

# Cascade HIGHLANDS

DAYCARE  
REDEVELOPMENT  
OPPORTUNITY



ASKING PRICE: **\$1,250,000**

1100 SE PARK CREST AVE | VANCOUVER, WA 98683

**CBRE**

# The Offering

CBRE, as the exclusive advisor, offers an exceptional opportunity to acquire a 0.85-acre site, accommodating a 3,888 square foot facility, located in Vancouver, WA.

This versatile site is ideal for owner/user or residential development projects. Situated east of I-205 in the Cascade Highlands neighborhood, the site offers easy access to local amenities and connects downtown Vancouver and Camas, making it a prime location for both residents and visitors.

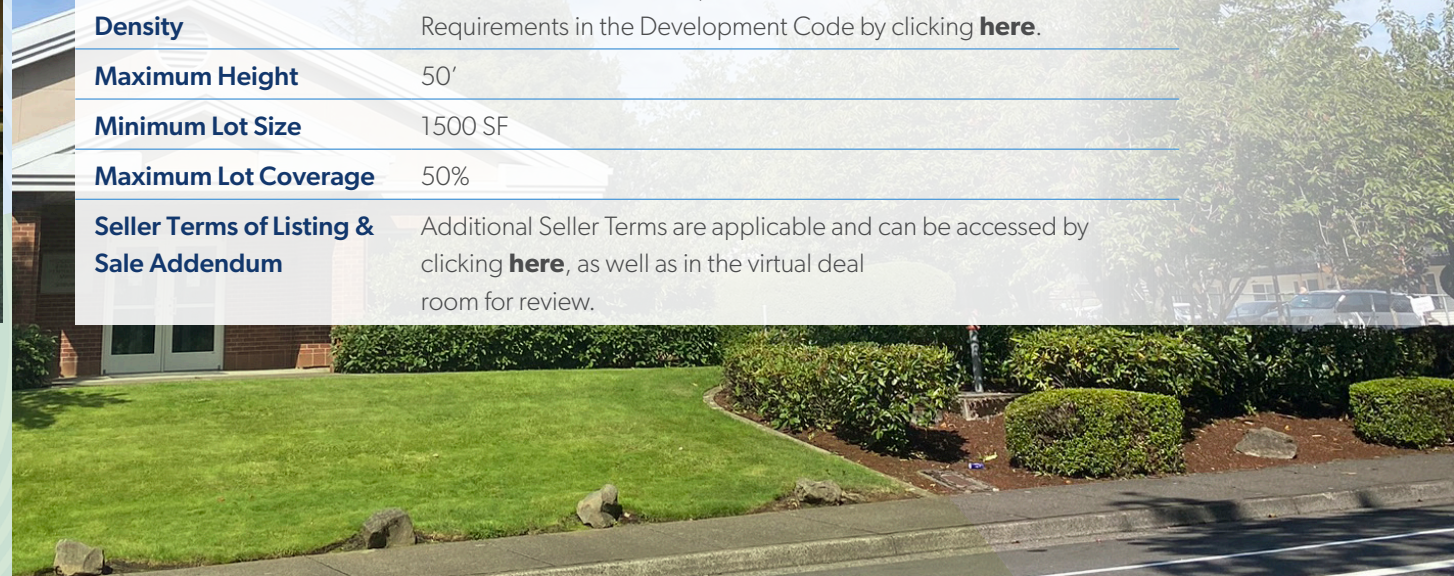


# Property Details



## PROPERTY OVERVIEW

|  |   |
|--|---|
| <b>Property Address</b>                            | 1100 SE Park Crest Ave, Vancouver, WA, 98683  |
| <b>Tax lot #</b>                                   | 115279015   |
| <b>Building Area (±)</b>                           | 3,888 SF  |
| <b>Land Area (±)</b>                               | 37,026 sq. ft. / 0.85 acres   |
| <b>Year Built</b>                                  | 1996  |
| <b>Zoning</b>                                      | Higher Density Residential (R-22)   |
| <b>Potentially Allowed Uses</b>                    | <p>R-22: Higher-Density Residential District. The R-22 zoning district is designed to accommodate rowhouses, garden-type apartments, and lower-density multi-dwelling structures at densities up to 22 units per acre and a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally.</p> <p>For additional information, refer to Permitted Use Table in the City's Development Code by clicking <a href="#">here</a>.</p> |
| <b>Maximum Residential Density</b>                 | For additional information, refer to Lot Area & Dimension Requirements in the Development Code by clicking <a href="#">here</a> .   |
| <b>Maximum Height</b>                              | 50'   |
| <b>Minimum Lot Size</b>                            | 1500 SF   |
| <b>Maximum Lot Coverage</b>                        | 50%   |
| <b>Seller Terms of Listing &amp; Sale Addendum</b> | Additional Seller Terms are applicable and can be accessed by clicking <a href="#">here</a> , as well as in the virtual deal room for review.   |



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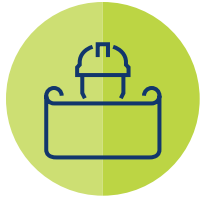
BUILDING AREA (±)  
**3,888 SF**  
LAND AREA (±)  
**37,026 sq. ft. / 0.85 acres**

SE 11th Cir

SE Park Crest Ave

SE 13th Cir

# Property Highlights



## REDEVELOPMENT OPPORTUNITY

A variety of non-residential uses like professional offices, limited commercial, civic, and institutional are allowed either outright or conditionally. Please click [here](#) to view specific uses.



