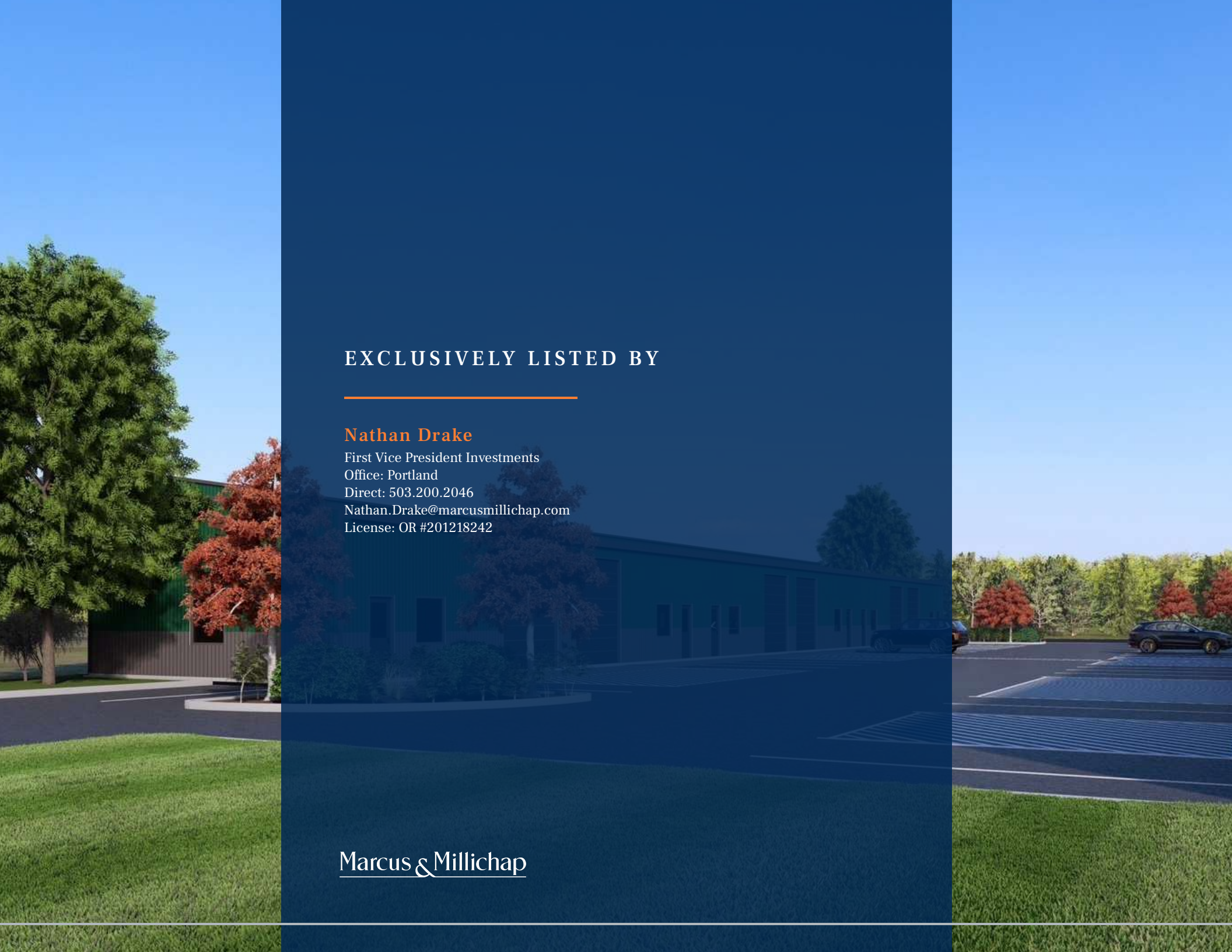
MARKETING PACKAGE

Provision Industrial Commons - South Building

Available June 2025 | (7) Light Industrial Condos | $375,000 Per Unit | 7110 NE 43rd Ave, Vancouver, WA

