

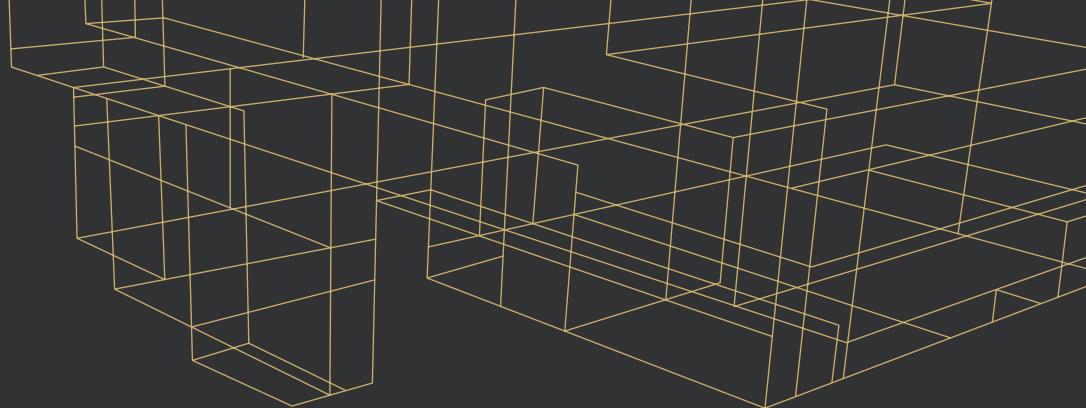
OFFERING MEMORANDUM

PACIFIC 63 CENTER

6200 NE HWY 99, VANCOUVER, WA 98665



km Kidder
Mathews



*Exclusively Listed by
The Gellner Team*

DAVID GELLNER
Executive Vice President
206.747.4338
david.gellner@kidder.com

PARKER KSIDAKIS
First Vice President
206.708.9420
parker.ksidakis@kidder.com

MICHELLE PLAFCAN
Client Service Coordinator
503.221.2264
michelle.plafcan@kidder.com

