

# BATTLE GROUND CORNER

11 NW 12TH AVENUE

BATTLE GROUND | WASHINGTON 98604

VERY AFFLUENT  
DEMOGRAPHICS



ACTUAL SITE



# Highlights

## PRICE

\$5,725,000

## CAP RATE

5.75%

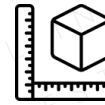
## NOI

\$328,965



## LOCATION

NEC of NW 12th Ave & W Main St in Battle Ground, Washington  
(Portland/Vancouver MSA)



## LOT SIZE

±1.07 acres (±46,609 SF)



## GROSS LEASABLE AREA

±12,042 SF (100% occupied)



## CONSTRUCTION & ZONING

Built in 2001 | RC - Regional Center



## TRAFFIC COUNTS

NW 12th Ave - 2,393 CPD | W Main St - 23,352 CPD

SW 10th Ave - 25,488 CPD

## RETAIL & CULINARY OPTIONS

Pad site to Fred Meyer; Nearby retailers include Walmart, Safeway, Albertsons, Dollar Tree, True Value, Ace Hardware, Tractor Supply Co., Walgreens, Wilco Farm Store, Goodwill, Sherwin-Williams, NAPA Auto Parts, AutoZone, O'Reilly Auto Parts, AT&T, Snap Fitness, Battle Ground Cinema; Dining options include Burgerville, Wendy's, McDonald's, Chipotle Mexican Grill, Taco Bell, Red Robin Gourmet Burgers, Papa Murphy's, Burger King, Dairy Queen Grill & Chill, Panda Express, Subway, Pizza Hut, Mod Pizza, Dutch Bros Coffee, Black Rock Coffee Bar

## HIGHER EDUCATION

7½ miles from **Washington State University Vancouver** - The only four-year research university in Southwest Washington, WSU Vancouver offers a personalized, high-quality education and an employer-respected WSU degree. The campus serves 2,694 students (Fall 2025) and offers a range of bachelor's, master's, and doctoral programs.

## HEALTHCARE

13 miles from **Peacehealth Southwest Medical Center** - One of Clark County's largest employers, this 450-bed leading healthcare institution offers comprehensive specialized medical services to meet the region's diverse healthcare needs.

**25 minutes to Downtown Vancouver**





# Financial Analysis

LIST PRICE	\$5,725,000	ACTUAL OCCUPANCY	100%
LIST CAP RATE	5.75%	GROSS LEASABLE AREA	±12,042 (\$475.42 PSF)

## 2025 ANNUALIZED OPERATING DATA

### INCOME

2025 Gross Base Rental Income	\$344,903
NNN Reimbursements	\$186,354
Total Gross Annual Income	\$531,257

### EXPENSES

NNN Expenses	(\$168,997)
Management	(\$17,357)
Vacancy/Reserves (3.0%)	(\$15,938)
Total Expenses	(\$202,292)

NET OPERATING INCOME	\$328,965
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## 2025 ANNUALIZED OPERATING EXPENSES

Property Taxes	\$37,000
Insurance	\$6,720
Electricity & Shared Electricity	\$6,480
Garbage	\$27,600
Water/Sewer	\$21,300
Repairs & Maintenance	\$33,767
Landscaping/Groundskeeping/Pest	\$9,635
Winter Services	\$7,500
Parking Lot Porter & Drive Maintenance	\$11,140
Fire Monitor	\$4,255
HVAC Maintenance	\$3,600

Total Operating Expenses	\$168,997
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Rent Roll - NNN Operating Costs