Marcus & Millichap



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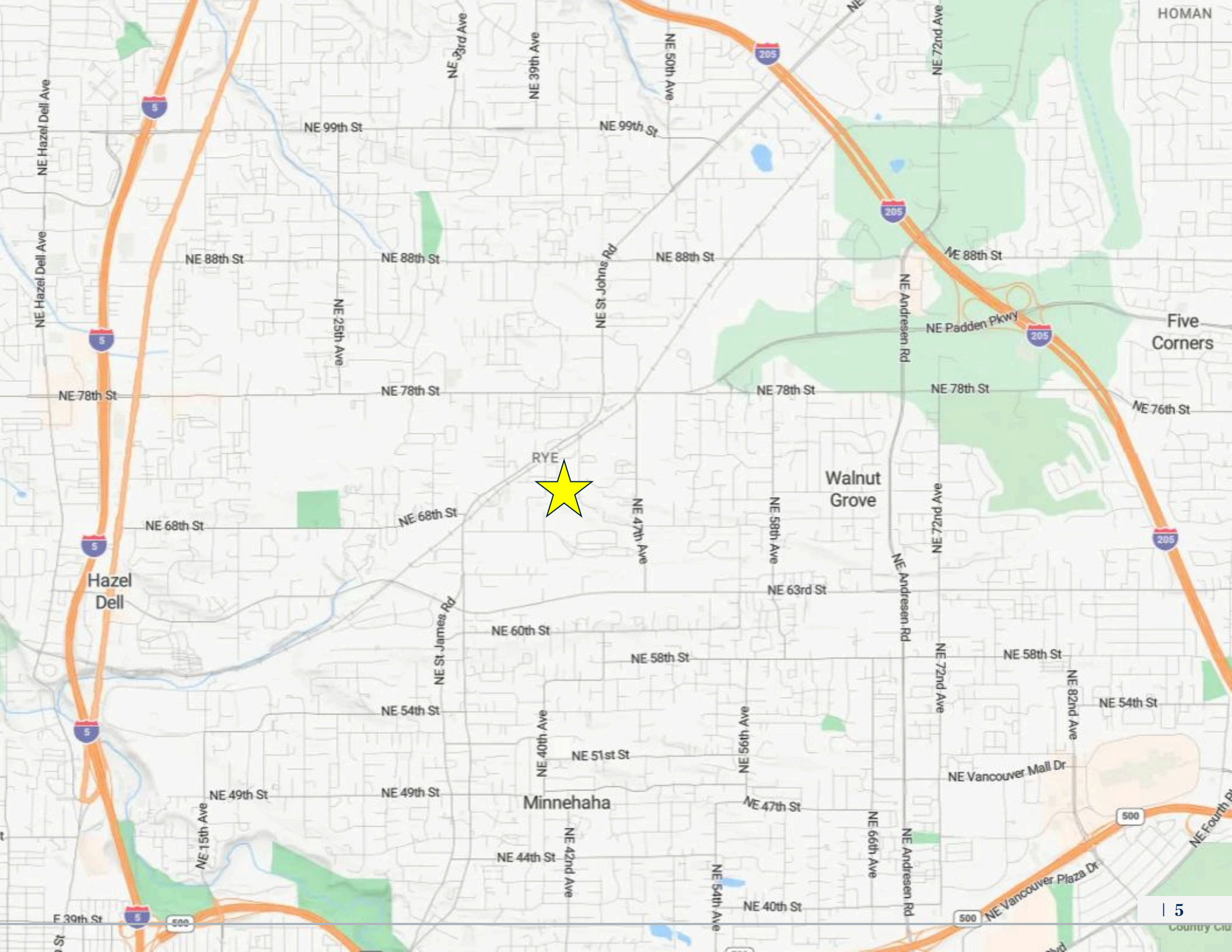
Marcus & Millichap

OFFERING SUMMARY

Price Per Unit	Lease Rate	Price Per SF
$375,000	**$18 NNN**	**$340**

FINANCIAL	
Price Per Unit	$375,000
Leasable Area	1,103 SF
Price Per SF	$340.14
Lease Rate	$1,650 / month + NNNs

PROPERTY	
Year Built/Available	June 2025
Number of Suites	(7) Seven
Total Building Area	7,718 SF
Building Dimensions	245' x 31.5'
Single Suite Area	1,103 SF
Single Suite Dimensions	35' x 31.5'
Zoning	Light Industrial (IL)
Lot Size	39,640 SF / 0.91 AC
Parking	2.16 Per 1,000 SF
Sprinklers	Yes | Dry System


