



HEIGHTS SHOPPING CENTER

6701 E Mill Plain Blvd Vancouver, WA 98661

Asking Price: \$10,300,000 | Cap Rate: 6.00%

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INVESTMENT HIGHLIGHTS

- ◇ Established Grocery Anchor with Limited Nearby Competition
- ◇ Below Market Rent Opportunity
- ◇ Flexible, Growth-Oriented Zoning Tied to the Heights District Plan
- ◇ E-Commerce Resistant Tenancy & Minimal Box Exposure
- ◇ Affluent & Growing Trade Area
- ◇ E-Commerce Resistant Tenancy & Minimal Box Exposure
- ◇ Affluent & Growing Trade Area
- ◇ Highly Visible Corner Location



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