

FOR SALE

8 ACRES

7008 NE 162nd Ave | Vancouver, WA 98682




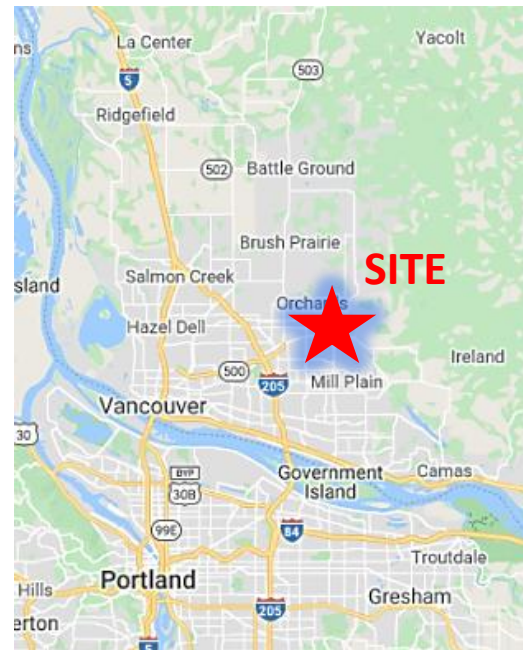
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

PRICE REDUCED TO SELL!



PROPERTY HIGHLIGHTS

- Acres: 8.04 acres (350,222 SF)
- Condition of Property: Site is cleared of all trees (except Oregon White Oaks that need to be mitigated on-site prior to clearing), Staff Report for Oregon White Oak mitigation on-site, Army Corp of Engineers non-regulated wetland determination, Clark County commercial zoning, and frontage sidewalks constructed on Fourth Plain
- Hard Corner: Traffic light installed
- Price: \$35.00/SF for 8.04 acres (\$12,258,000)
- Nearby retailers include:

- Jurisdiction: Clark County Community Commercial ("CC") allows mixed-use development with retail, commercial, drive-thru and multifamily
- Zoning Ordinance: CC (Community Commercial)



FOR MORE INFORMATION:

