



FOR SALE | OPTION FOR LEASE



5600 SQFT RESTAURANT BUILDING
1401 NE 78TH ST | VANCOUVER, WA

\$1,450,000
FOR LEASE AT \$6,500/MO

PROPERTY INFORMATION

- 5,600 Sq. Ft. Commercial Bld.
- Dragon King Restaurant formerly
- Serves I-5 Interchange
- Generous Onsite Parking.
- Highly Trafficked 78th St.
- Great Buffet Style Site.

1.45 Acres GC



Gordon Lewis
Mng. Broker MBA
Direct: 360.823.5108
Cell: 360.903.4788
Email: Gordon@MAJCRE.com

sold@gordonlewis.com



MAJ COMMERCIAL
REAL ESTATE

WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE MAJ COMMERCIAL REAL ESTATE OR BY BROKER.



Banquet/Party Room

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1401 NE 78th St

Vancouver, WA 98665

1 mi radius 3 mi radius 5 mi radius

Population

Estimated Population (2018)	14,056	100,138	200,612
Projected Population (2023)	15,262	109,156	218,422
Census Population (2010)	12,587	90,265	178,174
Census Population (2000)	11,212	80,028	151,205
Projected Annual Growth (2018-2023)	1,206 1.7%	9,018 1.8%	17,810 1.8%
Historical Annual Growth (2010-2018)	1,469 1.5%	9,873 1.4%	22,438 1.6%
Historical Annual Growth (2000-2010)	1,375 1.2%	10,237 1.3%	26,969 1.8%
Estimated Population Density (2018)	4,476 <i>psm</i>	3,543 <i>psm</i>	2,555 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>

Households

Estimated Households (2018)	5,852	38,718	78,676
Projected Households (2023)	6,265	41,621	84,553
Census Households (2010)	5,279	35,221	70,473
Census Households (2000)	4,628	31,152	59,009
Projected Annual Growth (2018-2023)	413 1.4%	2,903 1.5%	5,878 1.5%
Historical Annual Change (2000-2018)	1,224 1.5%	7,566 1.3%	19,666 1.9%

Average Household Income

Estimated Average Household Income (2018)	\$65,025	\$86,612	\$84,699
Projected Average Household Income (2023)	\$73,323	\$97,539	\$95,505
Census Average Household Income (2010)	\$53,227	\$63,612	\$64,032
Census Average Household Income (2000)	\$46,170	\$54,061	\$53,242
Projected Annual Change (2018-2023)	\$8,298 2.6%	\$10,928 2.5%	\$10,807 2.6%
Historical Annual Change (2000-2018)	\$18,856 2.3%	\$32,551 3.3%	\$31,457 3.3%

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5,600 Sq. Ft.

**53 Parking Spaces +/-
1.45 Acres (63,162 SF)**



ENTRY

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Old fixtures removed.



Freezer Location

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Neighbors to the east



Neighbors to the West

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