HOMAN
NE 99th St
NE 88th St
NE 78th St
NE 76th St
NE 68th St
NE 63rd St
NE 60th St
NE 58th St
NE 54th St
NE 51st St
NE 49th St
NE 47th St
NE 44th St
NE 40th St
NE 3rd Ave
NE 39th Ave
NE 50th Ave
NE 72nd Ave
NE Hazel Dell Ave
NE 25th Ave
NE St Johns Rd
NE Andresen Rd
NE Padden Pkwy
Five Corners
RYE
Walnut Grove
NE 47th Ave
NE 58th Ave
NE 72nd Ave
Hazel Dell
NE St James Rd
NE 40th Ave
NE 56th Ave
NE 82nd Ave
Minnehaha
NE 15th Ave
NE 42nd Ave
NE 54th Ave
NE 66th Ave
NE Vancouver Mall Dr
NE Vancouver Plaza Dr
NE Fourth Plain
E 39th St
5
205
500

NE 82nd St
NE 80th St
NE 41st Ave
NE St Johns Rd
NE 78th St
NE 78th St
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NE 30th Ave
NE 34th Ave
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NE 53rd Ave
NE 75th St
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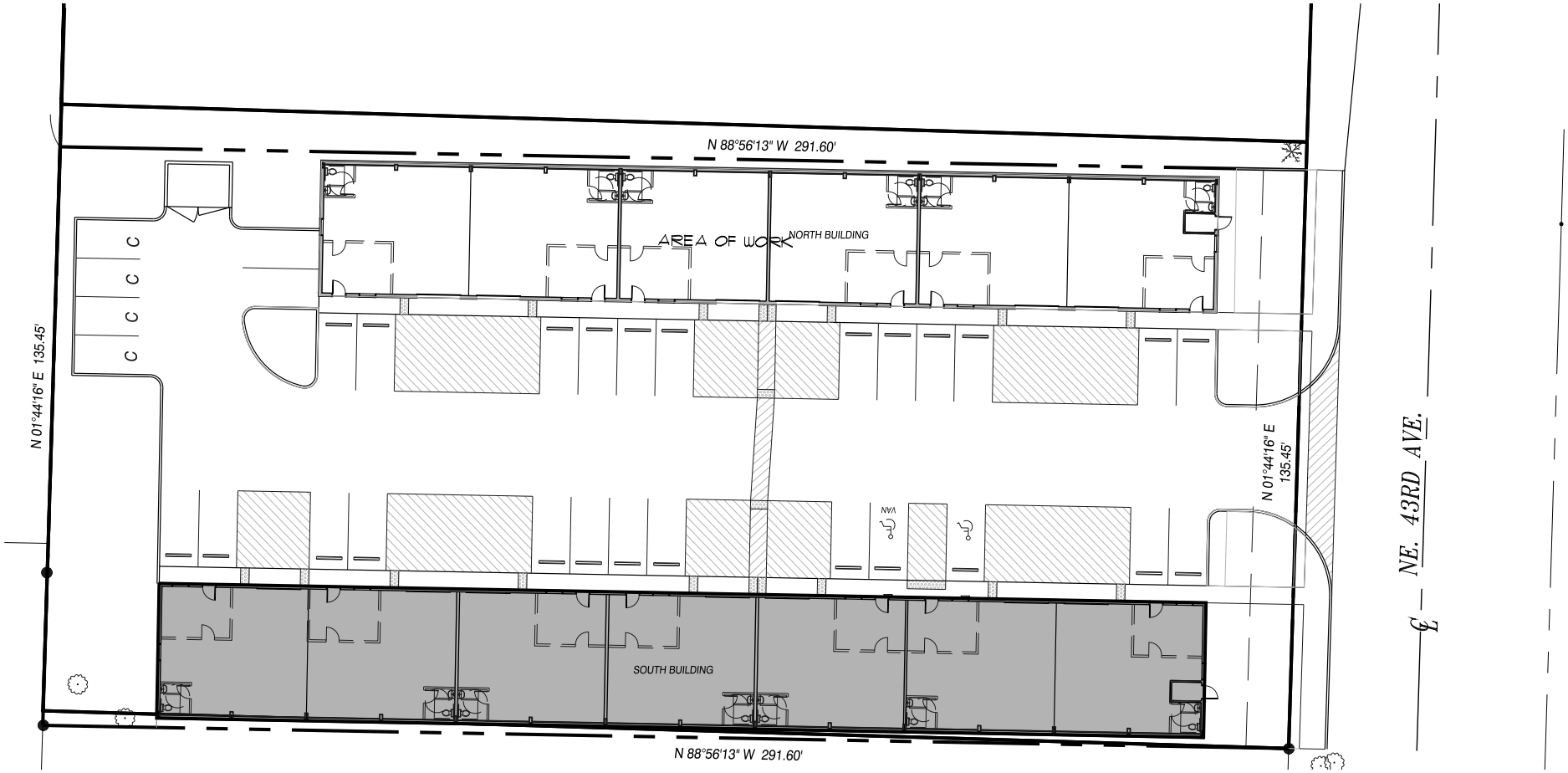
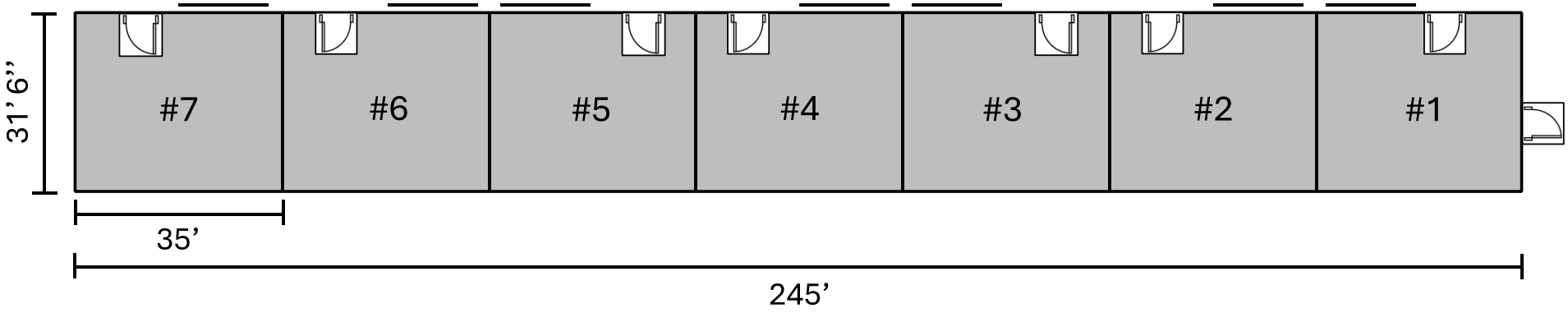
NE 64th St
NE Minnehaha St
NE St James Rd
NE Padden P
Issler St
RYE
HIDDEN
COLUMBIA VETERINARY CENTER
WHITE CAP
Hamilton POWER SOLUTIONS
7 ELEVEN
MESSER Gases for Life
Western Materials
PREMIER PUMP & POWER
omega INDUSTRIES INC.
ENTEK CORPORATION
Heating, Cooling and Energy Solutions Since 1946
BELTSERVICE CORPORATION
SHUR-WAY
NUTTER
PACIFIC FOUNDATION
NORTHWEST NAPKIN
NAPKINS · TOWELS · TISSUE
PHASE II TRANSPORTATION, INC. VANCOUVER, WA
FURNITURE WORLD SW
GTS Interior Supply A GMS COMPANY
HR LOGISTICS



SITE PLAN
SCALE: 1" = 20'-0"