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360.597.0569 | kfuller@fg-cre.com
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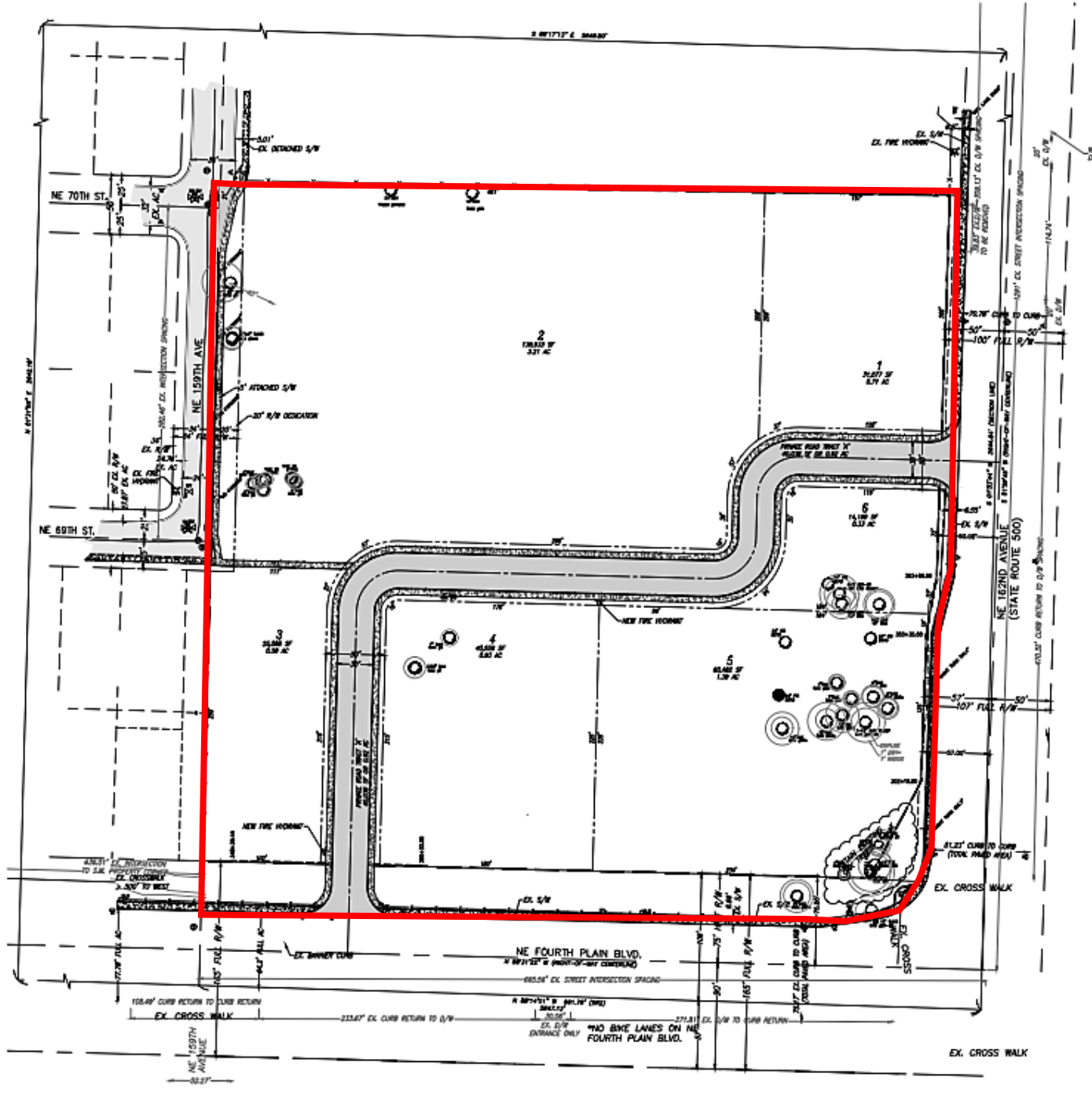
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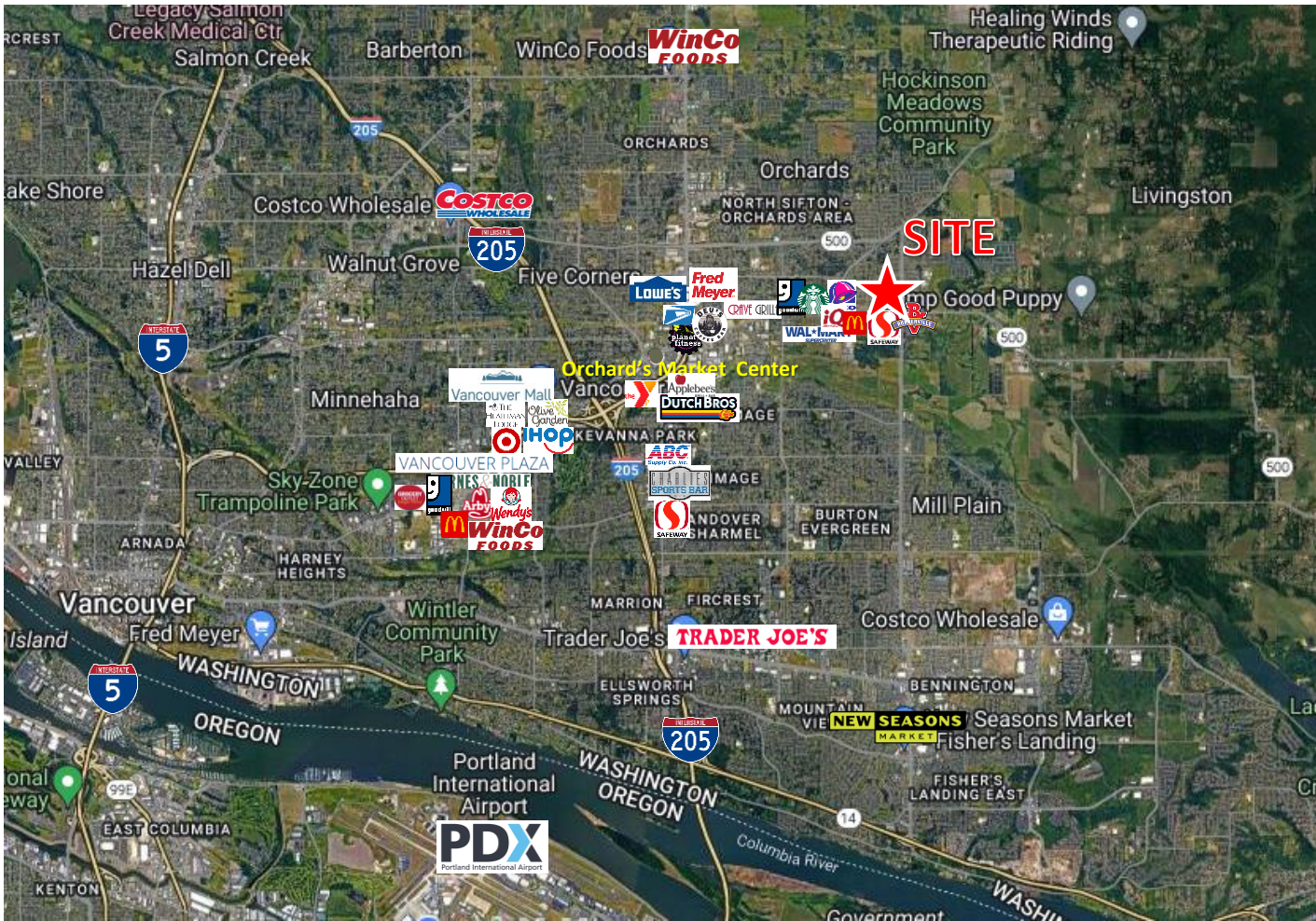
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2023 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	9,424	82,190	200,650
2028 Projected Population	9,914	86,901	212,067
Est. Average Household Income	\$108,016	\$99,007	\$94,418
Est. Total Businesses	225	1,964	7,683
Est. Total Employees	1,638	15,624	57,751

Average Daily Traffic

- NE 162nd Ave @ NE 4th Plain Rd S – 18,897
- NE 162nd Ave @ NE 4th Plain Rd SE – 20,024
- NE 162nd Ave @ NE 4th Plain Rd N – 22,384

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.