verizon Cell Tower Lease
Year Built:	2016
Lot Size:	24,394 SqFt
Parking:	22 with Reciprocal Parking
Building Size:	6,550 SqFt
Lease Type:	NNN
Price:	\$1,995,000

The 6,550 SqFt building is ideally located at the corner of 164th and Mill Plain in Vancouver, WA. The property is part of a new development that shares parking with 7-Eleven, Starbucks, ZoomCare, State Farm Insurance and more.

The Crossroads Center features two Monument Signs, one located on 164th Ave and one located on Mill Plain. The property owner will also be entitled to the highest marketing position on each Monument Sign.

The property is vacant with the exception of Verizon which leases and occupies a 300 SF mechanical room. The property is ideal for an owner/user looking to locate to one of the most traffic dense areas in Vancouver, WA.



Lease Summary

Tenant:	Verizon Building & Rooftop Lease
SqFt Occupied:	300 (Mechanical Room)
Rent Schedule:	
Year 1	\$18,000.00
Year 2	\$18,360.00
Year 3	\$18,727.20
Year 4	\$19,101.74
Year 5	\$19,483.77
Options:	4, 5-Year Options

Annual Rent Increases:

The annual rent for the Second (2nd) year of the initial term and for each year thereafter including any and all extension terms shall be equal to 102% of the annual rental payable with respect to the immediately preceding year.



Taxes: Lessee shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the property which Lessor demonstrates is the result of Lessee's use of the premises and/or installation, maintenance, and operation of the Lessee's improvements.

Maintenance: Lessor shall maintain, in good operating condition and repair, the structural elements of the Building and Premises, and all Building systems.

Insurance: Lessee will maintain at its own cost Commercial General Liability Insurance, Commercial Auto Liability Insurance, Workers Compensation Insurance and Business Interruption Insurance.

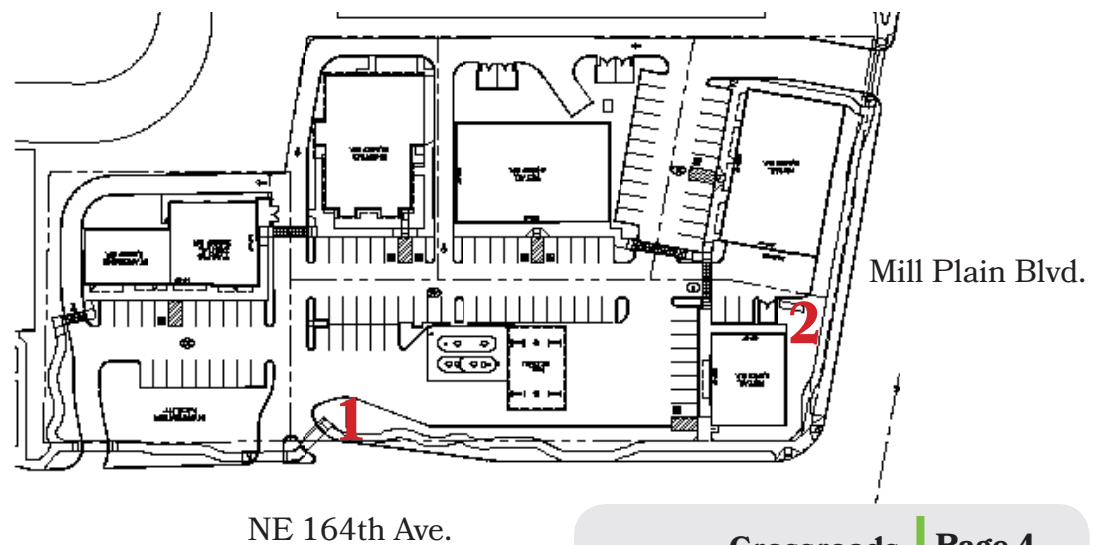
Signage

- Top Panel Position(s)
- Two Monument Signs
- Both Sides of Each Monument Sign
- Building Signage Options

Monument Sign 1



Monument Sign 2









Rent Roll

Tenant Name	Tenant	Term	Rent Summary		
	Size	Date	Monthly Rent	Percent Increase	Annual Rent
Verizon	300 SqFt		Initial Term		
			\$1,500	-	\$18,000.00
			\$1,530	2%	\$18,360.00
			\$1,560.64	2%	\$18,727.70
			\$1,591.81	2%	\$19,101.74
			\$1,623.65	2%	\$19,483.77
		Option Terms			
		2% Annual Increases			



Site Plan

Legend

- Parcel Outline: 
- Subject Property: 
- Trash/Recycle: 
- Signage: 
- Flow of traffic: 
- Ingress/Egress: 



