

FOR SALE

Former Aaron's Building (Vacant)

Adjacent to Walmart Neighborhood Market and Starbucks
2825 E Fourth Plain BLVD, Vancouver, WA 98661

H|S|T
COMMERCIAL GROUP

kw PORTLAND
CENTRAL
KELLERWILLIAMS. REALTY

SALE PRICE: \$2,670,000 (\$180/SF) | GROSS BUILDING AREA = 14,830 SF



CONTACT US

Harris K. Niazi
Commercial Real Estate Broker
Keller Williams Realty Portland Central
License: WA # 138710
Direct phone (248) 770 9974
Email niazi.harris@kw.com

Jaswinder Sidhu
Commercial Real Estate Broker
Keller Williams Realty Portland Central
License: WA # 138022
Direct phone (843) 453 2918
Email j.sidhu@kw.com



<u>PROPERTY OVERVIEW</u>	03
<u>PROPERTY VIDEO TOUR</u>	07
<u>MAPS, AERIAL, & TRAFFIC</u>	11
<u>COMPARABLE SALES</u>	16
<u>PEER PROPERTIES & ESTIMATED RENTS</u>	18
<u>DEMOGRAPHICS AND MARKET</u>	22

Non-Endorsements

Keller Williams Realty Portland Central or the Broker presenting analysis is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in document. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Keller Williams Realty Portland Central and/or the Broker presenting this document, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.

Disclaimer: THIS SHOULD NOT BE CONSIDERED AN APPRAISAL. Buyer is solely responsible for independently verifying the information in this document. All materials and information received or derived from Keller Williams Realty Portland Central and/or the Broker presenting this document, its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use, or any and all other matters. Neither Keller Williams Realty Portland Central and/or the Broker presenting this document, its directors, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Realty Portland Central and/or the Broker presenting this document will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Realty Portland Central and/or the Broker presenting this document makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams Realty Portland Central and/or the Broker presenting this document does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Portland Central in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

PROPERTY OVERVIEW



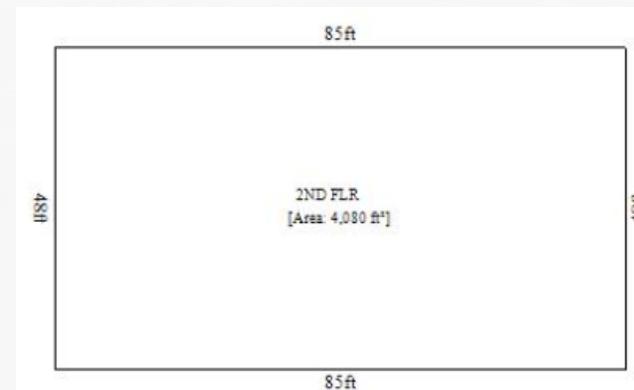
PROPERTY DESCRIPTION

This 14,830 SF commercial building (Gross Building Area) is situated on E Fourth Plain Blvd, adjacent to Walmart Neighborhood Market and Starbucks. It's in a well-established commercial zone that benefits from its proximity to downtown and waterfront Vancouver, as well as quick access to I-5, SR-500 and I-205. The structure is a one-story concrete retail building featuring a 2nd-floor office mezzanine; Gross Leasable Area of approximately 13,630 SF (excluding 2nd floor storage area and stairs). Currently, the building is vacant; it was previously occupied by Aaron's Furniture Store. This investment property presents an attractive opportunity for an owner-user to establish a retail business along with onsite office and storage, or for a savvy value-add investor to backfill the property with creditworthy tenant(s) and thus increase the property's value. Considering the: 1) robust traffic counts, 2) favorable demographics, and 3) thriving surrounding businesses, including the adjacent Walmart Neighborhood Market and Starbucks next door, this property is an ideal target for a variety of national, regional and local tenants.

PROPERTY INFORMATION

PROPERTY TYPE:	Commercial building
Zoning	Community Commercial (CC)
ADDRESS:	2825 E Fourth Plain BLVD, Vancouver WA
PRICE:	\$2,670,000
BUILDING SIZE (Approx)	Gross Building Area = <u>14,830 SF</u> (First Floor = <u>10,750 SF</u> & Mezzanine = <u>4,080 SF</u>)
	Less Stairs = (210 SF)
	Less Second Floor Storage = (990 SF)
	Gross Leasable Area = <u>13,630 SF</u>
PRICE/SF (Gross Building Area)	\$180/SF
LAND SIZE	23,522 SF (.54 Acres)
YEAR BUILT	1958 / Renovated 2009
Roof	Refurbished in 2016

