



LAND FOR SALE



## HAZEL DELL ROW LAND

**8520 NE HWY 99 • 8600 NE HWY 99 • 905 NE 86TH ST  
VANCOUVER, WA 98665**

**2.14 Acres • General Commercial (GC) Zoning**

- Mixed use commercial property
- Retail, office, multifamily and more
- Multi parcel site provides great opportunity for more development
- Easy access to interstate 5 and Public transit
- Signing Preference: No signage is preferred by owner

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## PROPERTY SUMMARY



### PRIME INVESTMENT OPPORTUNITY: 2.14 ACRES IN VANCOUVER, WA'S OPPORTUNITY ZONE

Unlock the potential of 2.14 contiguous acres of prime commercial land in the heart of Vancouver, Washington's Hazel Dell district, strategically located along NE Highway 99. Zoned General Commercial (GC), this versatile property offers endless possibilities for development, including retail, office, mixed-use multifamily, and more. Situated in a designated Opportunity Zone, this site provides significant tax advantages for investors, paired with high visibility and access in a bustling trade area. Don't miss your chance to capitalize on this rare gem in one of the Pacific Northwest's fastest-growing markets.

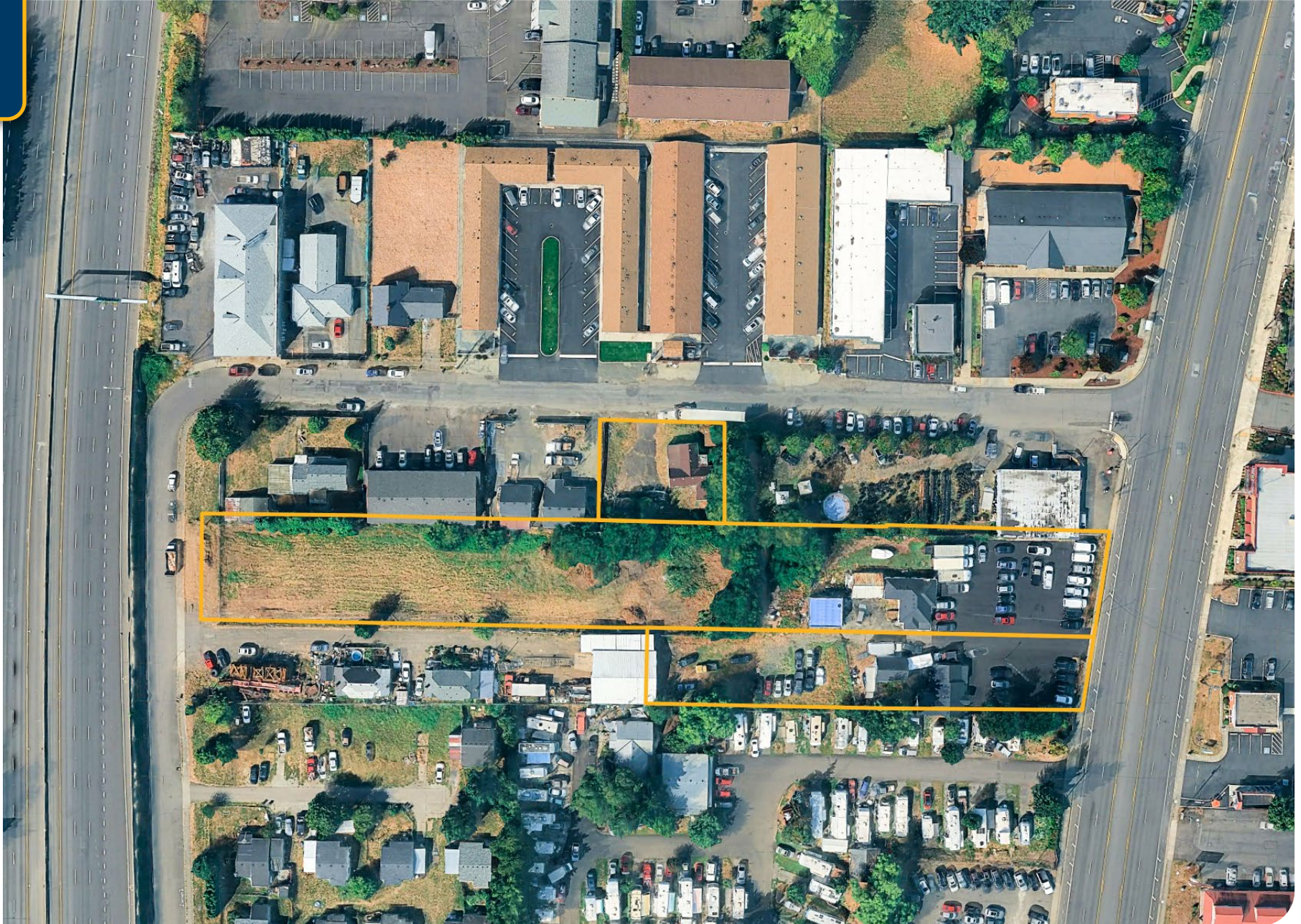






# SITE PLAN

## SITE PLAN







# ZONING

## Residential



## GC



## Residential

Source: <https://gis.clark.wa.gov/mapsonline>

Table 40.230.010-1. Uses				
	NC	CC	GC	Special Standards
<b>1. Residential Uses.<sup>8</sup></b>				
Residential uses are only permitted above the ground floor in commercial zones except for an accessory caretaker, security or manager, or owner residence. The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsection 1(a) of this table, "commercial uses" are those uses listed in subsections (2), (3), (4), (7), (8), (9), (10), (11), (12), (13), (14), (15) and (18) of this table.				
a. Residential (integrated multifamily/commercial or mixed use structure)	P	P	P	40.260.150
