

FOR SALE

FULLY ENTITLED MULTIFAMILY LAND

11001 NE Burton Rd | Vancouver, WA 98682



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

West elevation



North elevation



PROPERTY OVERVIEW

- Fully entitled by City of Vancouver
- Building permits have been submitted
- Building permits issued 2Q 2024
- Conveniently located near schools, public transportation and retail services
- Safeway and other retail shops within walking distance
- Third party due diligence reports available

OFFERING SUMMARY

| | |
|------------------------|----------------------|
| Sale Price | \$5,500,000 |
| Number of Units | 101 units |
| Retail SF | 3,098 SF |
| Price Per Unit | \$54,455 |
| Zoning | Community Commercial |
| Lot Size | 2.20 acres |
| Price/SF | \$57.40/SF |
| Stories | 5 |

FOR MORE INFORMATION:

Eric Fuller, CCIM
360.597.0564 | efuller@fg-cre.com

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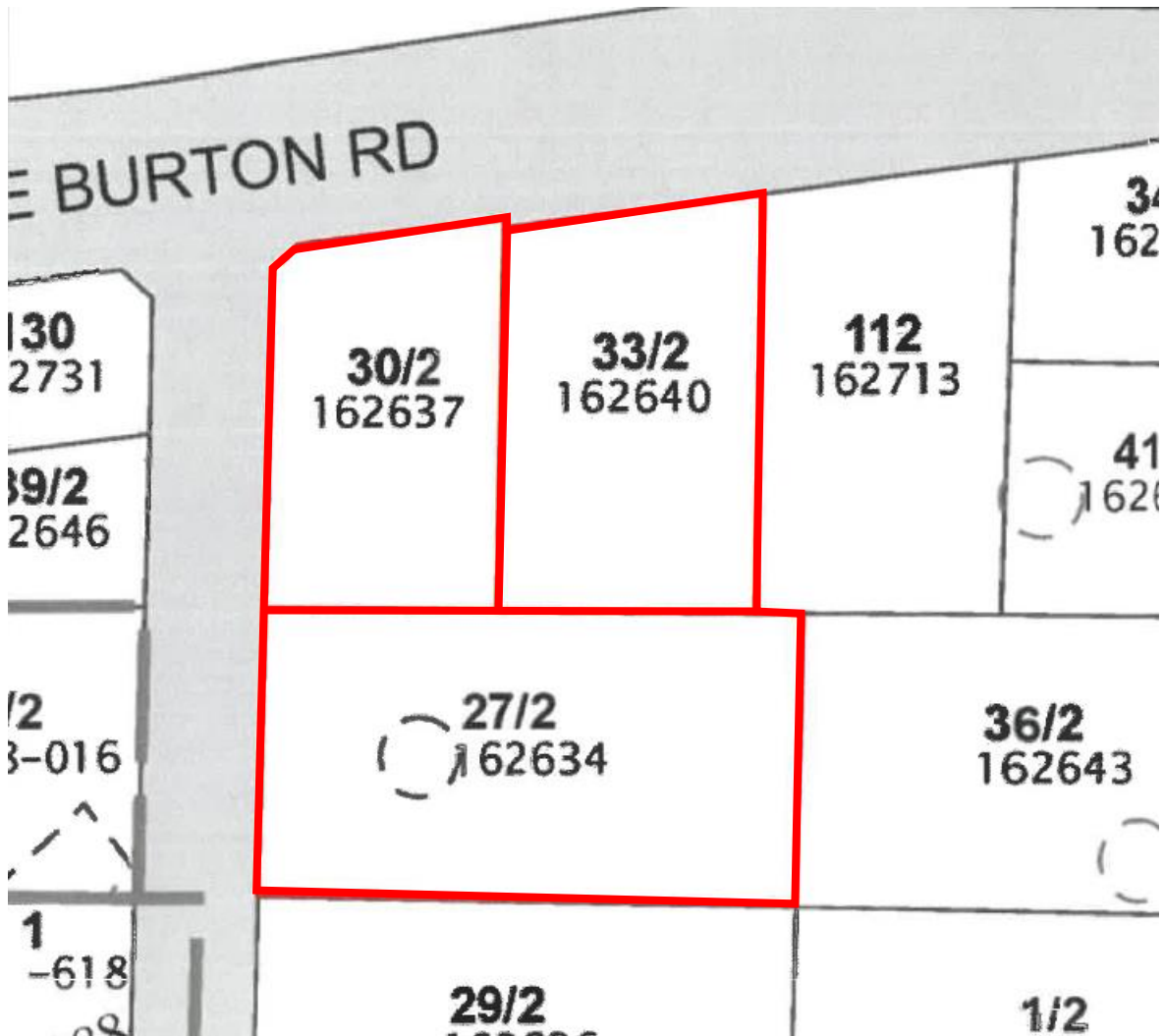
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Cascadia Dental
Career Institute



