

Prime Retail-Commercial Corner Lot

4403 NE St. James Rd, Vancouver, WA



FOR SALE

±35,719 SF of high exposure retail-commercial land
in the heart of Vancouver, WA

Zach Francis
503.221.2290
zachf@kiddermathews.com

Karla Hansen
503.721.2727
khansen@kiddermathews.com

kiddermathews.com

km Kidder
Mathews

FOR SALE

4403 NE St. James Road, Vancouver, WA

PROPERTY INFORMATION

LOT SIZE	±35,719 SF on two separate lots that are flat and graded
ZONING	CC – Community Commercial, City of Vancouver, allowing for wide retail and commercial uses
LOCATION	Excellent Vancouver location just off I-5 freeway and SR 500 with many amenities and support services nearby
ACCESS	Multiple points of egress/ingress on NE St. James Road and NE 44th Street
SITE CONFIGURATION	Rectangular shaped site ideal for development
EXPOSURE	Property has heavy exposure and ±10,000 cars a day traffic count
PRICE	\$357,000 (\$10/SF)



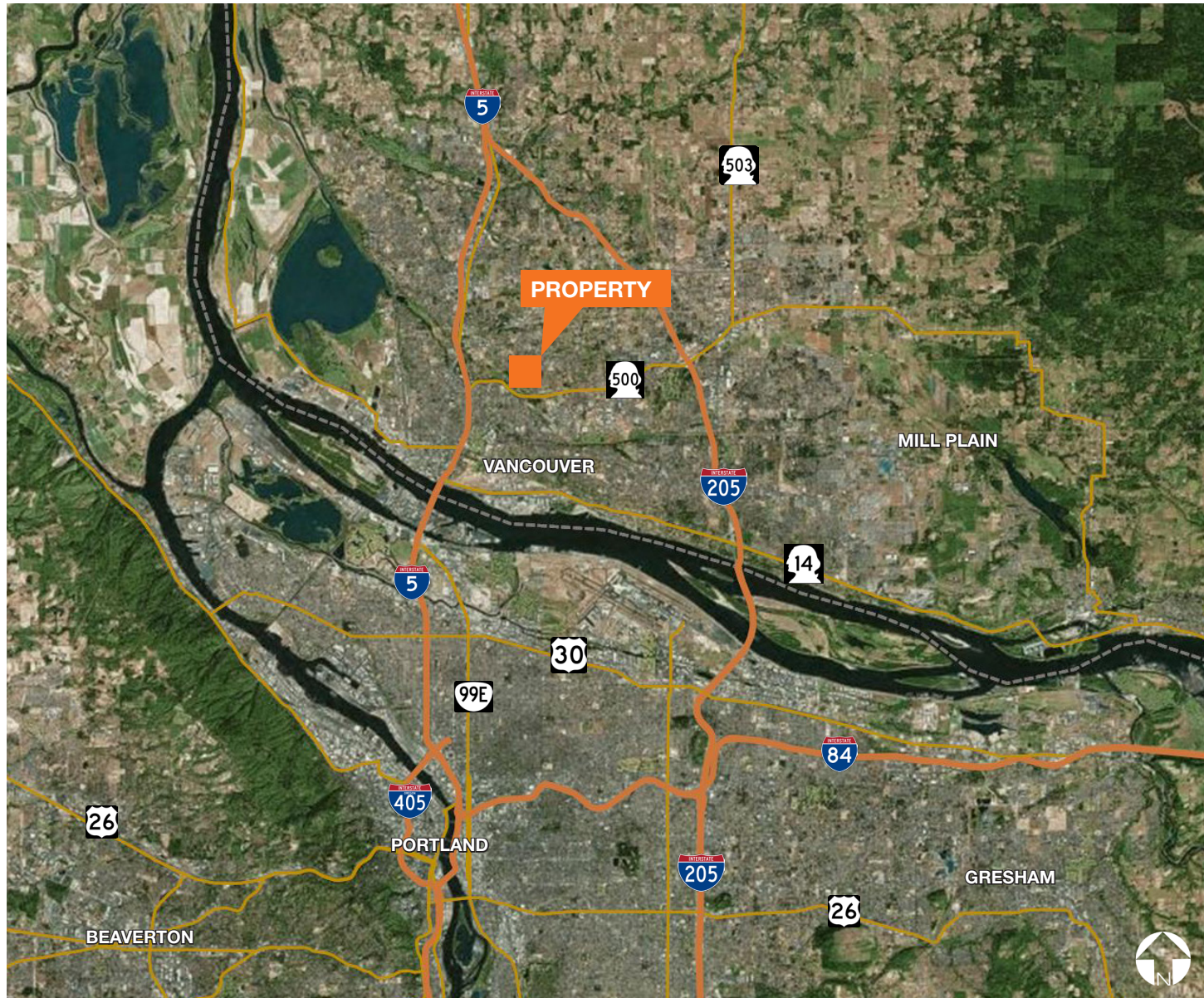
CONTACT

Zach Francis
503.221.2290
zachf@kiddermathews.com

Karla Hansen
503.721.2727
khansen@kiddermathews.com

FOR SALE

4403 NE St. James Road, Vancouver, WA



CONTACT

Zach Francis

503.221.2290

zachf@kiddermathews.com

Karla Hansen

503.721.2727

khansen@kiddermathews.com