b. Existing residences without any increase in density, including accessory uses and structures normal to a residential environment. Replacement of such structures requires county approval prior to the removal of the existing structure(s) and is subject to time limits regarding the replacement.	P	P	P	40.260.010
c. Adult family homes (in existing single-family dwellings or duplexes only)	P	P	P	40.260.190
d. Home business - Type I	P	X	X	40.260.100
e. Home business - Type II	P	X	X	40.260.100
f. Bed and breakfast establishments	P	P	P	40.260.050
g. Temporary dwellings	P	X	X	40.260.210
h. One (1) single-family residence for an accessory caretaker, security or manager, or owner residence in conjunction with a use permitted outright or by conditional use	P	P	P	
i. Assisted living facilities	P	P	P	40.260.190
<b>2. Retail Sales - Food.</b>				
a. Markets greater than 25,001 square feet gross floor area	X	P	P	
b. Markets less than or equal to 25,000 square feet gross floor area	P	P	P	
c. Bakery - primarily retail outlet (greater than 10,001 square feet of gross floor area)	X	P	P	
d. Bakery - primarily retail outlet (less than or equal to 10,000 square feet of gross floor area)	P	P	P	
<b>3. Retail Sales - General.</b>				
a. General retailer (greater than 100,001 square feet gross floor area)	X	P	P	
b. General retailer (25,001 - 100,000 square feet gross floor area)	X	P	P	
c. General retailer (less than or equal to 25,000 square feet gross floor area)	P	P	P	
d. Single purpose/specialty retailers (greater than 10,001 square feet gross floor area)	X	P	P	
e. Single purpose/specialty retailers (less than or equal to 10,000 square feet gross floor area)	P	P	P	
f. Yard and garden supplies, including nurseries	P	P	P	
<b>4. Retail Sales - Restaurants, Drinking Places.</b>				
a. Restaurants, with associated drinking places, alcoholic beverages	P	P	P	
b. Drinking places, alcoholic beverages (with or without entertainment)	C	P	P	

