

UPTOWN OFFICE BUILDING FOR SALE

\$595,000

2022 BROADWAY STREET, VANCOUVER WA 98663



1,816 SF - ZONED CC

KW COMMERCIAL | VANCOUVER

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

PRESENTED BY:

TREVOR SOSKY
Managing Director
O: (360) 798-1413
trevor@kwcommercial.com
25176, Washington

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PROPERTY PHOTOS

2022 BROADWAY STREET



INTERIOR PROPERTY PHOTOS

2022 BROADWAY STREET

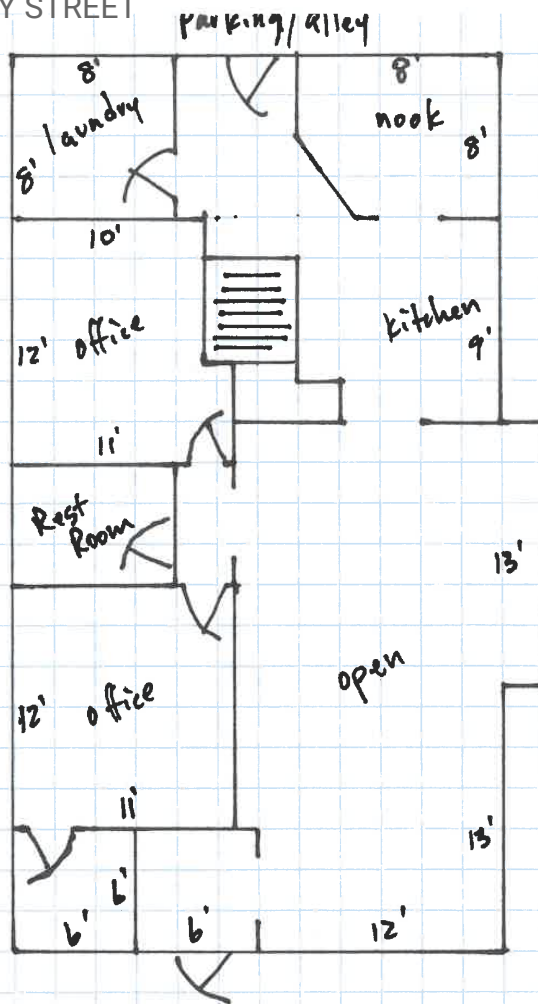


ATTACHMENT 1

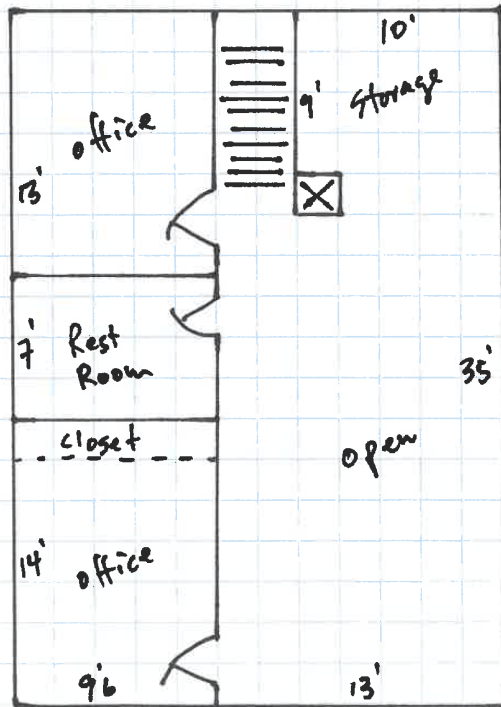
2022 BROADWAY STREET



2022 Broadway Street
Vancouver, WA 98663



* Main Level
+/- 1,000 SF



* Lower Level
+/- 850 SF

* Measurements Approx
