

FOR LEASE

BUILD-TO-SUIT / GROUND LEASE

9321 NE Hwy 99 | Vancouver, WA 98665



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

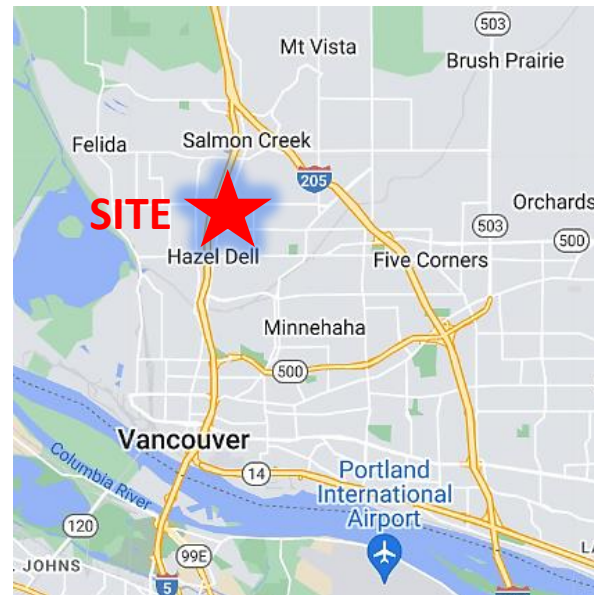


PROPERTY HIGHLIGHTS

- 1.44 acres
- Build-to-suit or ground lease including drive-thru
- City water and sewer to site
- Nearby retailers include:



- Zoning: General Commercial (GC)
- Lease rate / BTS terms: Call for details



FOR MORE INFORMATION:

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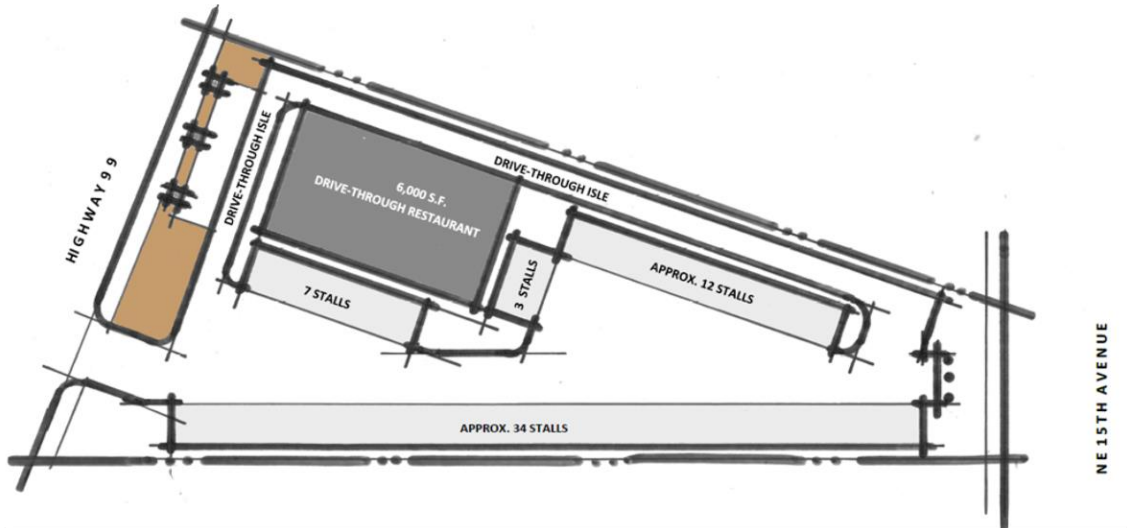
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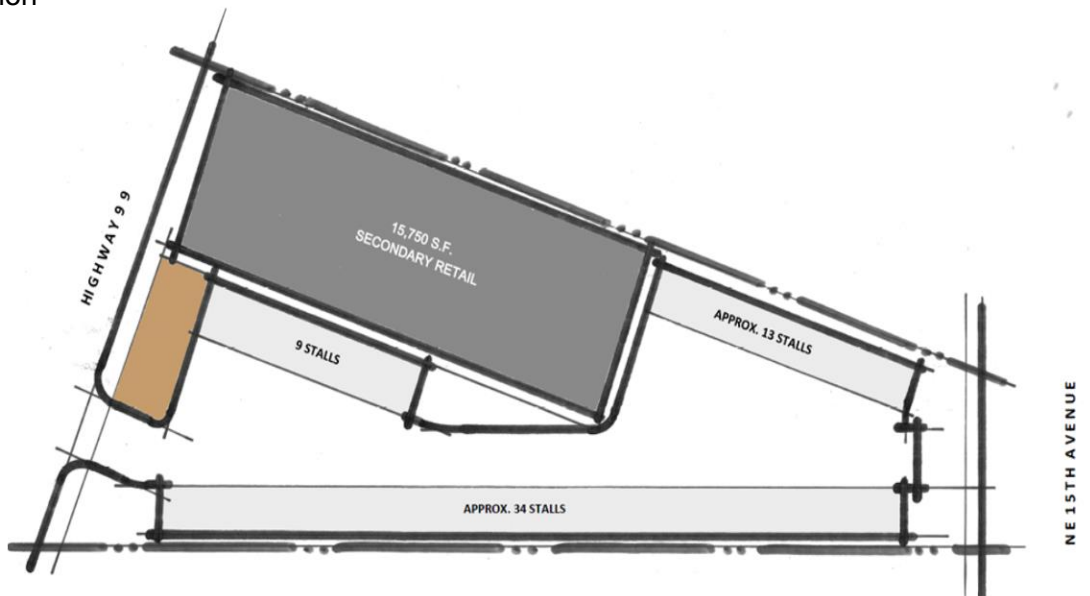