Table 40.230.010-1. Uses				
	NC	CC	GC	Special Standards
<b>5. Retail Sales and Services - Automotive and Related.</b>				
a. Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment	X	P	P	
b. Quick vehicle servicing	X	P	P	
c. Filling station	P	P	P	
d. Motorcycles	X	P	P	
e. Manufactured home sales	X	X	P	
f. Car washes	X	P	P	
g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles	X	P	P	
(1) Located entirely within an enclosed building	X	P	P	
(2) Including outside storage or repair	X	C	P	
h. Commercial off-street parking facilities	X	P	P	
i. Vehicle towing and storage services	X	X	P	
j. Transportation terminals	P	P	P	40.260.077
(1) People	P	P	P	
k. Electric vehicle infrastructure	P	P	P	40.260.075
<b>6. Retail Sales - Building Material and Farm Equipment.</b>				
a. Lumber and other building materials stores and yards, with only incidental cutting and planing of products sold	X	C	P	
b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)	X	P	P	
c. Hardware, home repair and supply stores (greater than one hundred thousand (100,001) square feet gross floor area)	X	C	P	
d. Hardware, home repair and supply stores (twenty-five thousand one (25,001) to one hundred thousand (100,000) square feet gross floor area)	X	P	P	
e. Hardware, home repair and supply stores (less than or equal to twenty-five thousand (25,000) square feet gross floor area)	P	P	P	
f. Farm equipment and implement dealer	X	X	P	
g. Hay, grain, and feed stores	X	P	P	
<b>7. Retail Sales - Products.</b> (Retailers of products created or assembled on-site within an entirely enclosed building)				
a. Uses greater than twenty-five thousand one (25,001) square feet gross floor area	X	C	P	
b. Uses between five thousand one (5,001) and twenty-five thousand (25,000) square feet gross floor area	X	P	P	
c. Uses less than or equal to five thousand (5,000) square feet gross floor area	P	P	P	
<b>8. Services - Personal.</b>				
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	P	P	P	
b. Barber and beauty shops	P	P	P	
c. Day spas, massage parlors, public bathhouses, and reflexology businesses	R/A	R/A	R/A	Ch. 5.70
d. Clothing rental establishments	X	P	P	
e. Mortuaries	X	X	P	
f. Tattoo/body art studio	X	X	P	

Table 40.230.010-1. Uses				
	NC	CC	GC	Special Standards
<b>9. Services - General.</b>				
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (greater than five hundred (500) square feet)	X	P	P	
b. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (less than or equal to two thousand five hundred (2,500) square feet)	P	P	P	
c. Office equipment and home appliance rental, service and repair agencies	X	P	P	
d. Printing, publishing and lithographic shops	X	R/A	P	
e. Service to buildings (including dwellings, cleaning and exterminating)	X	C	P	
f. Moving and storage	X	P	P	
g. Moving storage warehouse	X	P	P	
(1) Accessory caretaker, security or manager residence when incorporated as an integral part of the new storage warehouse	X	R/A	P	
h. Auction barns	X	X	P	
i. Branch banks	P	P	P	
j. Event facilities (greater than fifty thousand one (50,001) square feet)	X	X	C	
k. Event facilities (less than or equal to fifty thousand one (50,000) square feet)	X	P	P	
l. Event facilities (less than or equal to five thousand (5,000) square feet)	P	P	P	
m. RV storage	X	P	P	
n. Security and alarm services (less than ten thousand (10,000) square feet)	P	P	P	
<b>10. Services - Lodging Places.</b>				
a. Hotels/motels	X	C	P	
b. Recreational vehicle parks and campgrounds	X	X	P	
<b>11. Services - Medical and Health.<sup>9</sup></b>				
a. Hospitals	X	X	C	
b. Outpatient clinics/medical offices	C	P	P	
c. Medical laboratories	X	C	P	
d. Convalescent and nursing homes	X	C	P	
e. Orthopedic equipment and supplies, rental, sales and services	X	C	P	
f. Ambulance services <sup>10</sup>	P	P	P	
g. Residential care homes	C	C	C	
h. Residential and long-term care facilities	X	C	C	
i. Optate substation treatment facilities	R/A	R/A	R/A	40.260.165
<b>12. Services - Professional Office.</b>				
a. Professional offices (greater than five thousand one (5,001) square feet gross floor area)	X	P	P	
b. Professional offices (less than or equal to five thousand (5,000) square feet gross floor area)	P	P	P	
c. Artists/photographic studios	P	P	P	
<b>13. Services - Amusement.</b>				
(1) Indoor	X	C	P	
(2) Outdoor	X	C	C	
d. Athletic, health and racket clubs (greater than ten thousand one (10,001) square feet of gross floor area)	X	C	P	
e. Athletic, health and racket clubs (between ten thousand (10,000) and five thousand one (5,001) square feet of gross floor area)	C	C	P	
f. Athletic, health and racket clubs (less than or equal to five thousand (5,000) square feet of gross floor area)	P	P	P	
g. Cruises, carnivals, or amusement rides	R/A	R/A	R/A	