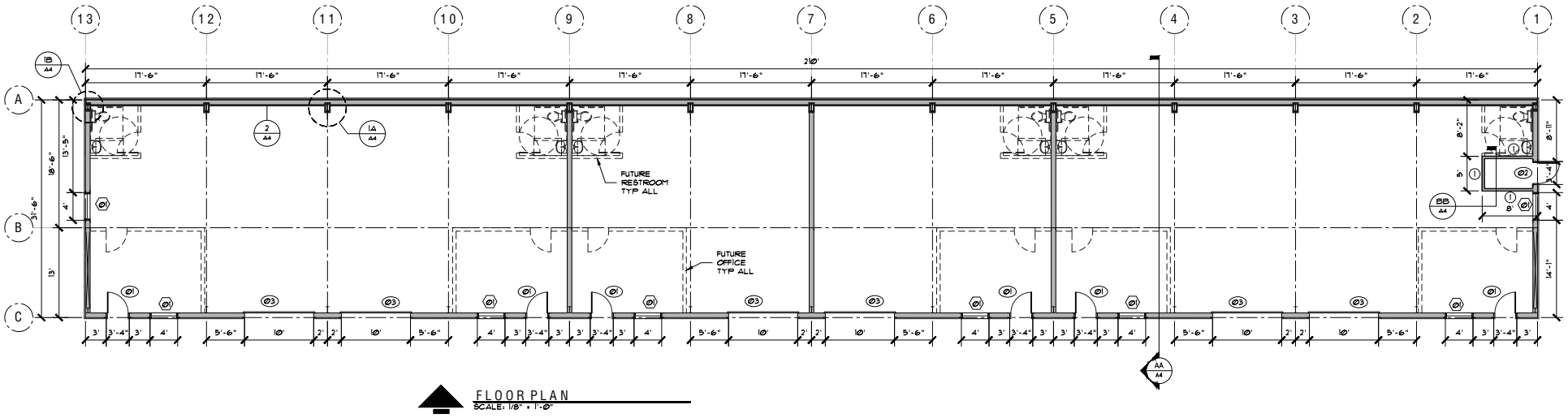
SOUTH BUILDING



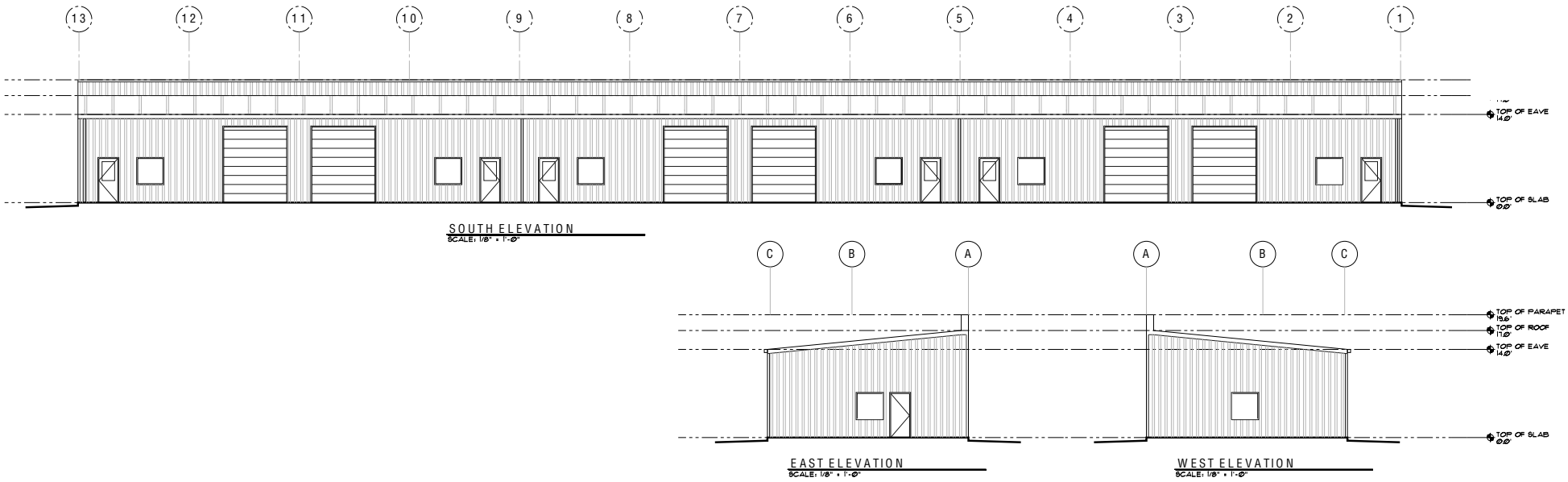
LIGHT INDUSTRIAL (IL) ZONING

The light industrial district is intended to provide for those less-intensive industrial uses which produce little noise, odor and pollution. It also provides for resource-based uses and service uses that are deemed compatible with light industrial uses.