BUILDING SKETCH AND DIMENSION *(from Clark County Website)*



SECTION 2

VIDEO AND PHOTO TOUR





[CLICK FOR EXTERIOR VIDEO TOUR](#)



[CLICK FOR INTERIOR VIDEO TOUR](#)

EXTERIOR PHOTOS



INTERIOR PHOTOS



SECTION 3 AERIAL AND MAPS



WASHINGTON

SEATTLE

SPOKANE

VANCOUVER

PORTLAND





Seattle-Tacoma
International Airport



2825 E. FOURTH PLAIN BOULEVARD



Oregon Health
& Science University



Mount Hood



2825 E. FOURTH PLAIN BOULEVARD



Vancouver Mall

500

Vancouver Downtown

Peace Health

Vancouver Waterfront

14

INTERSTATE 205

INTERSTATE 5

Portland International Airport

30B



AERIAL AND MAPS



SECTION 4 COMPARABLE SALES



COMPARABLE SALES

COMPARABLE SALES

Price/SF Subject Property
\$180

Avg. Price/SF Comps
\$231

SUBJECT PROPERTY
2825 E Fourth Plain BLVD, Vancouver WA



SUBJECT PROPERTY	
On Market	Currently
For Sale Price	\$2,670,000
Vacant/Owner User	Yes
Year Built:	1958/ Renovated. 2009
Building Area	14,830 SF
Price/SF (Building Area)	\$180
Land	0.54 Acre

Owner User/Vacant Building
7209 NE Highway 99, Vancouver WA



COMP 1 – Source Costar	
Close of Escrow	June 2, 2025
Sales Price:	\$1,450,000
Vacant/Owner User	Yes
Year Built:	1972
Building Area	6,600 SF
Price/SF (Building Area)	\$220
Land	0.58 AC

Owner User/Vacant Building
2607 NE Andresen Rd, Vancouver WA



COMP 2 - Source Costar	
Close of Escrow	July 13, 2025
Sales Price:	\$1,800,000
Vacant/Owner User	Yes
Year Built:	190
Building Area	8,509 SF
Price/SF (Building Area)	\$211
Land	0.72 AC

Owner User/Vacant Building
1119 SE 163rd Pl, Vancouver WA



COMP 3 – Source Costar	
Close of Escrow	Jul 10, 2025
Sales Price:	\$3,400,000
Vacant/Owner User	Yes
Year Built:	1969
Building Area	12,000 SF
Price/SF (Building Area)	\$283
Land	0.34 AC

Owner User/Vacant Building
7601 E Mill Plain Blvd, Vancouver WA



COMP 4 – Source Costar	
Close of Escrow	Apr 30, 2025
Sales Price:	\$1,400,000
Vacant/Owner User	Yes
Year Built:	1960
Building Area	6,325 SF
Price/SF (Building Area)	\$221
Land	0.73 AC