KIDDER.COM

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

TABLE OF CONTENTS

01

INVESTMENT SUMMARY

02

PROPERTY OVERVIEW

03

LOCATION OVERVIEW

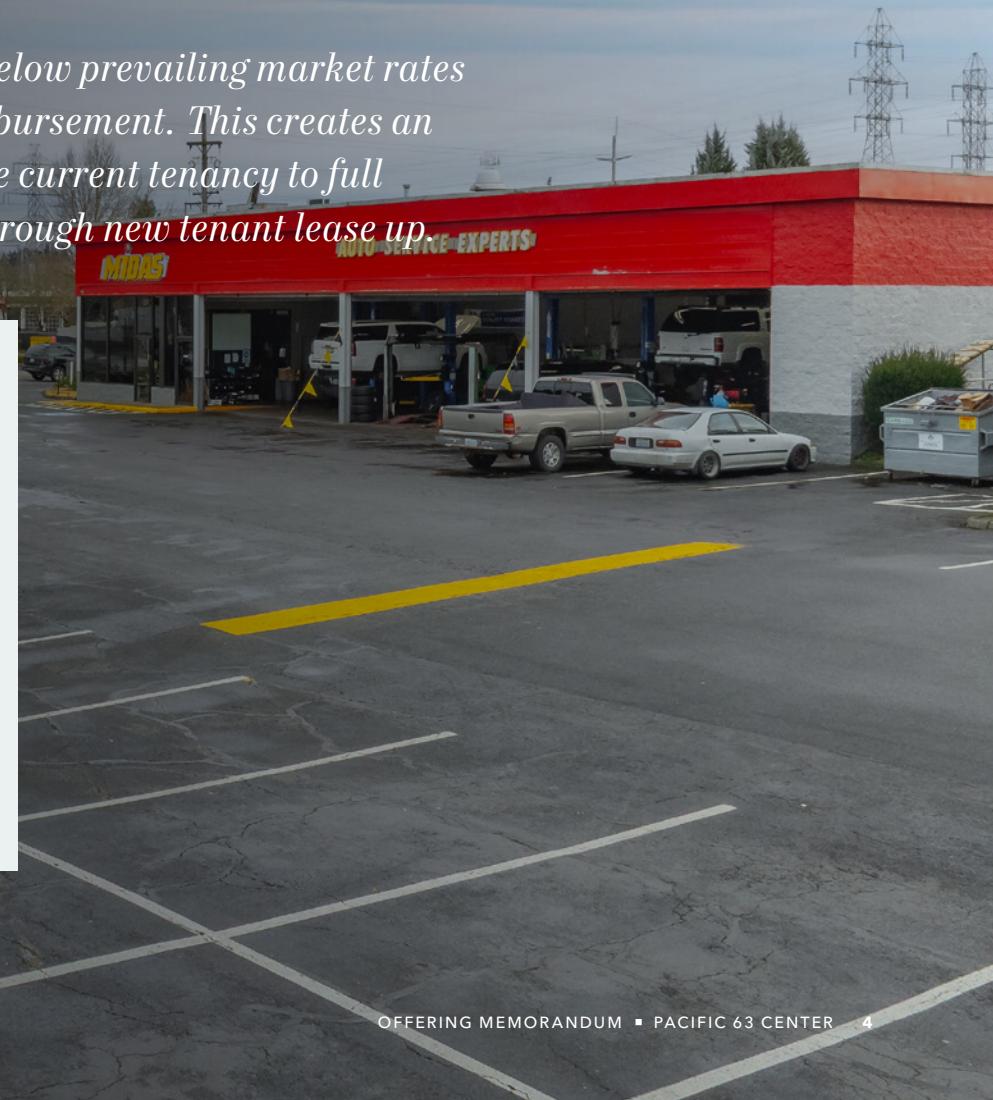
INVESTMENT SUMMARY

Section 01

Kidder Mathews is pleased to present the opportunity to acquire the Pacific 63 Center, a generational opportunity to acquire a compelling value-add shopping center strategically located on a high traffic, signalized corner with 2.46 acres of land area in Vancouver, Washington. Anchored by the #4 ranked 7-Eleven in Washington State, per Placer.ai and featuring a separate parcel allowing for optionality in future ownership strategies.

Current in-place rents average just \$13.83 psf, significantly below prevailing market rates for similar retail space which average \$18 psf plus NNN reimbursement. This creates an exceptional opportunity for future ownership to transition the current tenancy to full NNN reimbursement structures, or significantly boost NOI through new tenant lease up.

\$4,999,999	\$176	\$47
PRICE	PRICE/SF	LAND PRICE/SF
28,410 SF	2.46 AC	
RENTABLE SF	LAND AREA	
1974-1980	100%	
YEAR BUILT	OCCUPANCY	



INVESTMENT HIGHLIGHTS

Current rents average \$13.83 psf - far below the market rate with nearby rent comparables averaging \$18 NNN for similar retail space.

Value-add opportunity for future owner to raise rents and transition leases to NNN reimbursement structure.

Potential \$51k+ increase to NOI by converting 2026 tenant renewals to NNN lease structure.

7-Eleven is ranked as the #4 location in Washington State, per Placer.ai and located on separate parcel creating optionality for future ownership.

Priced well below replacement cost at \$176 psf and located on 2.46 acres of land located at a signalized hard corner.

Pride of ownership with substantial recent capital improvements completed which include several new roofs, seal coat and stripe parking lot and exterior paint.



