

FOR SALE

CRACIUN RETAIL CENTER

17000 SE 1st Street | Vancouver, WA 98684



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Beautifully maintained retail center, close to all of the amenities on the east side of Vancouver. Half a mile west of the 192nd Avenue Costco. Additional nearby retailers include Home Depot, Walmart, Olive Garden, Main Event, 24-Hour Fitness, New Seasons, Fred Meyer and Target.
- Overall rents below market. Upside potential.
- Attractive market: The highly sought-after Vancouver market and Clark County, the second fastest-growing county in Washington, offer excellent incentives for businesses.
- Tax benefits: No state income tax in Washington makes the area an attractive location for businesses and potential employees.

Purchase price: \$2,685,000

Price/SF: \$276

Total building size: 9,722 SF

Total land area: 1.01 acres

Year built: 2016

Zoned: C2

Parking ratio: 4/1,000 SF

NOI: \$167,845

Cap rate: 6.25%

Lease type: NNN

FOR MORE INFORMATION:

Brett Irons
360.597.0574 | biron@fg-cre.com

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Craciun Plaza - Bldg. B

CAPITALIZATION SUMMATION TABLE

PRICE:			\$2,685,000
Acres (usable):			1.01
Price per Square Foot:			\$276
Total Square Feet			9,722
RENT ROLL			
		\$/SF (YR.)	TOTAL
Tectonic	3,462 SF exp.1/31/28	\$17.37	\$60,135
Checked and Balanced	1,423 SF exp. 9/30/28	\$19.09	\$27,165
K9 Doggy Playcare	4,884 SF exp. 1/31/27	\$18.30	\$89,379
Less Vacancy/Reserves (5%)			(\$8,834)
EFFECTIVE GROSS INCOME			\$167,845
OPERATING EXPENSES			
	Real Estate Taxes	\$1.66	(\$16,093)
	Property Insurance	\$0.24	(\$2,371)
	Repairs and Maintenance	\$0.35	(\$3,390)
	Utilities	\$0.82	(\$7,975)
	Landscape	\$0.93	(\$9,002)
	Management Fees	\$0.70	(\$6,831)
TOTAL EXPENSES			\$4.70 (\$45,662)
TENANT REIMBURSEMENTS			\$45,662
NET OPERATING INCOME (NOI)			\$167,845
	Capitalization Rate		6.25%
	Capitalized Value		\$2,685,518
MARKET SALE PRICE			\$2,685,000



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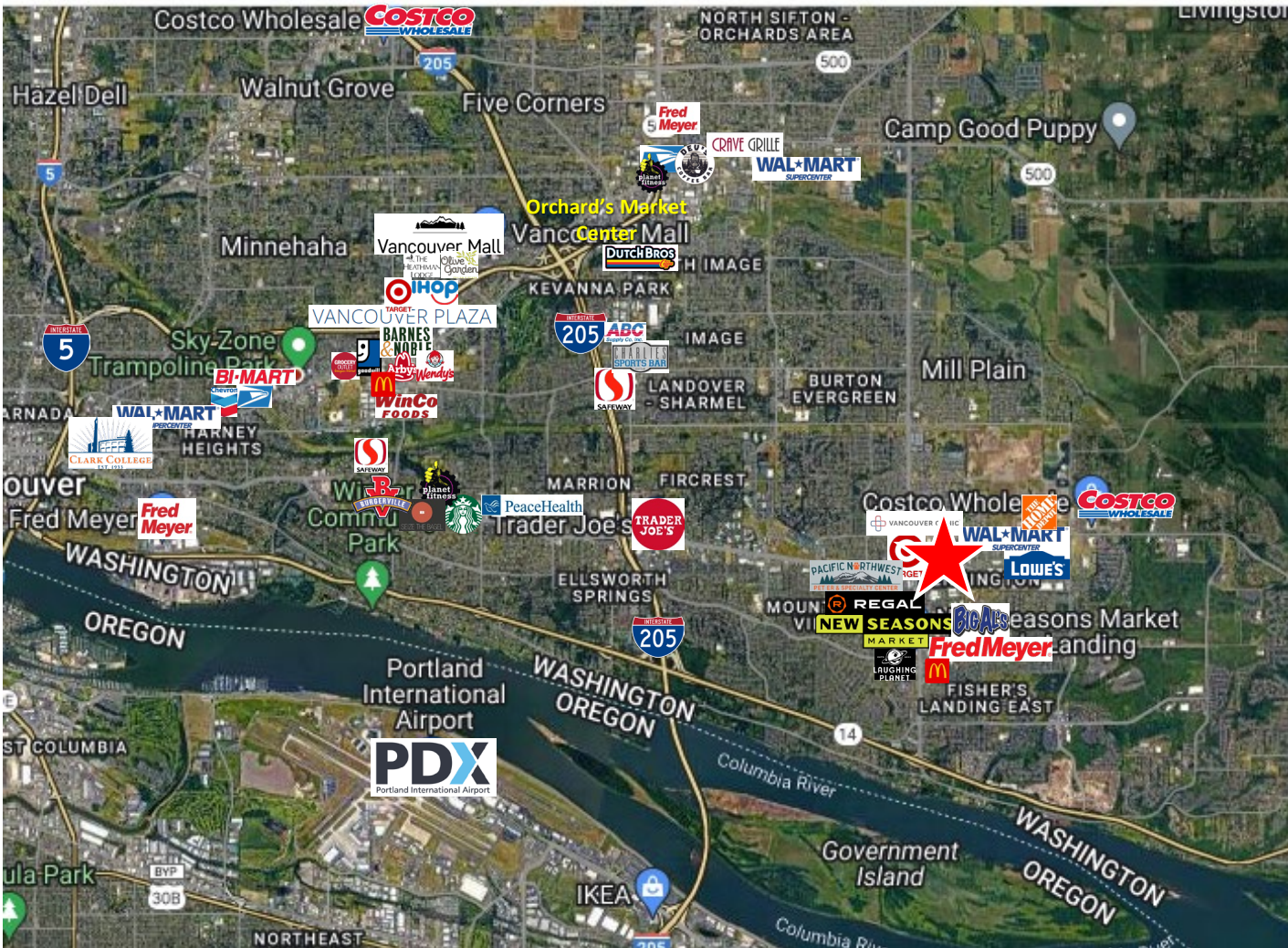
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	14,761	98,512	197,328
2029 Projected Population	15,827	106,567	212,814
Est. Average Household Income	\$101,668	\$105,395	\$103,394
Est. Total Businesses	843	3,769	9,155
Est. Total Employees	6,376	30,558	77,555

Average Daily Traffic

SE 1st St @ SE 164th Ave W – 9,845
NE 164th Ave @ NE 8th St N – 28,100
SE 164th Ave @ SE 3rd St S – 16,361

Drive times

Portland Int'l Airport: 13 min
Downtown Vancouver: 16 min
Downtown Portland: 26 min

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.