Owner User/Vacant Building
14965 SW 72nd Ave, Tigard OR



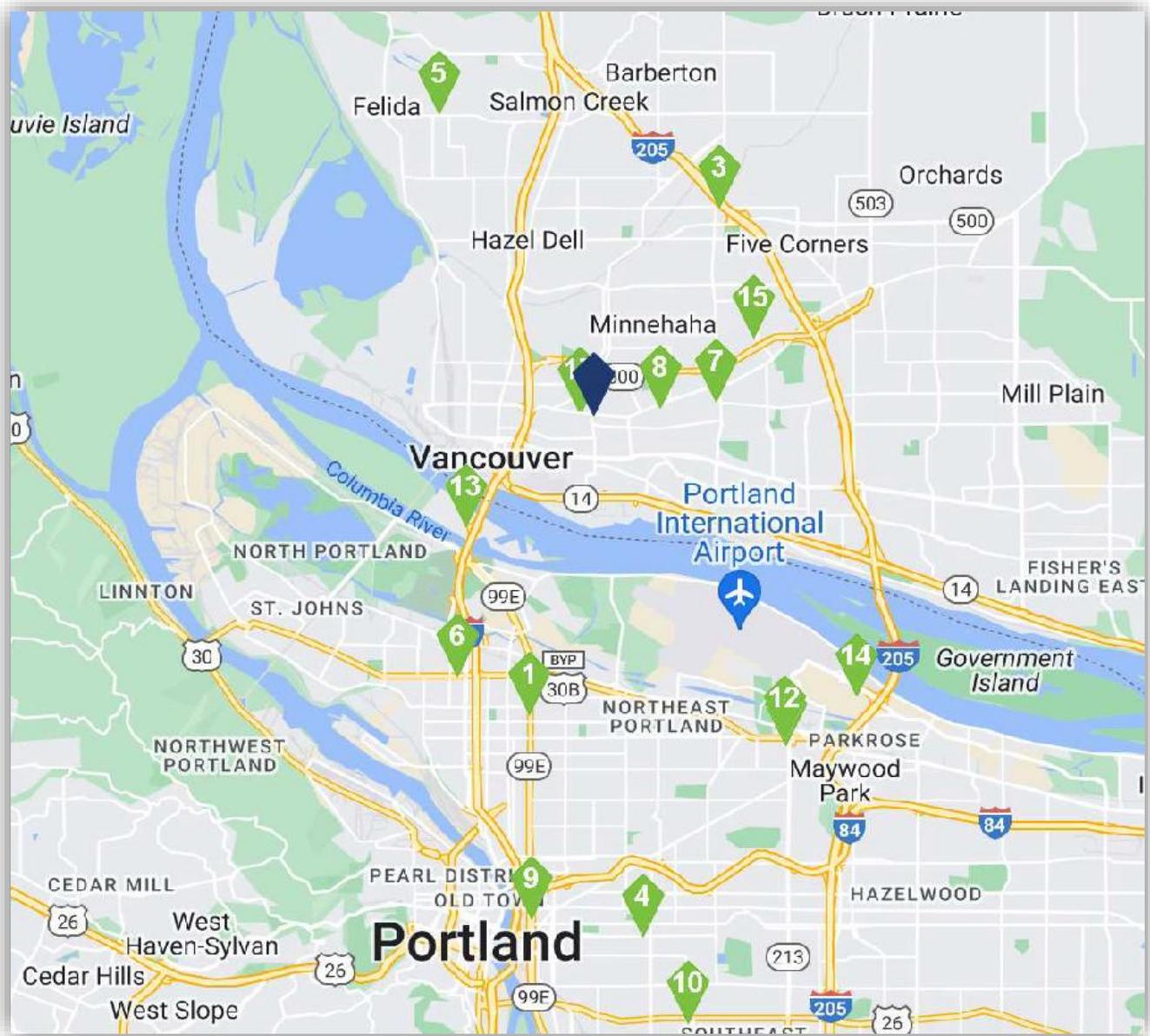
COMP 5 - Source Costar	
Close of Escrow	October 15, 2025
Sales Price:	\$2,625,000
Vacant/Owner User	Yes
Year Built:	1990
Building Area	11,704 SF
Price/SF (Building Area)	\$223
Land	0.77 AC

SECTION 5
PEER PROPERTIES & ESTIMATED RENTS



PEER PROPERTIES & ESTIMATED RENTS (Source: Costar)

No. Peers	Avg. NNN Market Rent/SF (Costar Est.)
17	\$21.59



1 **2825 E Fourth Plain Blvd**

11,143 SF / Vacancy Rate 0%
Rent/SF - \$19 - 23 (Est.)
 ★★★★★



2 **2502 E Fourth Plain Blvd**

13,440 SF / Vacancy Rate 0%
Rent/SF - \$23 - 28 (Est.)
 ★★★★★

PEER PROPERTIES & ESTIMATED LEASE RENTS (Source: Costar)

No. Peers	Avg. NNN Market Rent/SF (Costar Est.)
17	\$21.59



1 6250 NE Martin Luther King...

17,190 SF / Vacancy Rate 0%
Rent/SF - \$23 - 28 (Est.) Owner:



3 7103 NE 88th St

10,028 SF / Vacancy Rate 0%
Rent/SF - \$23 - 28 (Est.) Owner: \



4 3750 SE Belmont St

6,000 SF / Vacancy Rate 0%
Rent/SF - \$23 - 28 (Est.) Owner:



5 1804 NW 119th St

6,000 SF / Vacancy Rate 0%
Rent/SF - \$22 - 27 (Est.) Owner:



6 Aaron's

1622 N Lombard St
11,429 SF / Vacancy Rate 0%
Rent/SF - \$21 - 26 (Est.)



7 2460 NE Andresen Rd

21,119 SF / Vacancy Rate 0%
Rent/SF - \$20 - 25 (Est.) Owner:



8 4915 E Fourth Plain Blvd

20,059 SF / Vacancy Rate 0%
Rent/SF - \$20 - 25 (Est.)



9 324 SE Grand Ave

18,000 SF / Vacancy Rate 100%
Rent/SF - \$20 - 25 (Est.) Owner:



PEER PROPERTIES & ESTIMATED LEASE RENTS (Source: Costar)

No. Peers	Avg. NNN Market Rent/SF (Costar Est.)
17	\$21.59



10 PDX Building Supply
 5100 SE Foster Rd
 8,620 SF / Vacancy Rate 0%
 Rent/SF - \$19 - 24 (Est.) Owner:



11 1
 5111 NE 82nd Ave
 8,437 SF / Vacancy Rate 0%
 Rent/SF - \$19 - 23 (Est.)



