



FOR SALE | LEASE CONSIDERED

8313 NE Highway 99

Vancouver, WA

**NA**Elliott

# Investment Sales Team

## INVESTMENT SALES ADVISORY

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# The Offering

NAI Elliott, as exclusive advisor, is pleased to present the opportunity to acquire or lease 8313 NE Highway 99 — an 11,000 SF freestanding commercial building situated on 0.84 acres along the core stretch of NE Highway 99 in Vancouver's Hazel Dell trade area. Built in 2006 and formerly occupied by Big 5 Sporting Goods, the building offers 14–16' clear ceiling heights, an open floor plan, grade-level access, and General Commercial zoning with no title or use restrictions — a combination that supports a wide range of owner-user and commercial tenant applications including retail, grocery, showroom, fitness, entertainment, medical, and light general commercial uses. For an owner-user, the acquisition represents the opportunity to control a well-built, strategically located commercial asset at \$245/SF — a compelling basis relative to replacement cost in a supply-constrained submarket where comparable freestanding product rarely comes available. For an investor, the vacancy represents a lease-up opportunity on a high-visibility corridor asset surrounded by some of the strongest national retail anchors in Clark County, in a submarket where \$20+/SF NNN rents are achievable and tenant demand for large-format freestanding space is consistently undersupplied. The property is offered for sale at \$2,700,000, with lease offers considered.

Ideal owner-user acquisition or value-add lease-up investment in one of Vancouver's highest traffic retail corridors



PRICE

\$2,700,000



PRICE PER SF

\$245/SF



BUILDING SIZE

11,000 SF



LEASE ASKING RATE

\$20+/SF, NNN

# Offer Details

## PROPERTY SUMMARY

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Price	\$2,700,000	Building Size (GLA)	11,000 Square Feet
Address	8313 NE Highway 99, Vancouver, WA 97501	Site Area	±0.84 Acres (36,590 SF)
Region	Clark County	Parking	20 surface spaces w/addl east of bldg
		Year Built	2006
		Zoning	General Commercial (GC)



# Investment Highlights

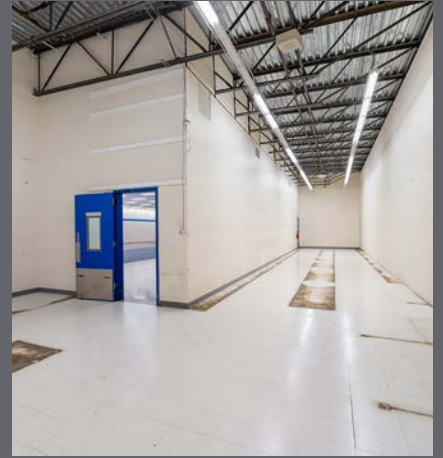
## Rare Freestanding Format | Flexible GC Zoning | No Use Restrictions

- 11,000 SF freestanding commercial building on 0.84 acres — a format and lot size that is genuinely scarce along the Highway 99 corridor, where most available space is inline strip or multi-tenant
- 14–16' clear ceiling heights and an open floor plan provide a blank-canvas configuration that accommodates retail, grocery, showroom, fitness, entertainment, medical, warehouse-style, and general commercial uses without structural modification
- General Commercial (GC) zoning carries no title restrictions and no use limitations beyond standard municipal code — the broadest available commercial designation in Vancouver's zoning framework
- Grade-level access supports a wide range of operational formats; 20 surface parking spaces provide an adequate ratio for most retail and service uses at this square footage
- Built in 2006 — a modern construction vintage relative to the surrounding corridor, with no deferred maintenance or significant capital requirements reported by ownership

