

# Pad-Ready Lot | For Sale | 1.27 AC

311 NE 192ND AVE, VANCOUVER, WA 98684



Vessel™  
COMMERCIAL REAL ESTATE



## LOT SIZE | 1.27 AC

Pad-Ready, Plotted Lot

Zoned CC – Community Commercial

- ✓ Drive-throughs permitted
- ✓ Multi-family allowed
- ✓ Excellent visibility & access

Ideal site for retail, service, or mixed-use development

Build to Suit Available

## NEARBY RETAILERS:



UNION HIGH  
SCHOOL

**CALL OR EMAIL FOR PRICING**

Jeffrey Peterson  
(360) 728-6670 | [jeff.peterson@vessel-cre.com](mailto:jeff.peterson@vessel-cre.com)  
[vessel-cre.com](http://vessel-cre.com)

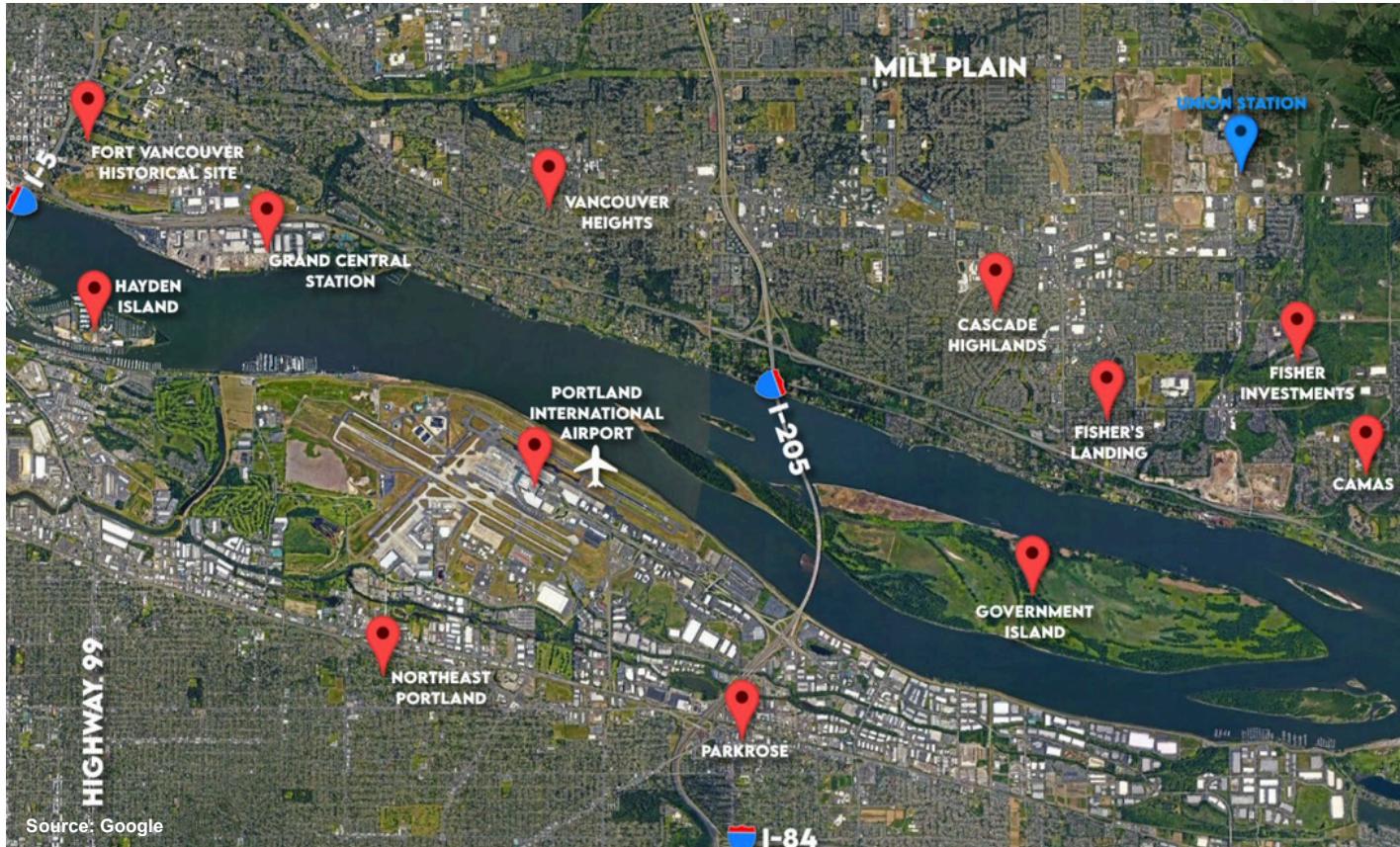
701 NE 136<sup>th</sup> Ave, Suite 200, Vancouver, WA 98684

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## LOCAL POINTS OF INTEREST

### Excellent Development Opportunity

Supports a range of uses including drive-through retail, office, and multi-family.

Located in a rapidly expanding trade area with strong traffic counts and nearby residential growth.

