

FOR SALE

PERFECT FOR OWNER/OCCUPY BUYER

1409 Broadway St. | Vancouver, WA 98660



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Sale Price \$799,000.00
- 1,668 SF. Class C office
- 2 dedicated parking spaces + street parking
- Newly remodeled.
- 2 private offices, 1 conference room, kitchen/break area, bathroom, fireplace in common workspace.

Nearby Businesses:



FOR MORE INFORMATION:

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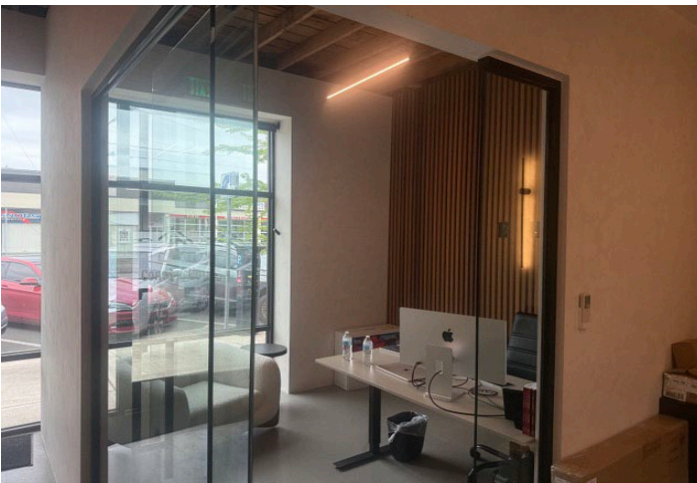
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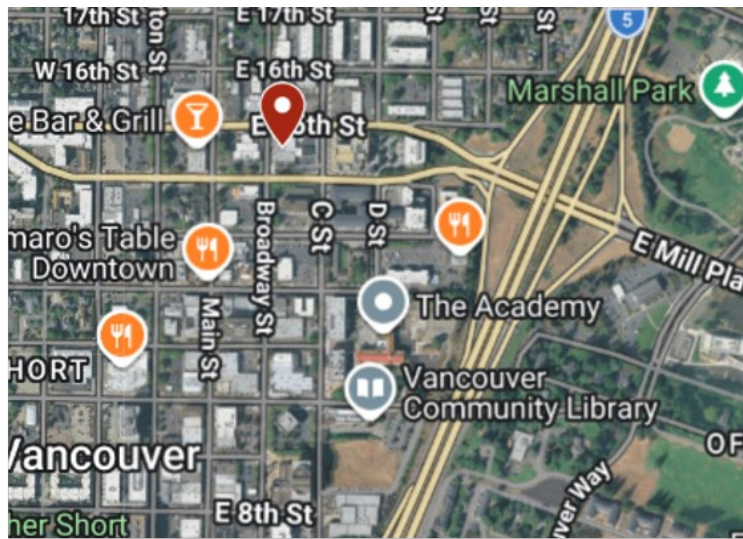
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Radius	1 mile	3 miles	5 miles
Population			
2025 Population	13,052	72,463	230,311
2030 Population Projection	13,678	74,679	234,409
Annual Growth 2020-2025	2.5%	0.9%	0.4%
Annual Growth 2025-2030	1.0%	0.6%	0.4%
Households By Income			
Avg Household Income	\$103,960	\$98,417	\$107,995
Employment			
Employees Per Business	17,926	42,839	108,736
Businesses	2,656	5,405	13,310
Traffic		Volume	
E Mill Plain Blvd @ Broadway St E		12,985	
E Mill Plain Blvd @ C St. E		12,798	
E 15th St. @ C st. E		12,173	
E Mill Plain Blvd @ Broadway St W		12,907	



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.