For More Information About Allowed Uses and the Clark County Light Industrial (IL) Zone - CLICK HERE


13
12
11
10
9
8
7
6
5
4
3
2
1
A
B
C
17'-6"
210'
FUTURE RESTROOM TYP ALL
FUTURE OFFICE TYP ALL
1B A4
2 A4
1A A4
BB A4
AA A4
FLOOR PLAN
SCALE: 1/8" = 1'-0"

SITE PLANS // Provision Industrial Commons - South Building



POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	23,261	136,799	310,842
2023 Estimate			
Total Population	21,936	128,371	288,970
2020 Census			
Total Population	21,847	129,079	283,634
2010 Census			
Total Population	17,932	110,544	241,853
Daytime Population			
2023 Estimate	23,306	128,007	291,347

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	9,979	56,716	125,281
2023 Estimate			
Total Households	9,391	52,957	115,846
Average (Mean) Household Size	2.3	2.4	2.5
2020 Census			
Total Households	9,028	50,688	110,045
2010 Census			
Total Households	7,687	43,982	93,810

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
$200,000 or More	2.3%	4.3%	6.1%
$150,000-$199,999	3.8%	5.5%	7.0%
$100,000-$149,999	13.5%	17.0%	19.4%
$75,000-$99,999	14.1%	15.7%	16.2%
$50,000-$74,999	21.0%	19.6%	17.8%
$35,000-$49,999	14.6%	13.1%	11.8%
$25,000-$34,999	9.6%	8.0%	7.2%
$15,000-$24,999	10.6%	8.1%	6.8%
Under $15,000	10.5%	8.8%	7.7%
Average Household Income	$68,117	$81,993	$93,673
Median Household Income	$54,079	$64,021	$72,990
Per Capita Income	$29,415	$33,958	$37,722

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	21,936	128,371	288,970
Under 20	24.1%	24.2%	24.3%
20 to 34 Years	26.5%	23.7%	22.1%
35 to 39 Years	8.0%	7.6%	7.4%
40 to 49 Years	10.8%	12.1%	12.6%
50 to 64 Years	13.4%	17.0%	18.0%
Age 65+	17.2%	15.5%	15.5%
Median Age	34.7	36.3	37.3
Population 25+ by Education Level			
2023 Estimate Population Age 25+	15,303	89,720	201,365
Elementary (0-8)	4.5%	3.3%	2.9%
Some High School (9-11)	8.1%	6.8%	5.9%
High School Graduate (12)	31.7%	29.4%	27.0%
Some College (13-15)	25.5%	26.6%	26.7%
Associate Degree Only	10.3%	10.5%	10.6%
Bachelor's Degree Only	13.7%	15.9%	17.9%
Graduate Degree	6.1%	7.5%	9.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	24.0	26.0	26.0

POPULATION

In 2023, the population in your selected geography is 288,970. The population has changed by 19.48 since 2010. It is estimated that the population in your area will be 310,842 five years from now, which represents a change of 7.6 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 37.3, compared with the U.S. average, which is 38.7. The population density in your area is 3,669 people per square mile.

EMPLOYMENT

In 2023, 155,704 people in your selected area were employed. The 2010 Census revealed that 58.6 percent of employees are in white-collar occupations in this geography, and 23 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.

HOUSEHOLDS

There are currently 115,846 households in your selected geography. The number of households has changed by 23.49 since 2010. It is estimated that the number of households in your area will be 125,281 five years from now, which represents a change of 8.1 percent from the current year. The average household size in your area is 2.5 people.

HOUSING

The median housing value in your area was $363,472 in 2023, compared with the U.S. median of $268,796. In 2010, there were 53,187.00 owner-occupied housing units and 40,622.00 renter-occupied housing units in your area.

INCOME

In 2023, the median household income for your selected geography is $72,990, compared with the U.S. average, which is currently $68,480.The median household income for your area has changed by 46.07 since 2010. It is estimated that the median household income in your area will be $85,172 five years from now, which represents a change of 16.7 percent from the current year.