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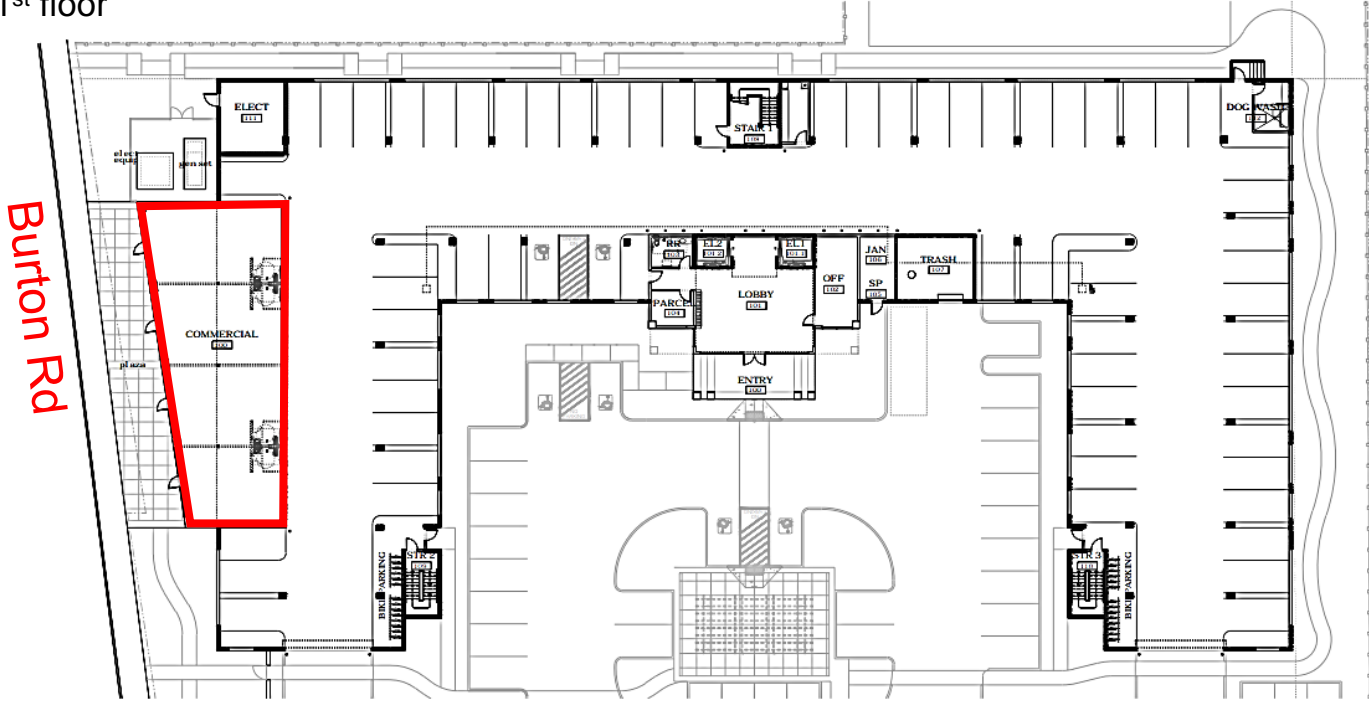
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1st floor



