

( FOR SALE )

MULTI-TENANT INVESTMENT

7202 NE HWY 99

VANCOUVER, WA 98665



ACTUAL LOCATION



**LISTING BROKERS:**

**BLAKE FEDERINKO**

BLAKEF@CBCWORLDWIDENW.COM

360.823.5111

**BRANDI M. WELTER**

BRANDIW@CBCWORLDWIDENW.COM

360.823.5112

**MICHAEL A. JENKINS**

MIKEJ@CBCWORLDWIDENW.COM

360.823.5102

**PRICE: \$2,750,857**

**CAP RATE: 5.25%**

**NOI: \$144,420**

300 West 15th Street, Suite 201  
Vancouver, WA 98660  
360.699.4494

## PROPERTY HIGHLIGHTS

<b>TENANTS:</b>	PACIFIC DENTAL THE UPS STORE
<b>YEAR BUILT:</b>	2015
<b>LOT SIZE:</b>	16,988 SQFT
<b>BUILDING SIZE:</b>	4,800 SQFT
<b>LEASE TYPE:</b>	NNN
<b>NOI:</b>	\$144,420
<b>CAP RATE:</b>	5.25%
<b>PRICE:</b>	\$2,750,857

This offering presents the opportunity to acquire a fully leased, free-standing building located in Vancouver, WA. The property is fully leased to Pacific Dental and UPS, both which are on 10-Year NNN leases. The subject property was part of a new development surrounded by national retailers such as Taco Bell, Panera Bread and a Kroger Fuel Station. The excellent location provides ideal visibility from both Interstate 5 and Highway 99. The property also consists of a Monument Sign that is shared with the other tenants for excellent free way signage.



# OPERATING STATEMENT

## RENTAL INCOME

PACIFIC DENTAL	\$94,500.00
THE UPS STORE	\$50,400.00

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<b>GROSS INCOME</b>	\$ 144,900.00
RESERVES @ .10 PSF	\$480.00

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<b>EFFECTIVE GROSS INCOME</b>	\$ 144,420.00
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## LESS OPERATING EXPENSES

TAXES	TENANT
INSURANCE	TENANT
UTILITIES	TENANT
CAM'S	TENANT
HVAC	TENANT
MANAGEMENT	TENANT

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<b>TOTAL EXPENSES</b>	\$0.00
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<b>NET OPERATING INCOME</b>	\$ 144,420.00
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<b>CAP RATE</b>	5.25%
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<b>SALE PRICE</b>	\$2,750,857.00
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## LEASE SUMMARY

**Tenant:** Pacific Dental DBA Hazel  
Dell Modern Dentistry

**SqFt Occupied:** 3,000 SqFt

**Rent Schedule:**

Year 1-5	\$94,500.00
Year 6-10	\$103,950.00

**Extended Terms:**

Year 11-15	\$114,360.00
Year 16-20	\$125,790.00



**PACIFIC**  
DENTAL SERVICES®



**Utilities:** Tenant shall promptly pay to the applicable utility provider when due all charges for utilities which are separately metered.

**Taxes:** Tenant shall pay Tenants proportionate share.

**Common Area:** See Section 9.2 of the lease

**Maintenance:** See Section 7.1 of the lease

## LEASE SUMMARY

**Tenant:** The UPS Store

**SqFt Occupied:** 1,800 SqFt

**Rent Schedule:**

Year 1-3 \$50,400.00

Year 4-7 \$53,424.00

Year 8-10 \$57,690.00

**Options:**

2, 5-Year Options

2% Increases each subsequent year  
after the initial term



**Utilities:** Tenant shall promptly pay to the applicable utility provider when due all charges for utilities which are separately metered.