Table 40.230.010-1. Uses				
	NC	CC	GC	Special Standards
<b>14. Services - Educational.</b>				
a. Nursery schools, preschools	C	P	P	40.260.150
b. Day care facilities consistent with all Washington State laws and regulations <sup>11</sup>	P	P	P	40.260.150
c. Libraries <sup>12</sup>	P	P	P	
d. Vocational schools	C	P	P	
(1) Truck driving schools	X	P	P	
e. Automobile driving schools (greater than five thousand one (5,001) square feet)	X	P	P	
f. Automobile driving schools (less than or equal to five thousand (5,000) square feet)	P	P	P	
g. Artists' studios and schools (including but not limited to dance, music and martial arts (greater than five thousand one (5,001) square feet)	X	P	P	
h. Artists' studios and schools (including but not limited to dance, music and martial arts (less than or equal to five thousand (5,000) square feet)	P	P	P	
i. Public parks, parkways, recreation facilities, trails and related facilities <sup>13</sup>	P	P	P	40.260.157
j. Parks <sup>14</sup>	P	P	P	40.260.157
k. Public/private educational institutions	C	C	C	
l. Outdoor team sports fields <sup>15</sup>	C	P	P	
<b>15. Services - Membership Organizations.</b>				
a. Business, professional and religious (not including churches) greater than five thousand one (5,001) square feet	X	P	P	
b. Business, professional and religious (not including churches) less than or equal to five thousand (5,000) square feet	P	P	P	
c. Civic, social, fraternal, charitable, labor and political	C	P	P	
d. Churches	C	P	P	
<b>16. Services - Animal Related.</b>				
a. Animal hospitals and veterinary clinics	X	C	C	
(1) Outside animal facilities	X	C	C	
(2) Inside animal facilities only	C	P	P	
b. Animal day use facility	P	P	P	40.260.240
c. Kennel commercial <sup>16</sup>	P	P	P	40.260.240 40.260.215
(to include domestic animals as defined in Section 5.02.020)				
(1) Inside	X	C	P	
(2) Outside	X	X	C	
<b>17. Distribution Facilities.</b> (In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building)				
a. Distribution facilities between fifty thousand (50,000) and twenty-five thousand one (25,001) square feet gross floor area	X	X	P	
b. Distribution facilities less than or equal to twenty-five thousand (25,000) square feet gross floor area	X	C	P	
<b>18. Public Services and Facilities.<sup>17</sup></b>				
a. Buildings entirely dedicated to public services, such as City Hall, police and fire substations <sup>18</sup>	C	C	C	
b. Sewer, water and utility transmission lines	P	P	P	40.260.250
c. Wireless communications facilities	P/C	P/C	P/C	40.260.250
d. Zoos, museums and similar institutions	X	C	C	
(1) Historic and cultural exhibits	P	P	P	
e. U.S. Post Offices <sup>19</sup>	P	P	P	
f. Public transit facilities including park and ride facilities <sup>20</sup>	C	P	P	