Property Photos



906 SE 164th Avenue
Vancouver, WA





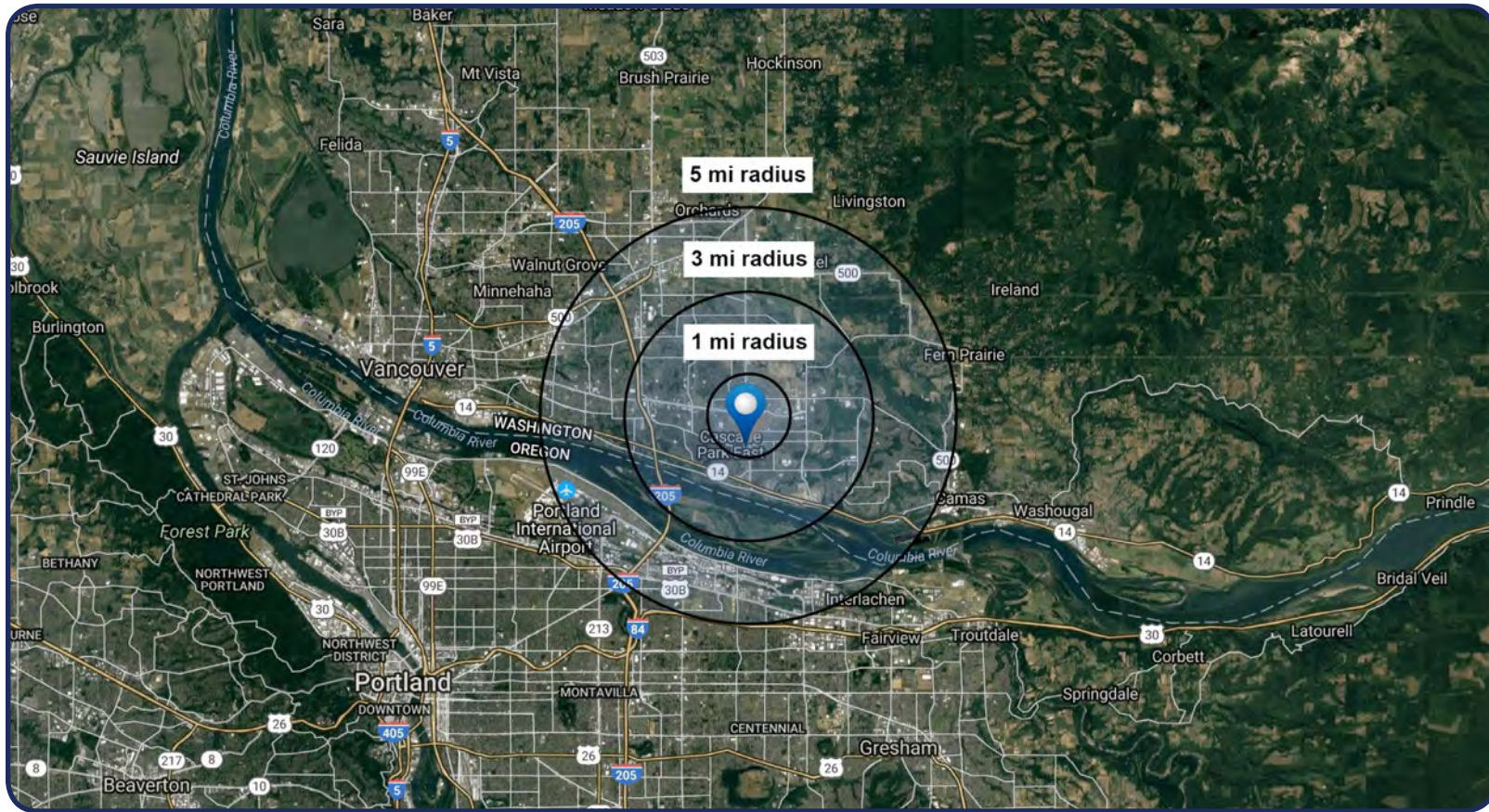
Additional Retailers

The Barbers
When The Shoe Fits
7-Eleven
Sleep Train

Hewlett-Packard
Bank of America
Regal Cinemas
Goodwill

Sherwin-Williams
Brewed Awakenings
Parkrose Hardware
O'Reilly Auto Parts

DEMOGRAPHICS



POPULATION



	1MI.	3MI.	5MI.
Estimated 2016	20,890	89,139	184,956
Projected 2021	22,896	97,693	202,633
Census 2010	18,641	82,405	170,038
Census 2000	16,792	66,752	139,973

AVERAGE INCOME



	1MI.	3MI.	5MI.
Estimated 2016	\$72,145	\$81,639	\$78,614
Projected 2021	\$82,413	\$94,384	\$91,227
Census 2010	\$57,748	\$69,843	\$68,088
Census 2000	\$55,046	\$60,196	\$57,938

About Vancouver, WA



Vancouver, Washington sits on the north bank of the Columbia River directly across from Portland, Oregon. Incorporated in 1857, it is the fourth-largest city in the state. The Pacific Coast is less than 90 miles to the west. The Cascade Mountain Range rises on the east. Mount St. Helens National Volcanic Monument and Mt. Hood are less than two hours away. The spectacular Columbia River Gorge National Scenic Area lies 30 minutes to the east. Vancouver combines the excitement of a major metropolitan area with small-town charm and abundant recreational opportunities.

GENDER



Male	48.7%
Female	51.3%

MEDIAN AGE



36.4 Years Old