PROPERTY OVERVIEW

Section 02

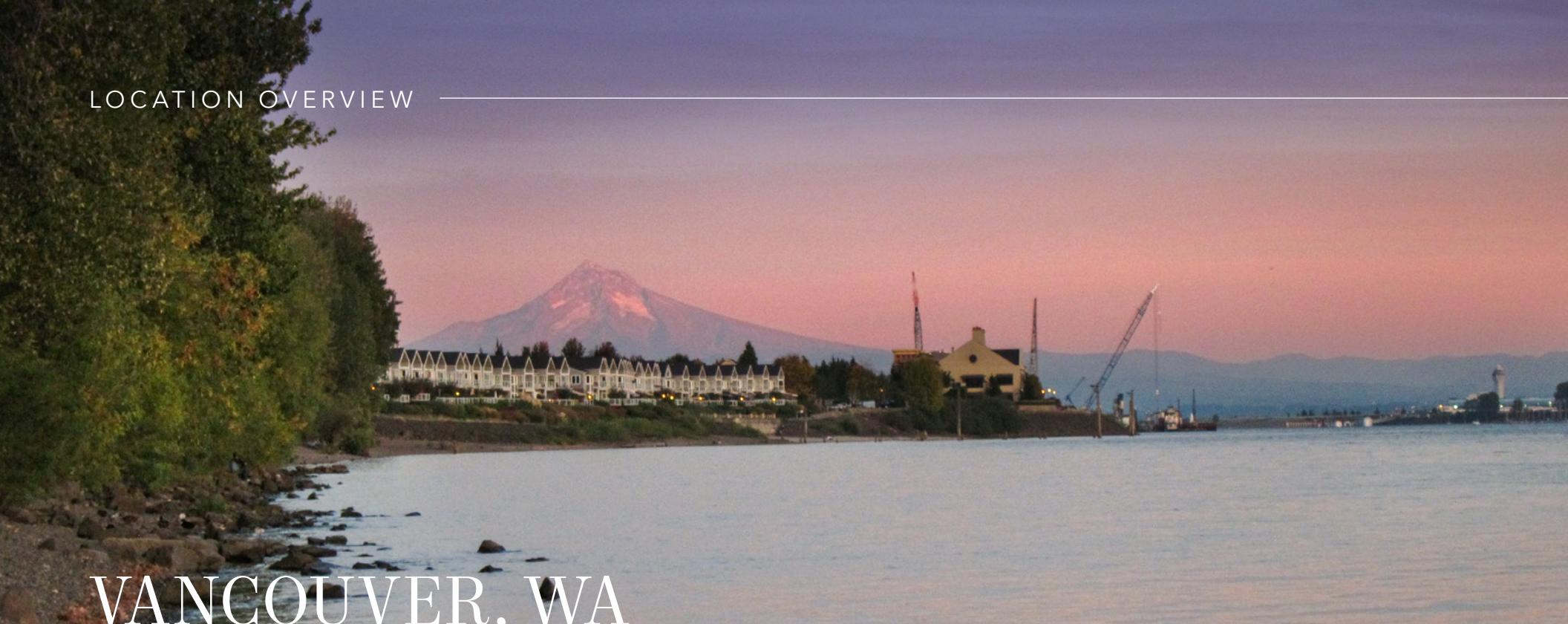


SITE PLAN





LOCATION OVERVIEW



VANCOUVER, WA

Vancouver is a rapidly growing city in Southwest Washington, strategically positioned along the north bank of the Columbia River and directly across from Portland, Oregon. As part of the Portland-Vancouver-Hillsboro MSA, the city benefits from strong regional connectivity while maintaining a distinct identity as one of Washington's fastest-growing markets.

The area offers excellent accessibility via Interstate 5, Interstate 205, SR-14, and close proximity to Portland International Airport, providing seamless regional and interstate access for both commerce and commuters. Vancouver's location allows businesses and residents to take advantage of Oregon's metropolitan amenities while benefiting from Washington's business-friendly tax environment, including no state income tax.

Vancouver's economy is diverse and expanding, anchored by key sectors such as advanced manufacturing, logistics and distribution, healthcare, technology, and professional services. Major employers include PeaceHealth, Clark College, SEH America, HP, and multiple regional logistics and industrial operators drawn by the area's transportation infrastructure and skilled workforce.

The city continues to experience strong population growth, driven by in-migration from the greater Portland metro and the West Coast. Downtown Vancouver and the Waterfront District have undergone significant revitalization, introducing mixed-use development, modern retail, dining, and office space that enhances the area's live-work-play appeal.

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	10,458	108,615	209,214
2030 PROJECTION	10,852	110,051	213,478
2020 CENSUS	10,368	105,869	198,595