**Taxes:** Tenant shall pay Tenants proportionate share.

**Common Area:** See Section 9.2 of the lease

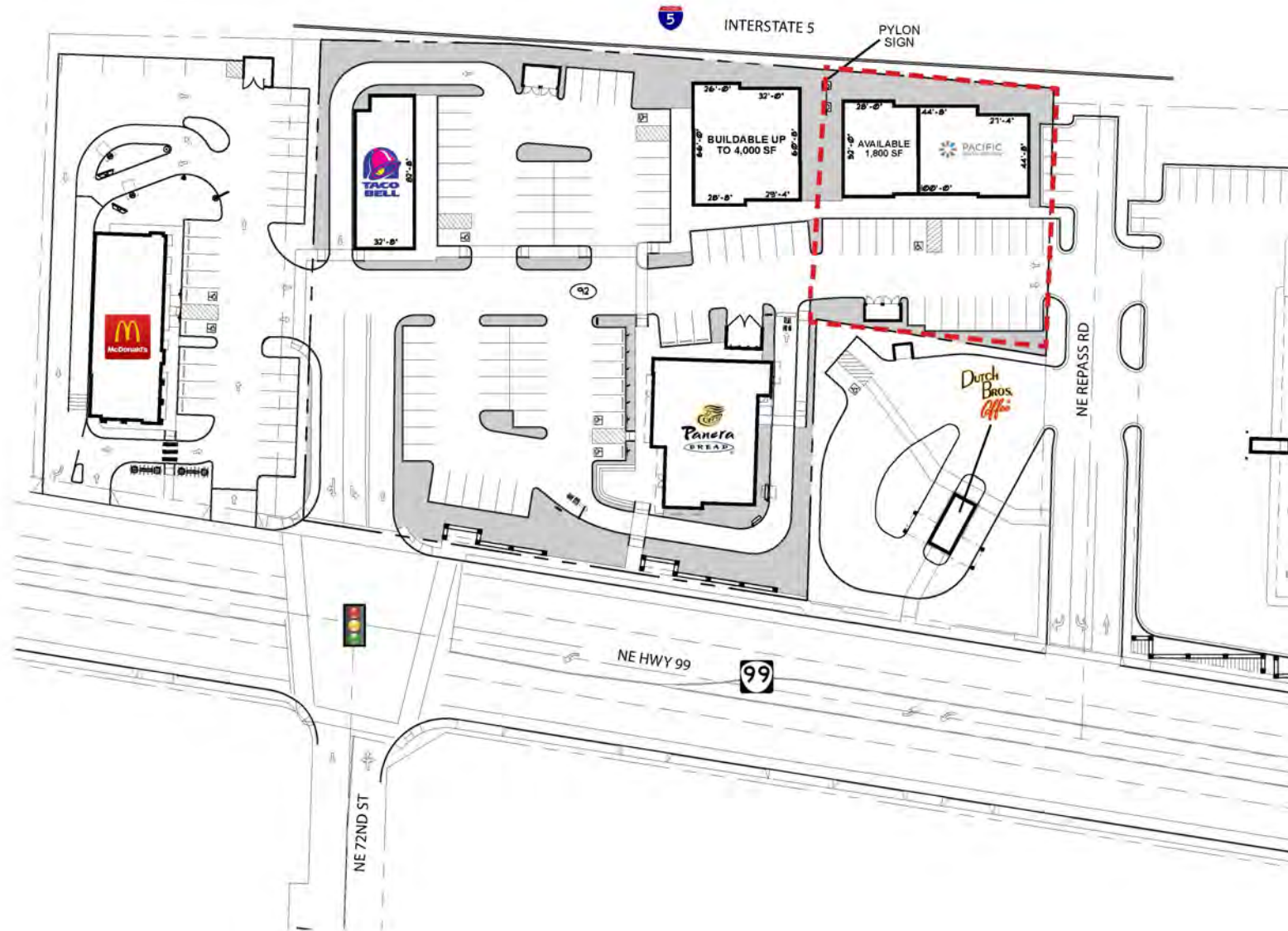
**Maintenance:** See Section 7.1 of the lease

# RENT ROLL

	TENANT	TERM	RENT SUMMARY			
TENANT	SIZE	DATE	RENT	ANNUAL RENT	PSF	
PACIFIC DENTAL	3,000	1/1/2016	CURRENT RENT	\$7,875.00	\$94,500	\$31.50
		1/1/2021	STEP UP	\$8,662.50	\$103,950	\$34.65
		1/1/2026	OPTION 1	\$9,530.00	\$114,360	\$38.12
		1/1/2031	OPTION 2	\$10,478.33	\$125,790	\$41.93
THE UPS STORE	1,800		CURRENT RENT	\$4,200.00	\$50,400	\$28.00
			STEP UP	\$4,452.00	\$53,424	\$29.68
			STEP UP	\$4,807.50	\$57,690	\$32.05
			OPTION 1			
			2% INCREASE EACH YEAR AFTER INITIAL TERM			
	OPTION 2					
	2% INCREASE EACH YEAR AFTER INITIAL TERM					