#	Tenant Name	SQ FT	% OF GLA	Annual Rent	Rent PSF	Lease Starts	Lease Ends	Rent Increases	Renewal Options
101	Starbucks Starbucks Corporation	1,722	14.3%	\$56,826	\$33.00	04/18/00	03/31/36	10% / 5 years	Four 5-Year
102	Supercuts Supercuts, Inc.	1,260	10.5%	\$32,760	\$26.00	05/09/00	12/31/29	N/A	N/A
104	Gen Sushi/Genki Sushi Genki Sushi Corp.	1,260	10.5%	\$33,420	\$26.52	03/31/22	09/30/27	3% on 10/01/26	One 5-Year
107	Blossom Nail Spa M&N, LLC	1,567	13.0%	\$50,535	\$32.25	09/01/15	01/31/31	3% annually	N/A
109	H&R Block H&R Block Enterprises, LLC	2,008	16.7%	\$47,953	\$23.88	08/30/13	04/30/28	3% annually	N/A
111	Ding Tea (Boba) Boba Blantons LLC	1,300	10.8%	\$26,000	\$20.00	05/01/23	04/30/33	3% annually	Two 5-Year
113	Domino's Pizza Van Pizza, Inc.	1,300	10.8%	\$44,100	\$33.92	05/07/02	09/13/27	N/A	One 5-Year
115	Verizon Wireless Go Wireless/Premium Retailer Go Wireless, Inc.	1,625	13.5%	\$53,309	\$32.81	09/28/06	01/31/32	3% annually beginning 02/01/28	One 5-Year
	GRAND TOTAL	12,042	100%	\$344,903					
	OCCUPIED	12,042	100%						
	VACANT	0	0%						
	AVERAGE RENT PSF	\$28.52							





RENTABLE SF	1,722
LEASE STARTS   ENDS	2000 to 03/31/36
TRADED AS	NASDAQ: SBUX
S&P CREDIT RATING	BBB+ (Dec 2024)
MOODY'S RATING	Baa1 (Apr 2025)
REVENUE	\$36.2 Billion (2024)
# OF STORES	Over 40,000 stores worldwide (17,286 in the U.S.)
# OF EMPLOYEES	361,000

**FORTUNE  
500**

Ranked 131st of  
the Largest U.S.  
Corporations by  
Revenue in 2024

Starbucks Corporation, together with its subsidiaries, operates as a roaster, marketer, and retailer of coffee worldwide. Its stores offer coffee, tea, and other beverages, roasted whole & ground coffees, single serve products, ready-to-drink beverages, various food products such as pastries, breakfast sandwiches, & lunch items.

**SUPERCUTS®**

REGIS CORPORATION  
(PARENT COMPANY) 



RENTABLE SF	1,260
LEASE STARTS   ENDS	2000 to 12/31/29
TRADED AS	NASDAQ: RGS (Parent Company - Regis Corp)
REVENUE	\$203 Million (2024)
# OF STORES	Over 2,600 Supercuts locations in the U.S., Canada, Puerto Rico & the United Kingdom (1,774 in the U.S.)
FOUNDED   HQ	1975   Minneapolis, Minnesota

Supercuts provide consistent, high-quality haircuts, color & styling services tailored to what customers want - nothing more, nothing less. Alongside their signature Hot Towel Refresher, they also offer a wide selection of professional hair care products from top brands such as Paul Mitchell, Redken, and Biolage at affordable prices.

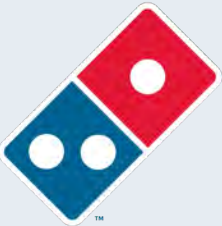




**H&R BLOCK**

RENTABLE SF	2,008
LEASE STARTS   ENDS	2013 to 04/30/28
TRADED AS	NYSE: HRB
S&P CREDIT RATING	BBB (Jun 2025)
MOODY'S RATING	Baa3 (Apr 2025)
REVENUE	\$3.61 Billion (2024)
# OF STORES	Nearly 9,000 offices nationwide
# OF EMPLOYEES	Approx. 70,900 (full-time & seasonal workforce)

H&R Block, Inc., through its subsidiaries, provides assisted and do-it-yourself (DIY) tax return preparation services in the United States, Canada, and Australia. It offers small business financial solutions to manage finances, including payment processing, payroll, and bookkeeping services. The company its solutions through in-person; a system of retail offices operated directly by the company or its franchisees; and online and mobile applications, virtual, and desktop software.