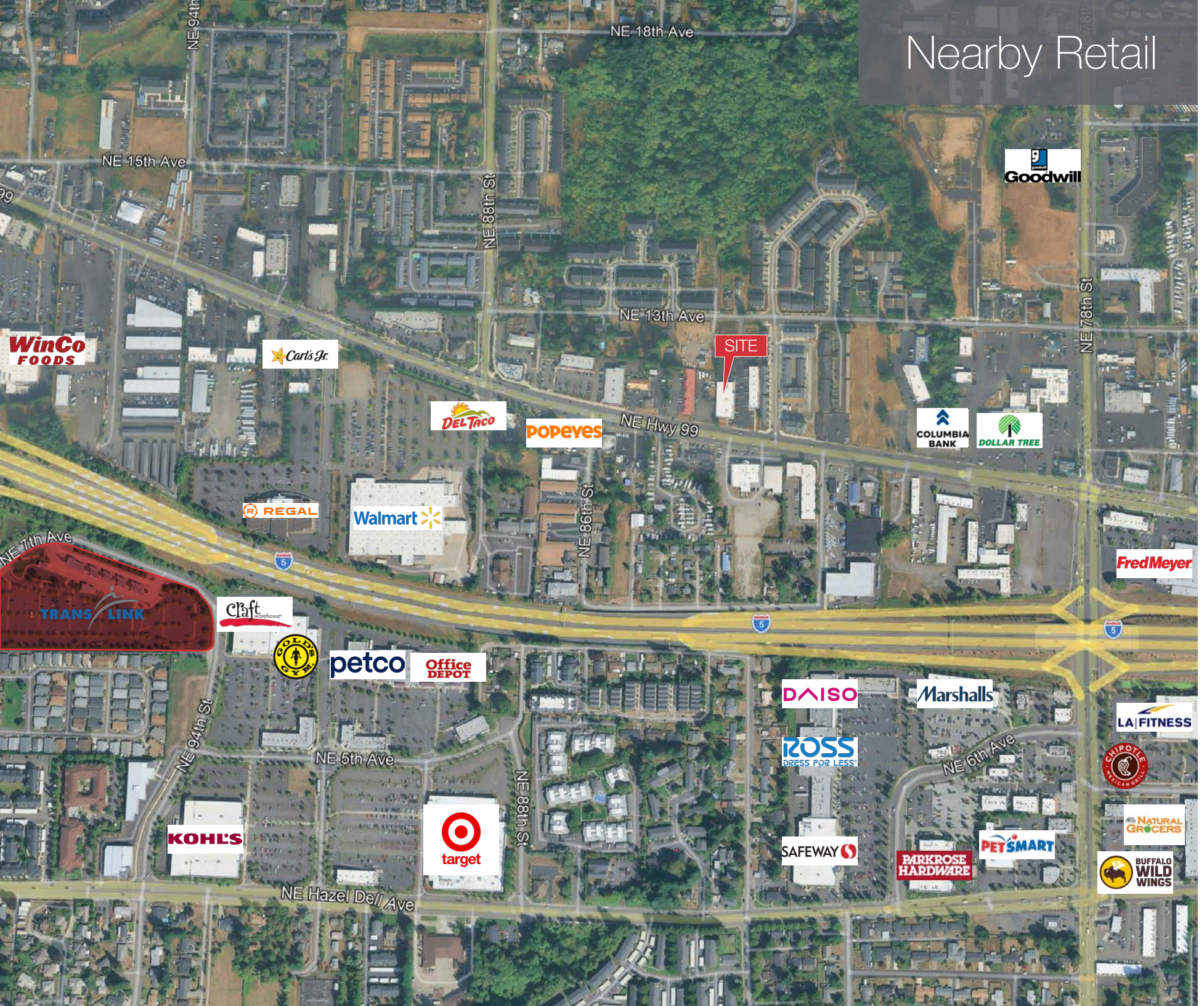
## For Sale at \$245/SF | Lease Considered | Two Paths to Value

- Owner-user path: at \$245/SF the acquisition cost compares favorably to replacement cost for a freestanding building of this size and specification in this market — ownership eliminates long-term rent exposure on a corridor where \$20+/SF NNN rents are the market standard for comparable product
- Investor path: a fully leased stabilization at \$20/SF NNN generates approximately \$220,000 in gross annual income against a \$2,700,000 basis — a lease-up play supported by strong submarket fundamentals and a nationally anchored retail corridor that has demonstrated consistent ability to attract and retain credit tenancy
- Estimated NNN expense load of \$5.08/SF (taxes, insurance, maintenance) provides a clear underwriting basis for investors modeling stabilized returns
- No seller financing available; sale and lease offers reviewed concurrently — seller will respond to whichever path best serves their timeline
- The property is positioned to trade quickly given the scarcity of freestanding large-format commercial product available on the Highway 99 corridor at this price point





# Nearby Retail



# Area Overview

Vancouver, Washington is the largest city in Clark County and the fourth largest in the state, anchored within the Portland-Vancouver-Hillsboro MSA — the 25th largest metropolitan area in the United States with a combined population exceeding 2.5 million. Vancouver's position in Washington state, which imposes no personal state income tax, has driven sustained above-average household formation for decades as residents and businesses relocate from Oregon and California seeking affordability and structural tax advantages that are durable rather than cyclical. Clark County has grown to over 510,000 residents and consistently ranks among the fastest-growing counties in Washington state.