# SITE PLAN



# PROPERTY PHOTOS





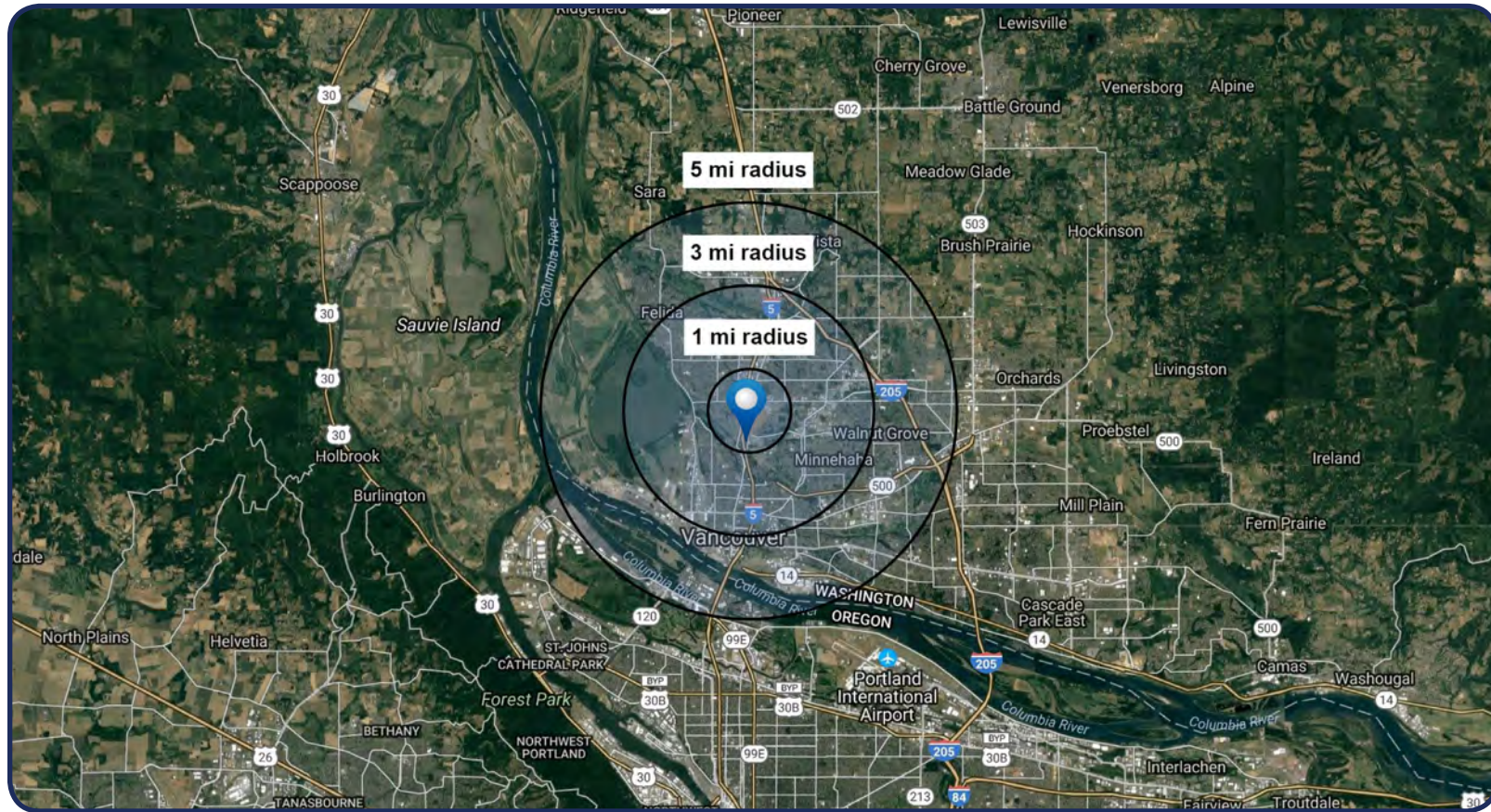
# AERIAL



## ADDITIONAL RETAILERS

- |                      |                   |                   |
|----------------------|-------------------|-------------------|
| ADVANCE AUTO         | BIG 5             | TARGET            |
| COST LESS AUTO PARTS | JIMMY JOHNS       | WALMART           |
| CURLEY'S LOCK & KEY  | GNC               | PETCO             |
| FIRESTONE AUTO CARE  | BLACK ROCK COFFEE | BED BATH & BEYOND |
| AT&T                 | PARKROSE HARDWARE | REGAL CINEMA 11   |

# DEMOGRAPHICS



## POPULATION

1 MI.    3 MI.    5 MI.

ESTIMATED 2017	11,356	95,366	186,860
PROJECTED 2022	12,427	104,685	204,791
CENSUS 2010	10,359	88,162	169,285
CENSUS 2000	9,756	78,759	144,343



## AVERAGE INCOME

1 MI.    3 MI.    5 MI.

ESTIMATED 2017	\$59,811	\$72,847	\$74,872
PROJECTED 2022	\$73,353	\$88,842	\$92,044
CENSUS 2010	\$52,588	\$61,935	\$64,024
CENSUS 2000	\$46,549	\$52,218	\$53,223



## ABOUT VANCOUVER



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