**Domino's  
Pizza**



RENTABLE SF	1,300
LEASE STARTS   ENDS	2002 to 09/13/2027
TRADED AS	NASDAQ: DPZ
REVENUE	\$4.706 Billion (2024)
# OF STORES	Over 21,500 locations in more than 90 markets (7,108 in the U.S.)
# OF EMPLOYEES	10,700
FOUNDED   HQ	1960   Ann Arbor, Michigan

Domino's Pizza, Inc. operates as a pizza company in the United States and internationally. It provides bread products, wings, boneless chicken, pastas, oven-baked sandwiches, dips, soft drink products and desserts.





RENTABLE SF	1,625
LEASE STARTS   ENDS	2006 to 01/31/32
TRADED AS	NYSE: VZ
S&P CREDIT RATING	BBB+ (Jun 2025)
MOODY'S RATING	Baa1 (Aug 2025)
REVENUE	\$134.8 Billion (2024)
# OF STORES	Approx. 6,845 locations
# OF EMPLOYEES	99,600

Verizon Communications Inc., through its subsidiaries, engages in the provision of communications, technology, information, and entertainment products and services to consumers, businesses, and governmental entities worldwide. Verizon sells mobile & home services, including wireless plans, smartphones, home internet & TV services, along with a wide range of accessories like phone chargers, audio devices & gaming gear.





# Site Plan

As of 11/03/25

## Property Specifications

Lot Size      ±1.07 Acres  
GLA             ±12,042 SF

The site plan shows a commercial development at the intersection of 11 NW 12th Avenue and Battle Ground. The development is outlined in red and includes the following tenants:

- Starbucks
- Supercuts
- Gen Sushi
- Verizon
- Dominio's Pizza
- Ding Tea
- H&R Block
- Blossom Nails & Spa