12 8102 NE Killingsworth St
 12,596 SF / Vacancy Rate 0%
 Rent/SF - \$19 - 23 (Est.) Owner:



13 Stanford's Restaurant & Bar
 12200 N Parker Ave
 8,975 SF / Vacancy Rate 100%
 Rent/SF - \$18 - 22 (Est.)



14 10239 NE Cascades Pky
 5,814 SF / Vacancy Rate 0%
 Rent/SF - \$18 - 21 (Est.)



15 8101 NE Parkway Dr
 13,029 SF / Vacancy Rate 0%
 Rent/SF - \$16 - 19 (Est.) Owner:-



16 Anderson Glass Company
 2516 E Fourth Plain Blvd 8,080 SF / Vacancy Rate 0%
 Rent/SF - \$15 - 18 (Est.) Owner:-



17 2504 E Fourth Plain Blvd
 19,296 SF / Vacancy Rate 0%
 Rent/SF - \$9 - 11 (Est.) Owner:



SECTION 6 DEMOGRAPHICS AND MARKET

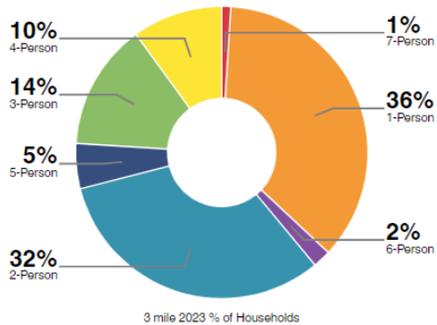


POPULATION

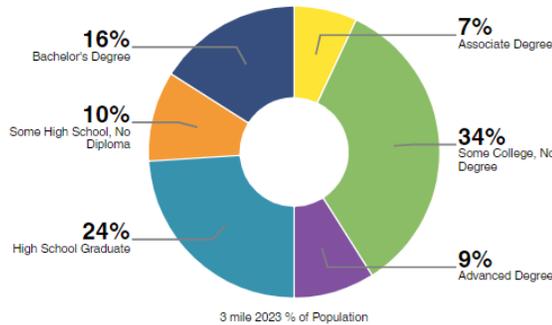
DEMOGRAPHICS



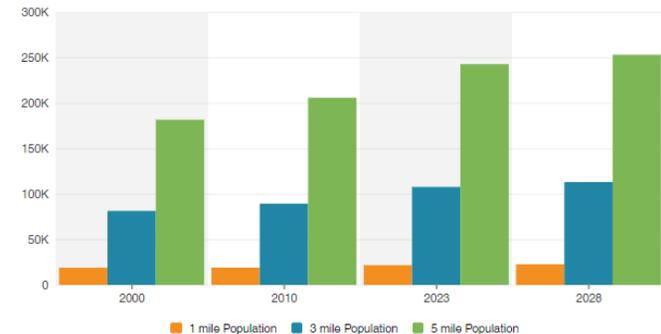
Household Size



Educational Attainment



Population



DAYTIME EMPLOYEMENT

Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	6,053	757	8	50,769	6,224	8	94,951	11,353	8
Trade Transportation & Utilities	408	68	6	8,217	834	10	22,835	1,860	12
Information	81	13	6	2,002	110	18	2,964	209	14
Financial Activities	655	95	7	5,298	866	6	8,669	1,508	6
Professional & Business Services	570	81	7	6,321	928	7	11,343	1,618	7
Education & Health Services	2,805	369	8	15,105	2,240	7	23,558	3,838	6
Leisure & Hospitality	443	43	10	6,392	473	14	12,402	912	14
Other Services	310	74	4	3,239	623	5	7,125	1,223	6
Public Administration	781	14	56	4,195	150	28	6,055	185	33
Goods-Producing Industries	528	77	7	9,034	647	14	18,161	1,408	13
Natural Resources & Mining	4	1	4	23	8	3	53	18	3
Construction	473	65	7	3,562	456	8	7,019	958	7
Manufacturing	51	11	5	5,449	183	30	11,089	432	26
Total	6,581	834	8	59,803	6,871	9	113,112	12,761	9



CONTACT US

Harris K. Niazi
Commercial Real Estate Broker
Keller Williams Realty Portland Central
License: WA # 138710
Direct phone (248) 770 9974
Email niazi.harris@kw.com

Jaswinder Sidhu
Commercial Real Estate Broker
Keller Williams Realty Portland Central
License: WA # 138022
Direct phone (843) 453 2918
Email j.sidhu@kw.com