HOUSEHOLDS

4,508
1 MILE

2030 PROJECTED GROWTH

1.1%
1 MILE

46,064
3 MILES

0.8%
3 MILES

87,269
5 MILES

0.9%
5 MILES

OWNER VS. RENTER OCCUPIED

1 MI 54.0%

46.0%

3 MI 51.9%

48.1%

5 MI 56.3%

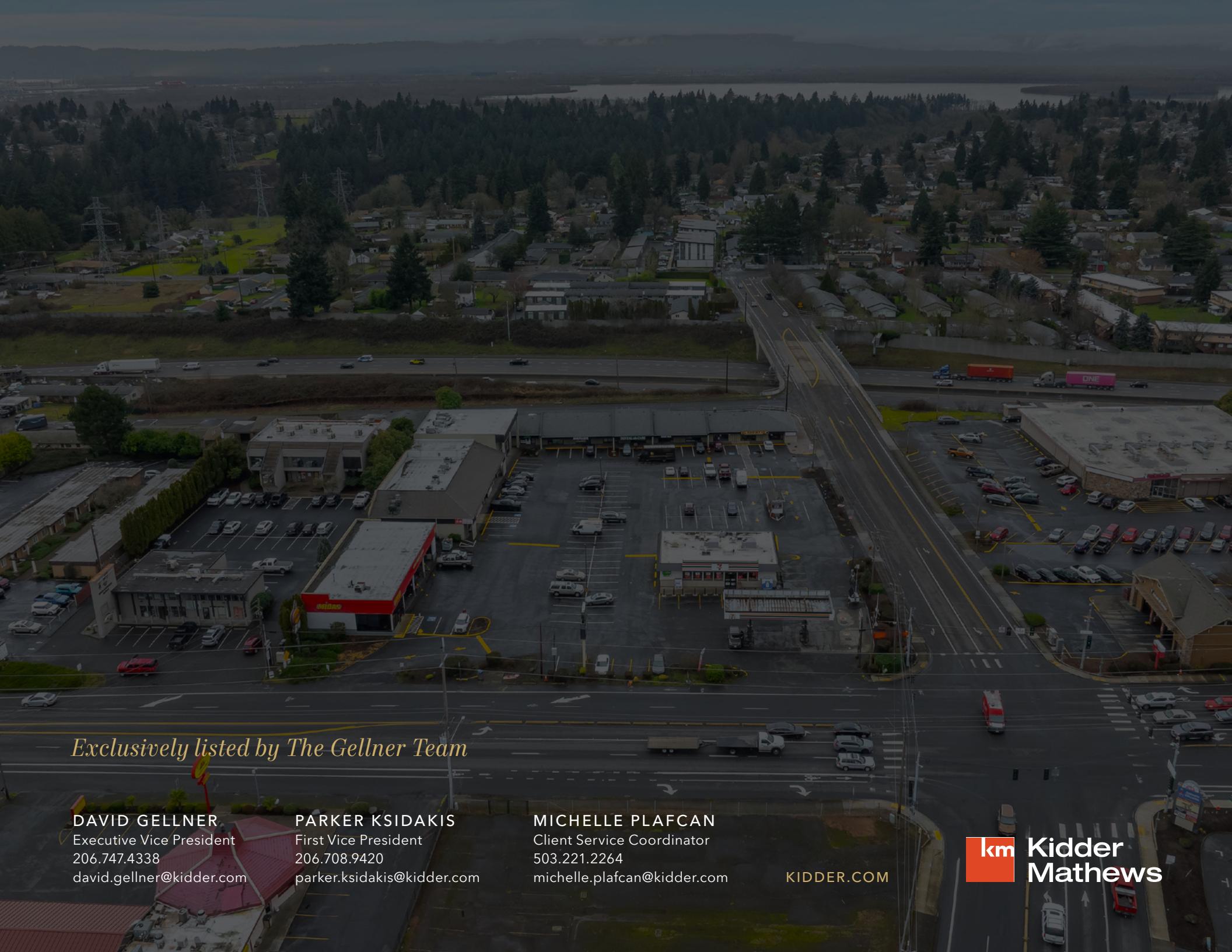
43.7%

■ OWNER ■ RENTER

Data Source: ©2026, Sites USA

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.2%	5.9%	5.4%
HIGH SCHOOL DIPLOMA	23.3%	24.5%	24.0%
SOME COLLEGE	24.7%	24.3%	23.5%
ASSOCIATE	14.5%	10.8%	11.0%
BACHELOR	19.9%	19.9%	20.8%
GRADUATE	11.7%	11.5%	12.6%



Exclusively listed by *The Gellner Team*

DAVID GELLNER
Executive Vice President
206.747.4338
david.gellner@kidder.com

PARKER KSIDAKIS
First Vice President
206.708.9420
parker.ksidakis@kidder.com

MICHELLE PLAFCAN
Client Service Coordinator
503.221.2264
michelle.plafcan@kidder.com

KIDDER.COM

km Kidder
Mathews