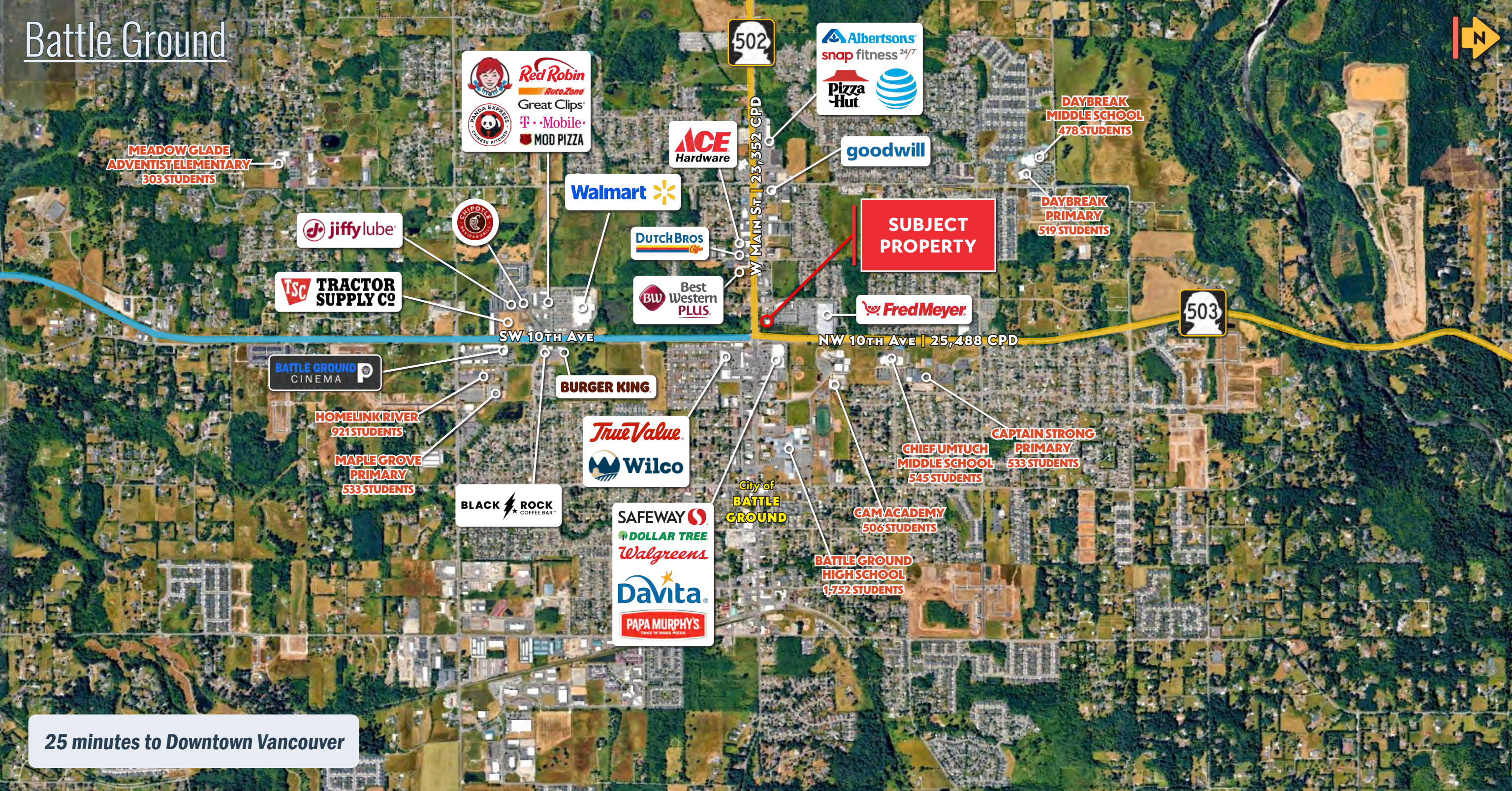




**SUBJECT  
PROPERTY**



# Battle Ground



25 minutes to Downtown Vancouver



# Battle Ground Synopsis

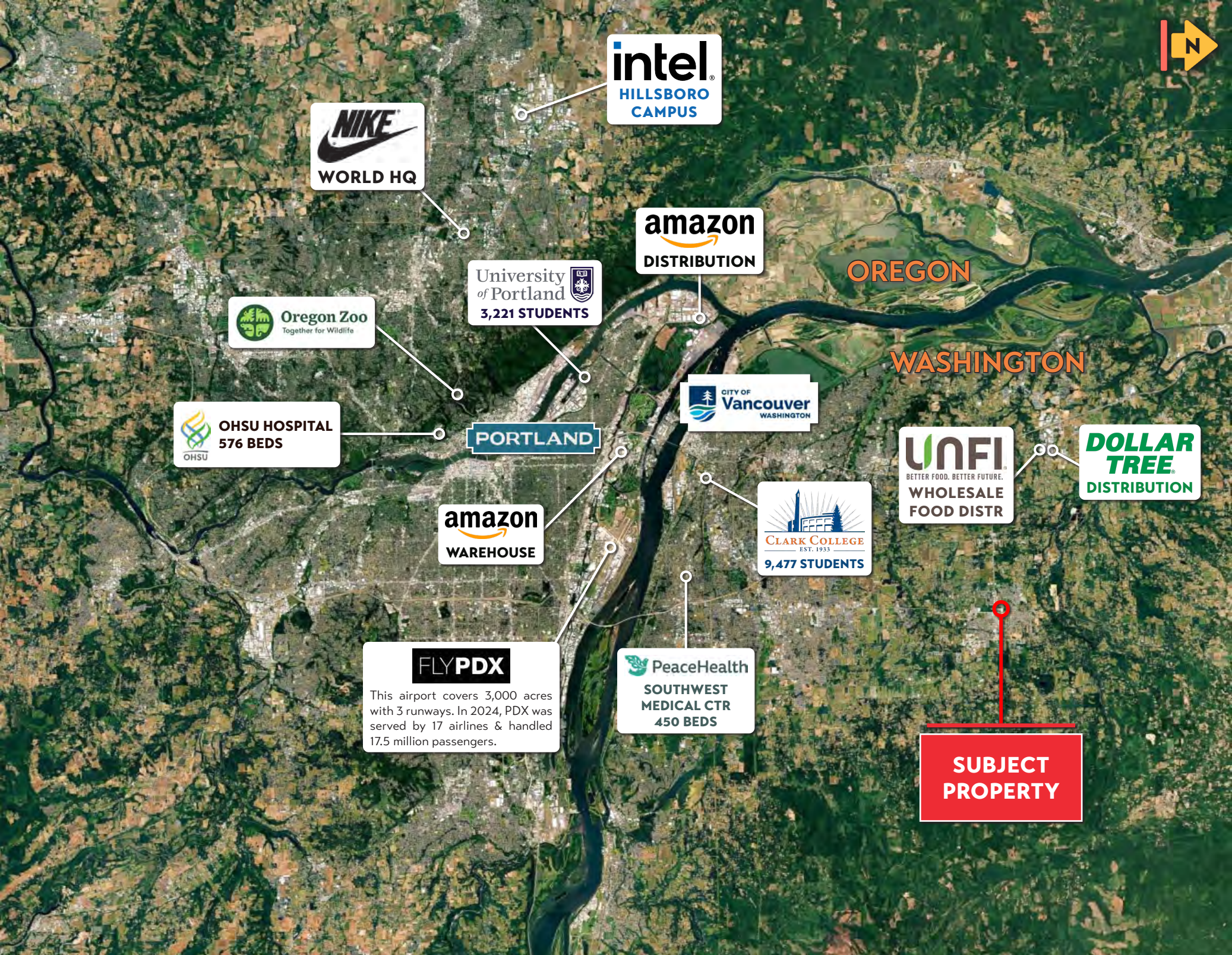
Located in the heart of Clark County, **Battle Ground** is just 30 minutes from Portland, Oregon, and Portland International Airport. The city enjoys pristine natural surroundings while benefiting from close proximity to the Portland-Vancouver metropolitan area.

The community thrives on the abundance of natural beauty and recreational opportunities that define the region. Nestled between the Pacific Coast and the Cascade Mountains, Battle Ground offers access to parks, lakes, streams, and forested areas that support an active lifestyle and a strong sense of community.

At the center of Clark County’s expanding wine industry, Battle Ground is emerging as a regional destination for agritourism and local craft production. With three wineries and a tasting room, the city is cultivating a vibrant wine culture that supports local growers, small businesses, and tourism.

## 2025 Demographics

	1-MI	3-MI	5-MI
Population	13,630	30,878	46,557
Projected Population (2030)	13,377	31,572	47,898
Households	4,725	10,753	15,979
Projected HH (2030)	4,697	11,120	16,625
Labor Population Age 16+	10,608	24,543	37,230
Median Age	34.7	38.8	40.6
Average Household Income	\$118,750	\$139,203	\$149,226





# CONFIDENTIALITY AGREEMENT

## ADVISORY TEAM

**JESSICA GIBSON**

**Owner**

jess@ciadvisor.com

(602) 770-7145

**IN STATE BROKER  
BRIAN BROCKMAN**

Bang Realty, Inc.

LIC # 27380



**COMMERCIAL INVESTMENT ADVISORS  
CIA BROKERAGE COMPANY**

9383 East Bahia Drive, Suite 130  
Scottsdale, Arizona 85260  
602.770.7145  
www.ciadvisor.com

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