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Drive-thru Restaurant Option

- The site accommodates a drive through use well, with adequate parking and stacking distance for a 6,000 SF restaurant, which is enough for even larger tenants
- This scheme is well parked at 53 spaces – about twice code minimum
- 60% of frontage must be storefront or similar architectural feature, so this solution will require an exception



Secondary Retail Option

- 15,750 SF secondary retail building with 56 parking spaces (this is about 20% above code minimum and probably adequate for this use)
- 60% of frontage must be storefront or similar architectural feature, so this solution will require an exception

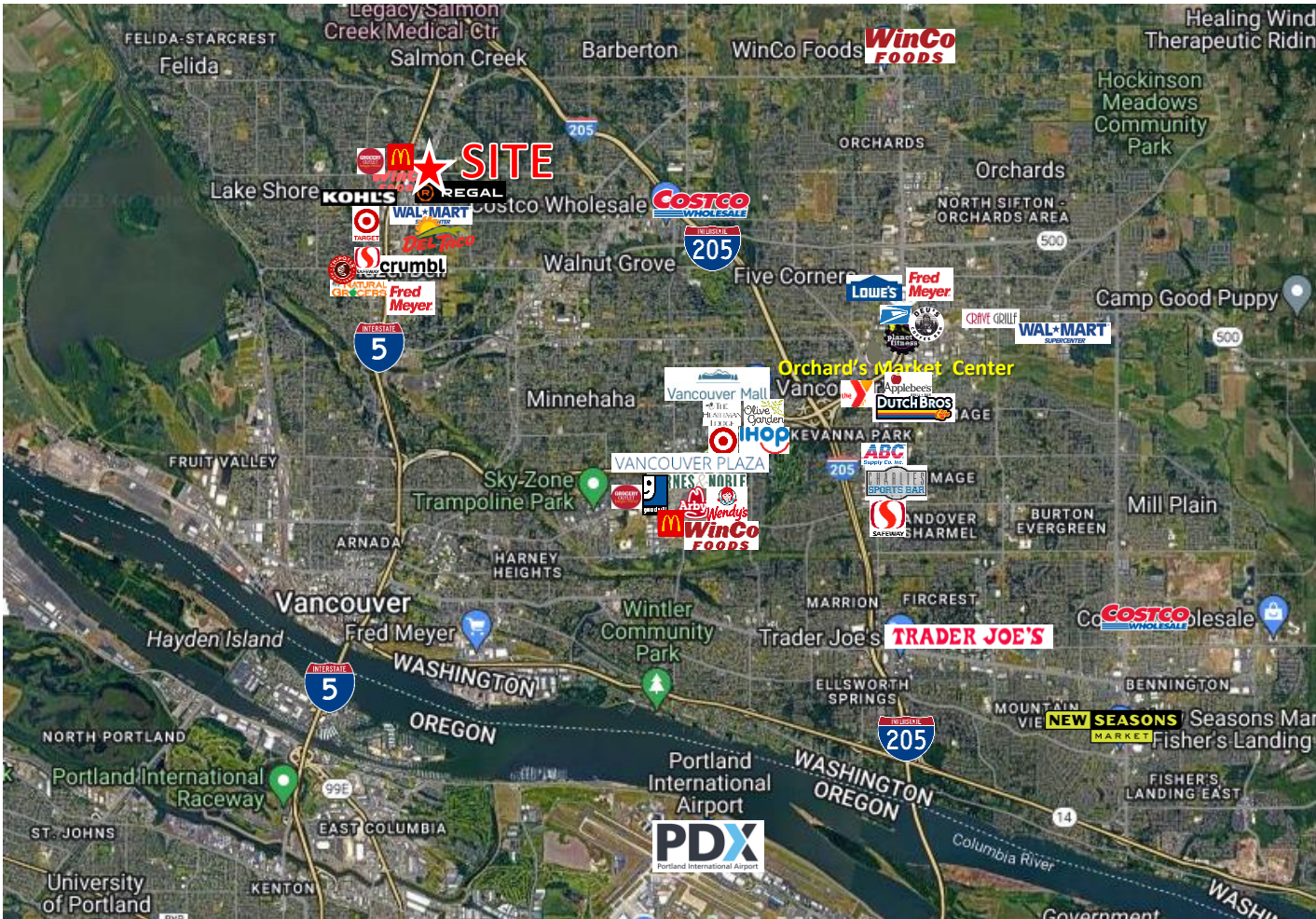
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,171	95,129	200,239
2028 Projected Population	18,021	99,768	210,553
Est. Average Household Income	\$85,289	\$102,980	\$93,178
Est. Total Businesses	934	4,203	9,975
Est. Total Employees	6,619	28,652	78,660

Average Daily Traffic

NE Hwy 99 @ NE 99th St NE – 18,983

NE 99th St @ NE 14th Ave W – 26,344

I-5 @ NE 99th St N – 10,817

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.