*Flexible zoning. Prime location. Ready to build.*

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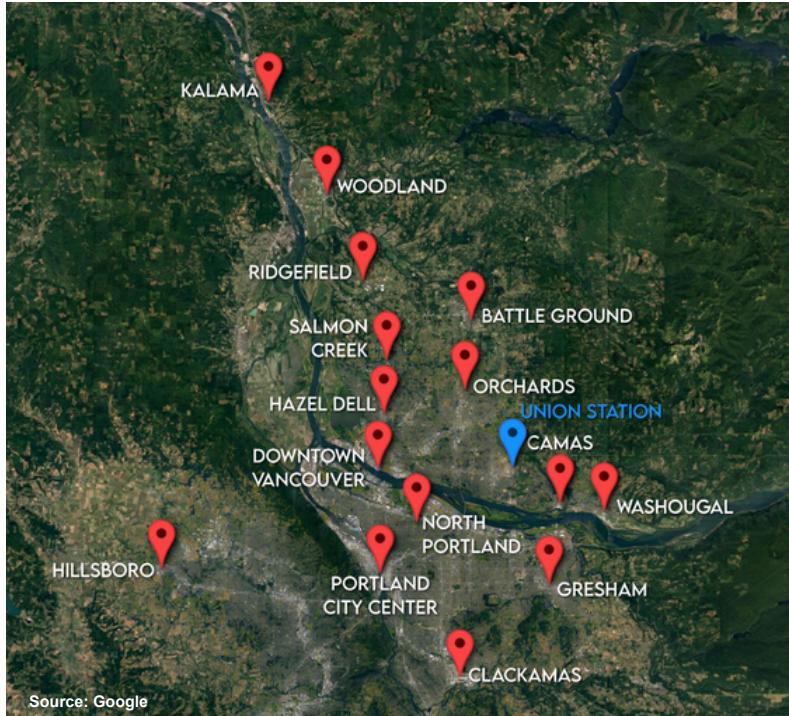
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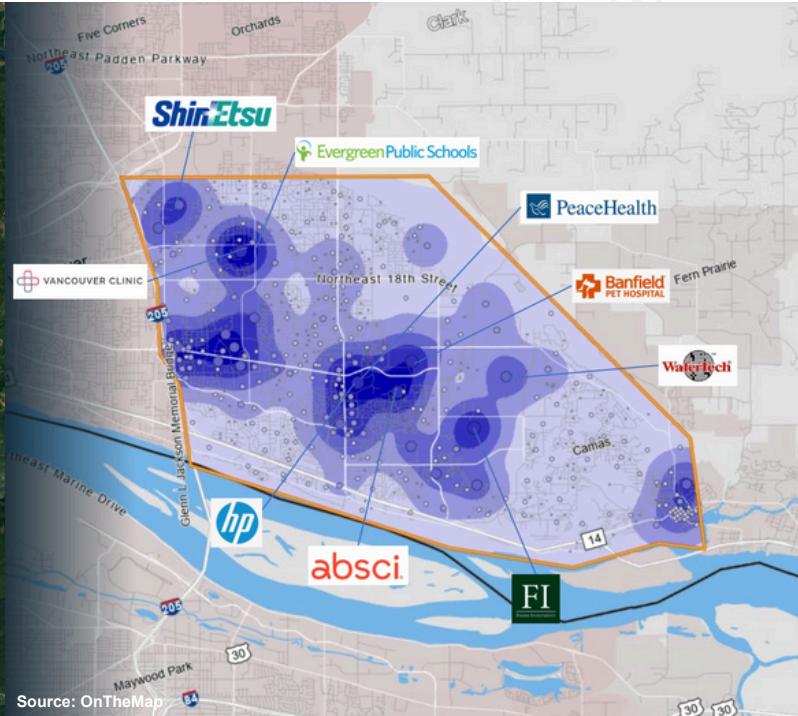
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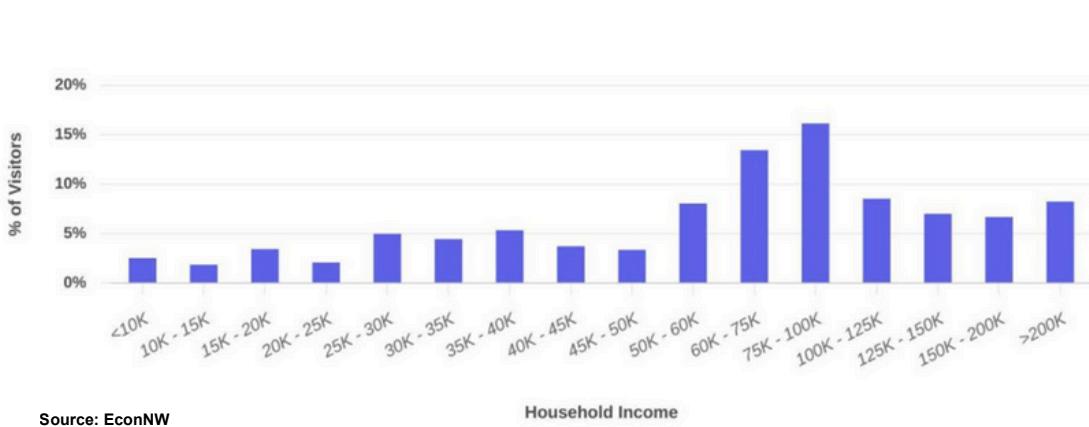
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Source: Google