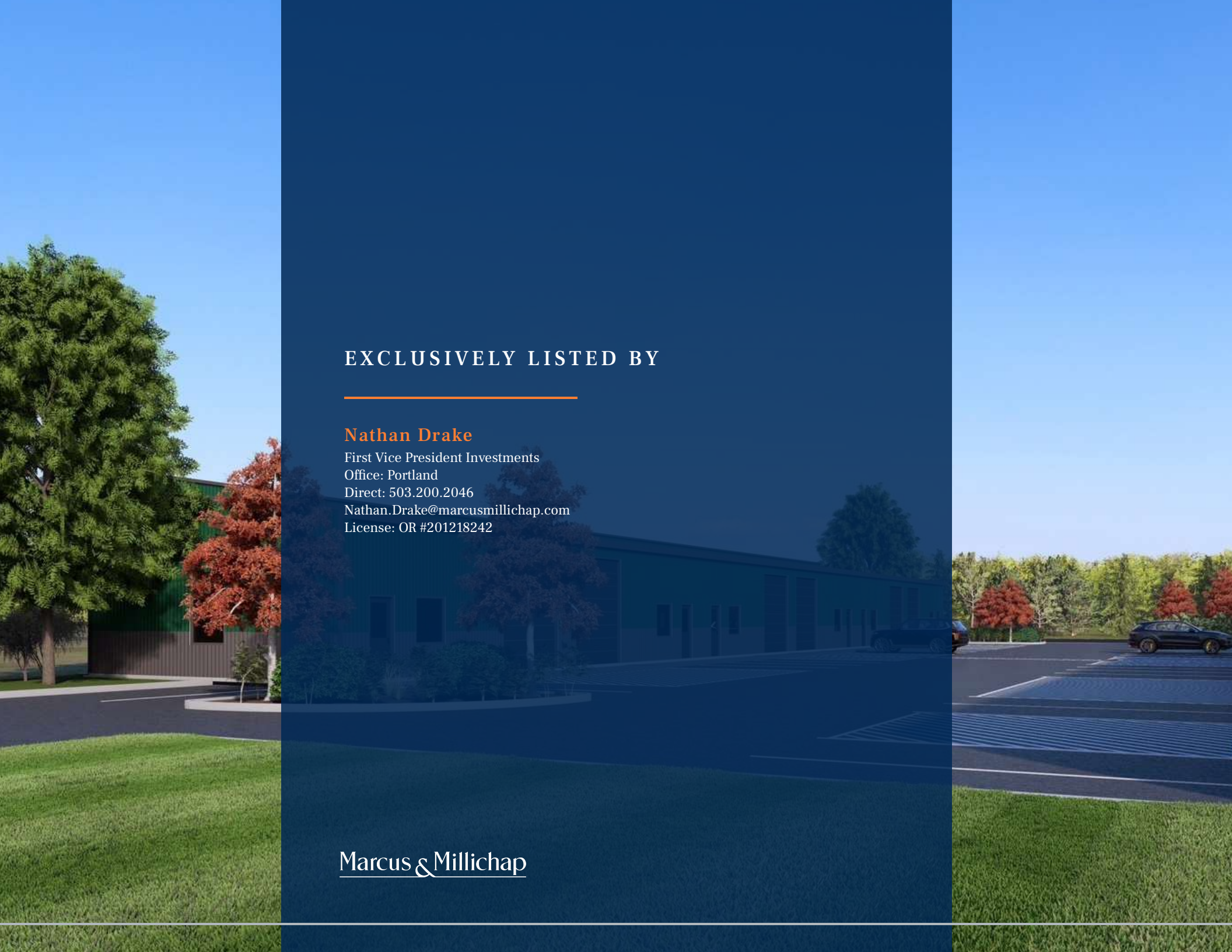
The current year per capita income in your area is $37,722, compared with the U.S. average, which is $39,249. The current year's average household income in your area is $93,673, compared with the U.S. average, which is $100,106.

EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S averages. Only 9.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 17.9 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.6 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 27.0 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 26.7 percent in the selected area compared with the 20.1 percent in the U.S.



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