## OUTSTANDING LOCATION IN VANCOUVER

The site is conveniently located between Downtown Vancouver and Camas, offering quick access to Fourth Plain and I-205. The surrounding neighborhood offers a blend of urban and suburban living, with schools, parks, and home amenities close by.



## ACCESS TO TRANSIT

The site is situated near the C-Tran Bus Rapid Transit line. The Vine on Mill Plain line runs east to west for users to access Downtown Vancouver and Camas in less than 30 minutes.

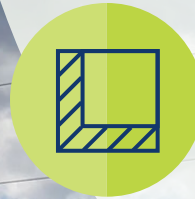


# Property Highlights



## DEVELOPMENT OPPORTUNITY

Vancouver, WA is a dynamic development hub with a strong economy and a prime location near Portland and Seattle. The site is located near existing business and commercial areas with comparable height and where multifamily development is desirable. In addition, the site is ideal for development due to its close proximity to schools, public open spaces, and residential amenities.



## ZONING

The R-22 Zoning encourages diverse housing options that maintain neighborhood quality and safeguard consumer housing preferences. The zones aim to foster medium to high-density residential communities, encompassing garden-type apartments, rowhouses, duplexes, and lower-density multi-dwelling structures.

# Property Location & Transit



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# Location Overview

Cascade Highlands is a quaint suburban locality, situated roughly 10 miles east of Downtown Vancouver. The neighborhood offers a range of housing options from moderate to high-end houses and contemporary apartments. It's an ideal area for renters seeking numerous amenities in close proximity.

Key attractions include a diverse selection of chain eateries, popular retail outlets, and grocery stores along Mill Plain Boulevard and Southeast 164th Avenue. The neighborhood is family-oriented, featuring Homestead Park, a verdant area frequently used for barbecues and dog-walking. Cascade Highlands is also advantageous for commuters due to its easy access to Downtown Portland and the Portland International Airport, facilitated by Interstate 205 and Highway 14.





# Investment Contacts

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## GRAHAM TAYLOR

Senior Vice President  
+1 503 200 9216  
Licensed in OR, WA, & CA  
graham.taylor@cbre.com

## GABE SCHNITZER

Vice President  
+1 503 944 9449  
Licensed in OR & WA  
gabe.schnitzer@cbre.com

## LAYLA EVANS

Transaction Specialist  
+1 503 221 4851  
Licensed in OR & WA  
layla.evans@cbre.com



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