Source: OnTheMap



Source: EconNW

Average Income	108K
Median Income	71K

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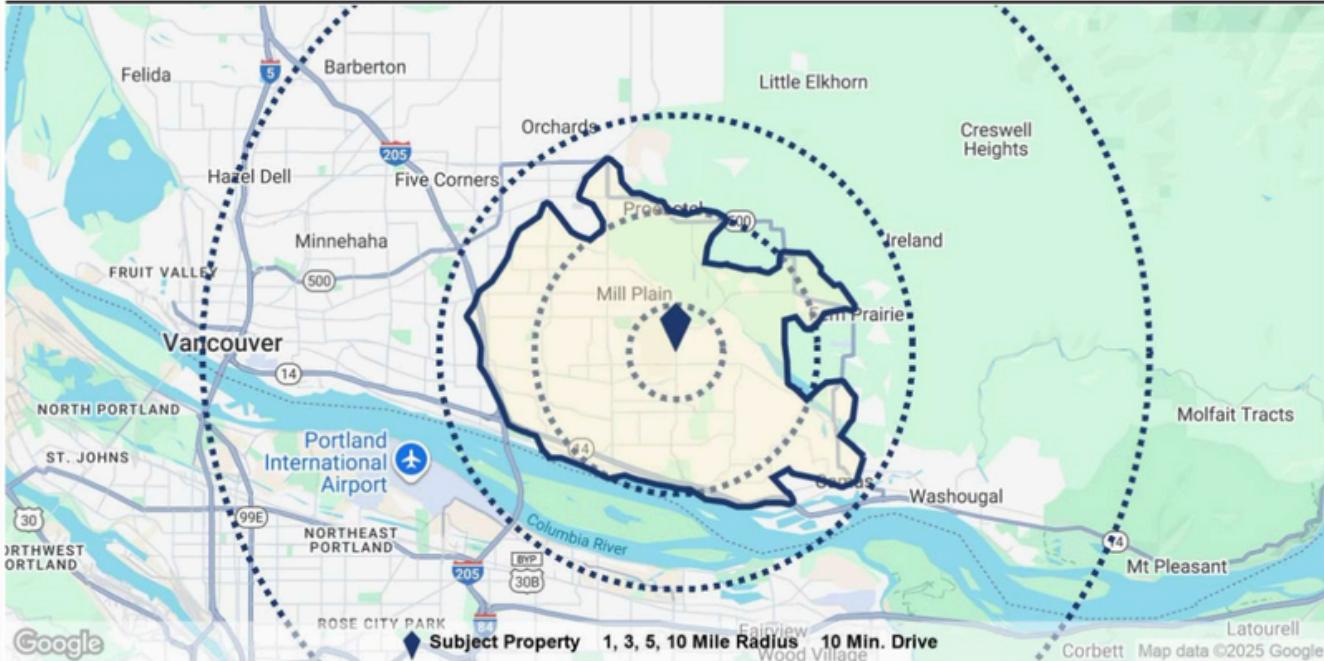
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## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	5,193	81,298	174,809	733,099	126,944
5 Yr Growth	7.8%	8.0%	8.1%	3.0%	3.4%
Median Age	40	41	39	40	40
5 Yr Forecast	41	42	41	41	41
White / Black / Hispanic	71% / 2% / 8%	70% / 3% / 11%	71% / 3% / 12%	67% / 5% / 15%	71% / 2% / 13%
5 Yr Forecast	71% / 2% / 8%	70% / 3% / 11%	71% / 3% / 12%	68% / 5% / 15%	70% / 2% / 13%
Employment	2,983	24,160	55,158	307,870	63,960
Buying Power	\$217.1M	\$2.9B	\$5.6B	\$21.2B	\$4.7B
5 Yr Growth	6.2%	8.8%	8.8%	3.5%	5.8%
College Graduates	53.8%	36.5%	31.5%	30.6%	43.4%
Household					
Households	2,169	30,310	64,595	277,349	47,200
5 Yr Growth	7.7%	8.1%	8.3%	3.0%	3.5%
Median Household Income	\$100,098	\$94,966	\$86,399	\$76,363	\$100,593
5 Yr Forecast	\$98,774	\$95,596	\$86,777	\$76,761	\$102,745
Average Household Income	\$135,587	\$117,238	\$107,244	\$97,695	\$124,977
5 Yr Forecast	\$135,648	\$117,381	\$107,409	\$98,139	\$126,973
% High Income (>\$75K)	61%	61%	57%	51%	65%
Housing					
Median Home Value	\$662,098	\$468,948	\$442,615	\$437,963	\$555,737
Median Year Built	2007	1995	1994	1981	1995
Owner / Renter Occupied	46% / 54%	65% / 35%	62% / 38%	57% / 43%	62% / 38%

Source: CoStar

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