* Tenant to Verify

AERIAL MAP

2022 BROADWAY STREET

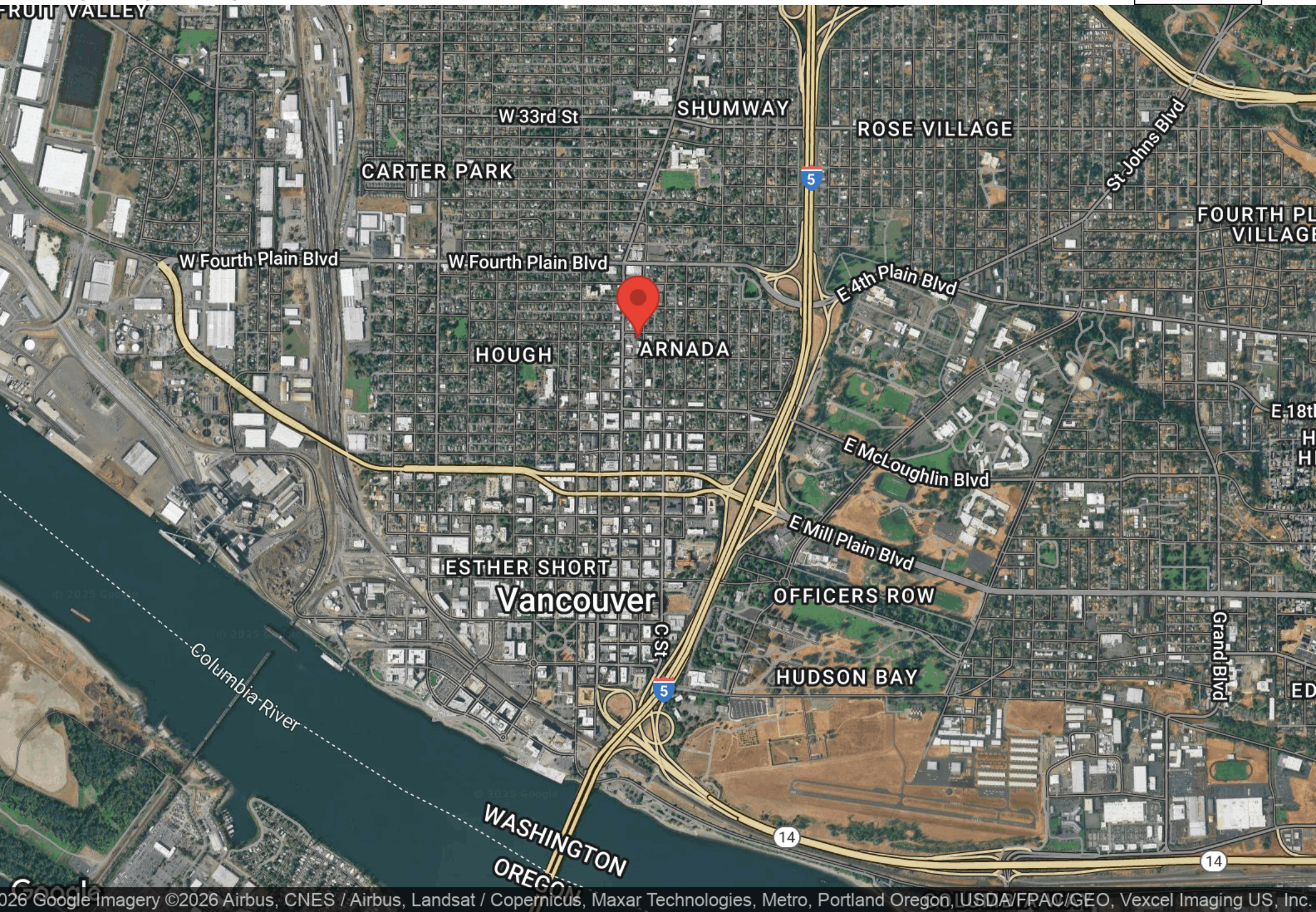


REGIONAL MAP

2022 BROADWAY STREET

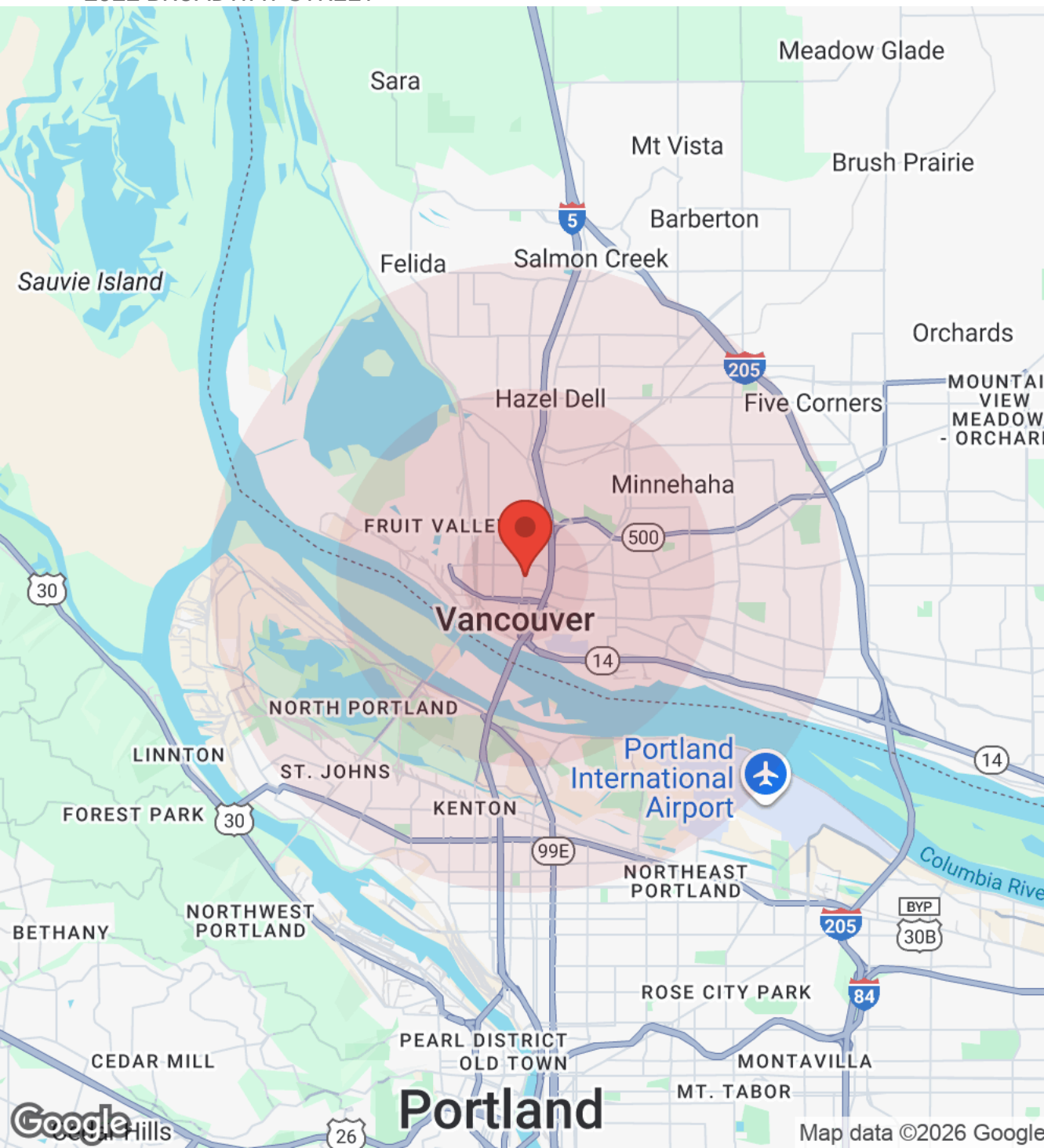


FRUIT VALLEY



DEMOGRAPHICS

2022 BROADWAY STREET



Population	1 Mile	3 Miles	5 Miles
Male	8,998	38,905	110,567
Female	8,369	38,057	109,713
Total Population	17,367	76,963	220,280

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,400	12,334	35,199
Ages 15-24	1,638	8,618	25,570
Ages 25-54	8,196	34,099	99,944
Ages 55-64	2,161	9,114	24,198
Ages 65+	2,972	12,796	35,368

Race	1 Mile	3 Miles	5 Miles
White	12,634	52,319	147,566
Black	613	3,256	12,600
Am In/AK Nat	122	469	1,123
Hawaiian	106	708	1,960
Hispanic	2,259	12,837	34,320
Asian	646	3,263	11,124
Multi-Racial	926	3,894	11,124
Other	61	215	485

Income	1 Mile	3 Miles	5 Miles
Median	\$74,603	\$79,939	\$87,638
< \$15,000	881	3,099	7,009
\$15,000-\$24,999	789	2,279	5,029
\$25,000-\$34,999	463	1,949	5,527
\$35,000-\$49,999	1,178	3,717	8,495
\$50,000-\$74,999	1,353	5,781	14,047
\$75,000-\$99,999	975	4,731	13,054
\$100,000-\$149,999	1,574	6,991	18,795
\$150,000-\$199,999	807	3,226	10,084
> \$200,000	1,269	3,747	11,373

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,012	38,226	100,434
Occupied	9,290	35,521	93,412
Owner Occupied	3,167	15,746	49,667
Renter Occupied	6,123	19,775	43,745
Vacant	722	2,705	7,021