The Hazel Dell submarket sits in north-central Vancouver and represents one of the most established and consistently active retail trade areas in Clark County. NE Highway 99 functions as the primary north-south commercial spine of the submarket, anchored by a dense concentration of national daily-needs retailers — Walmart, WinCo Foods, Fred Meyer, Target, Kohl's,

Ross, Marshalls, and a full lineup of national restaurants and service operators — that generate the sustained, high-frequency traffic counts that make this corridor one of the most sought-after locations for retail and commercial operators in the Vancouver market. The three-mile trade area supports 98,582 residents across 38,189 households with an average household income of \$100,678 and \$1.3 billion in total consumer spending. PDX International Airport is 14.5 miles away and Vancouver Amtrak is 5 miles, reinforcing the site's regional connectivity for both customers and operators.

2.5M

PORTLAND-VANCOUVER-HILLSBORO  
MSA POPULATION

\$100,678

AVERAGE HOUSEHOLD INCOME,  
3-MILE TRADE AREA

\$1.3B

TOTAL CONSUMER SPENDING,  
3-MILE TRADE AREA

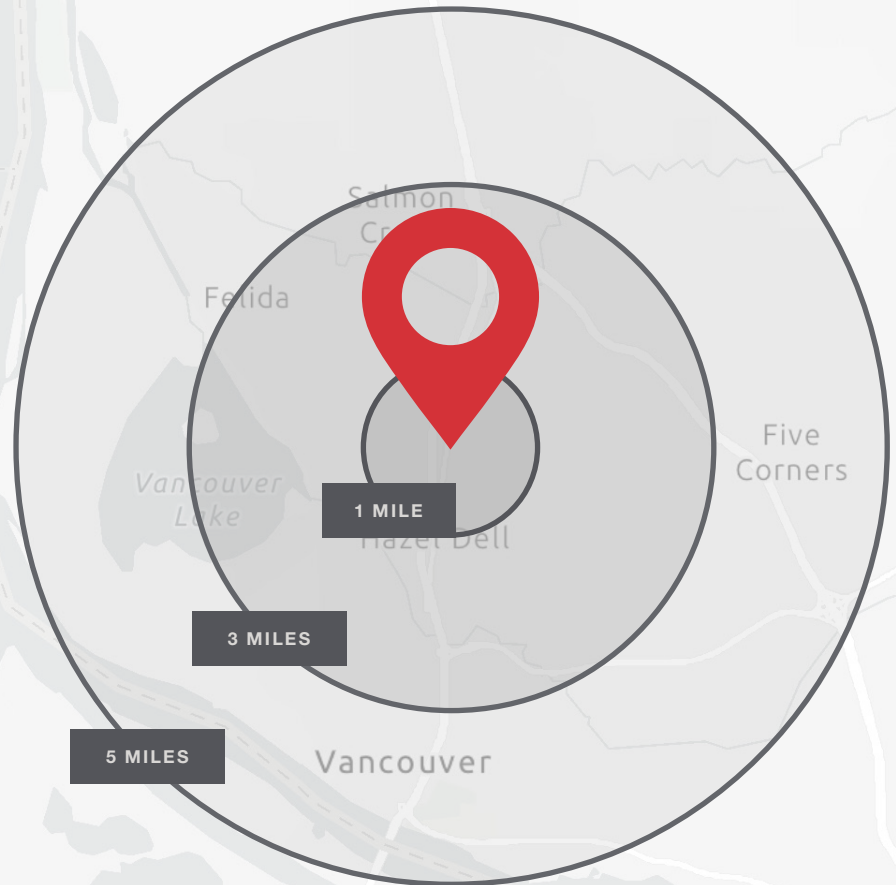
# Drive Times and Demographics

## POPULATION

	1 MILE	3 MILES	5 MILES
Population	16,533	98,582	204,171
Total Households	6,845	38,189	81,052
Total Consumer Spending	\$193M	\$1.3B	\$2.7B

## HOUSEHOLD INCOMES

	1 MILE	3 MILES	5 MILES
Average	\$72,584	\$100,678	\$96,835



DRIVE TIMES

PORTLAND, OR  
20 Minutes

PDX INTL AIRPORT  
14.5 Miles

SEATTLE, WA  
3 Hours



**PRESENTED BY**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.