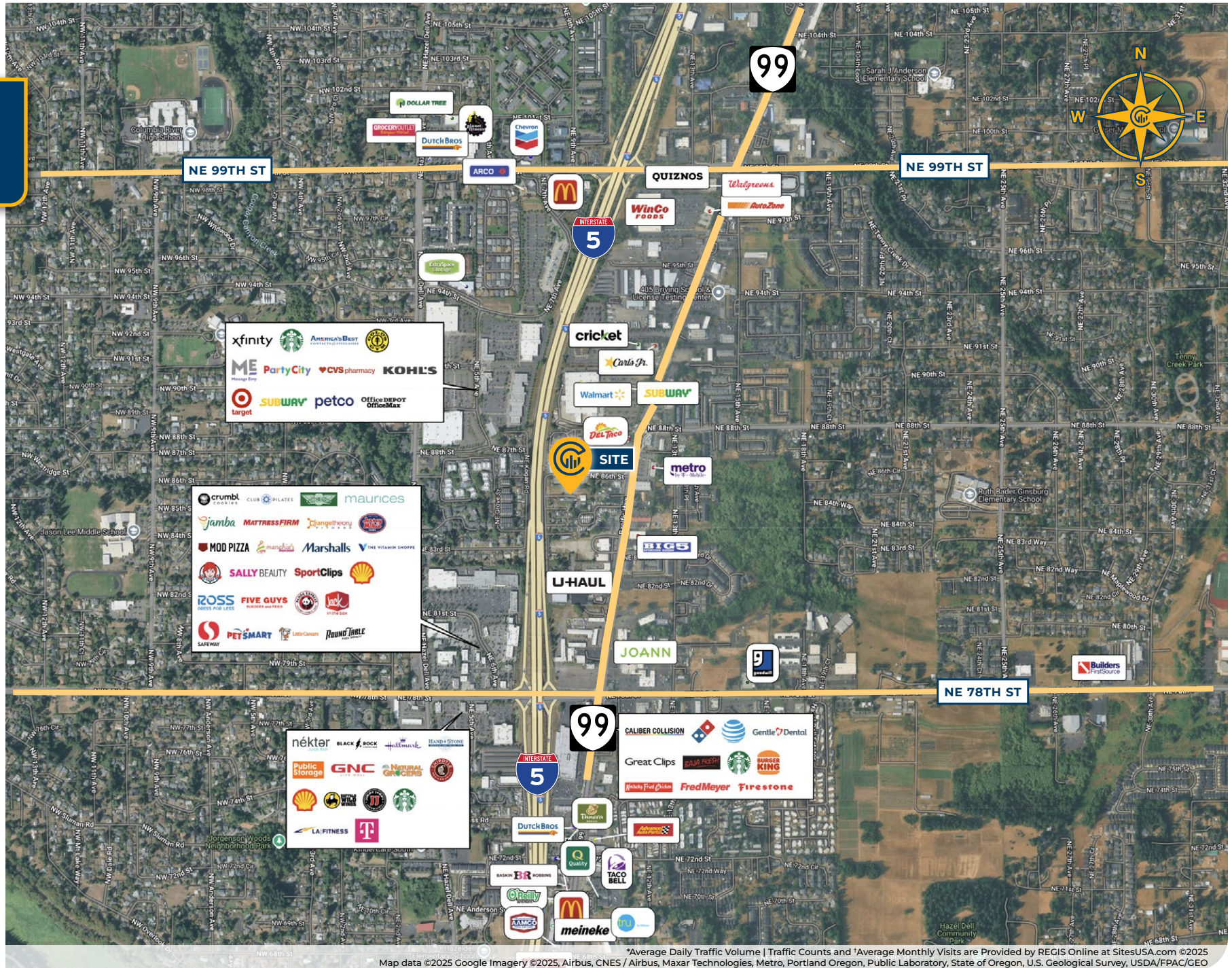
Table 40.230.010-1. Uses				
	NC	CC	GC	Special Standards
<b>19. Resource Activities.</b>				
a. Agriculture	P	P	P	40.260.040
b. Silviculture	P	P	P	40.260.080
c. Roadside farm stand	P	P	P	40.260.025
d. Agricultural market	P	P	P	40.260.025
<b>20. Accessory Uses and Activities.</b>				
a. On-site hazardous waste treatment and storage facilities, subject to state storage criteria (RCW 20.105.020)	P	P	P	40.260.077
b. Drive-through, drive-in or drive-up facilities over two hundred (200) square feet	X	P	P	40.260.040 40.260.025
c. Coffee and food stands (two hundred (200) square feet or less)	P	P	P	
d. Open air activities	P	P	P	
(1) Open air display of plants and produce in conjunction with a permitted use <sup>21</sup>	P	P	P	
(2) Open air storage of materials <sup>22</sup>	P	P	P	
(3) Open air work activities such as restaurants, portable walk-up vendors such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by this rule <sup>23</sup>	P	P	P	
(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use <sup>24</sup>	P	P	P	
<b>21. Other Uses.</b>				
a. Temporary uses	P	P	P	40.260.220
b. Private use helpouts	X	C	C	40.260.170
c. Solid waste handling and disposal sites	C	C	C	40.260.077 40.260.200
d. Medical marijuana cooperatives	X	X	X	40.260.115
e. Marijuana production facilities	X	X	X	40.260.115
f. Marijuana processor 1 facilities	X	X	X	40.260.115
g. Marijuana processor 2 facilities	X	X	X	40.260.115
h. Marijuana retailer facilities	X	P	P	40.260.115

## General Commercial (GC) View Zoning Online





# AREA MAP



\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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