South elevation



East elevation



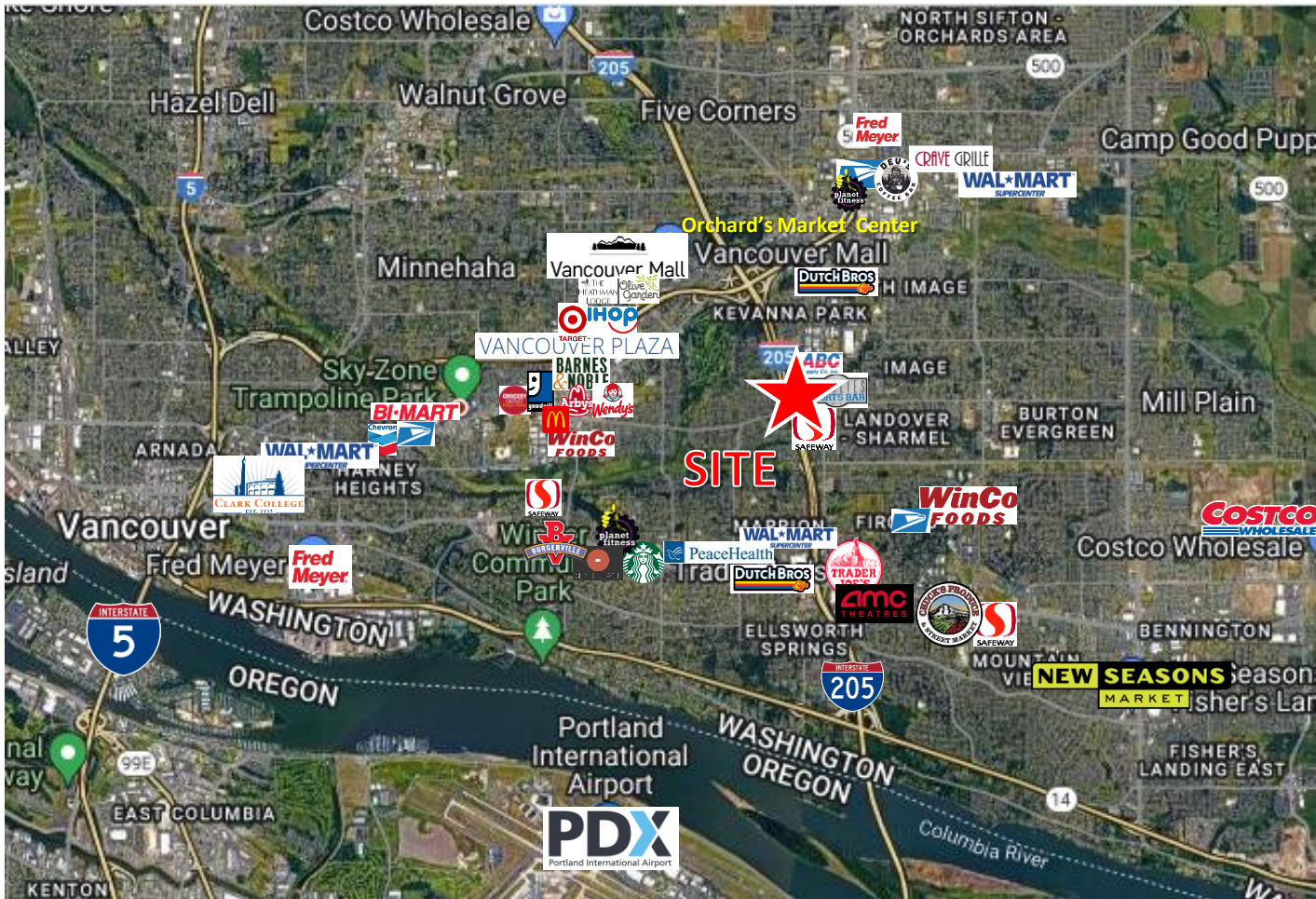
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2023 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------|----------|----------|
| Est. Population | 17,182 | 142,669 | 269,194 |
| Est. Average Household Income | \$72,366 | \$84,673 | \$92,074 |
| Est. Total Businesses | 315 | 6,208 | 10,698 |
| Est. Total Employees | 3,941 | 48,408 | 90,394 |

Average Daily Traffic

NE 112th Ave @ NE 28th St N – 23,806

Veterans Memorial Fwy @ NE Burton Road NW – 126,224

I-205 @ NE Burton Rd S – 123,409

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.