

CC CLASSIC COLLISION

4615 NORTHEAST MINNEHAHA ST, VANCOUVER, WA



Classic Collision

4615 Northeast Minnehaha St, Vancouver, WA

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Investment Overview

Graystone Capital Advisors is pleased to present the opportunity to acquire 4615 NE Minnehaha St., Vancouver, WA 98661 offers an exceptional investment opportunity in a prime commercial location. With 16,000 square feet of gross leaseable area on a 71,438-square-foot lot (1.64 acres), the property provides expansive space for tenant operations. Built in 2000, the building is modern and well-maintained, making it an ideal long-term investment. Its commercial zoning ensures versatility for various business uses, and the property's excellent visibility and accessibility further enhance its appeal.

Currently, the property is leased to Classic Collision, a well-established tenant, under a NNN lease with a corporate guarantee. The lease has 6.2 years remaining, with an expiration date of October 31, 2031, offering a stable and reliable cash flow stream for the investor. The lease also features 3% rental increases every two years, beginning in November 2024, providing steady rental growth. Additionally, the tenant is responsible for common area maintenance, property taxes, and insurance, minimizing landlord obligations.

16k SF NNN Classic Collision in Vancouver, Washington

Offering Summary

Address:	4615 NE Minnehaha St
City, State & Zip:	Vancouver, WA 98661
Parcel:	156451-000
Lot Size:	71,438 SF
Total GLA:	16,000 SF
Sale Price:	\$4,647,746
Price/SF:	\$290
Cap Rate:	6.30%

Investment Highlights

Credit-Backed NNN Lease with Built-In Growth

- » The property is 100% leased to Classic Collision, a well-established tenant supported by a strong corporate guarantee. The lease extends through October 2031, with approx. 6.2 years remaining, and is structured as a triple-net (NNN) lease. The lease features 3.0% rent escalations every two years, providing predictable income growth with minimal landlord responsibilities.

Necessity-Based, Recession-Resilient Industry

- » The U.S. collision repair industry is a necessity-driven sector valued at approximately \$73.9 billion in 2025, encompassing more than 104,000 body shops nationwide. The industry has delivered a 5-year CAGR of approximately 4.7%, supported by increasing vehicle complexity, sustained accident frequency, and long-term growth in vehicle ownership.

High-Margin, Resilient Business Model

- » Collision repair facilities benefit from attractive operating fundamentals, with industry gross margins typically ranging from 50%-60%. Labor-intensive services often achieve margins of 70%-80%, supporting strong cash flow generation and operational durability across economic cycles.

National Operator with Significant Scale

- » Classic Collision, Inc. is a leading national platform with estimated annual revenue of approximately \$750 million as of mid-2025. The company operates 300+ locations across 18 states, reflecting meaningful scale, geographic diversification, and a strong competitive position within the U.S. collision repair market.

Tax-Advantaged Regional Positioning

- » Uniquely benefits from no personal or corporate income tax in Washington, creating a highly favorable business environment that supports long-term tenant demand and regional growth.



16,000 SF



Corporate Guarantee



3% Increases Every 2 Years



Commercial Zoning



Auto Shop



3, Five-Year Options



Built in 2000



NNN Lease Structure



Annualized Operating Data

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
11/01/2025 - 10/31/2026	\$292,808	\$24,401	\$18.30	6.30%
11/01/2026 - 10/31/2027	\$301,593	\$25,133	\$18.85	6.49%
11/01/2027 - 10/31/2028	\$310,640	\$25,887	\$19.42	6.68%
11/01/2028 - 10/31/2029	\$319,960	\$26,663	\$20.00	6.88%
11/01/2029 - 10/31/2030	\$329,558	\$27,463	\$20.60	7.09%
11/01/2030 - 10/31/2031	\$339,445	\$28,287	\$21.22	7.30%

NE Minnehaha St



Classic Collision

Lease Specs

Tenant:	Classic Collision
Guarantor:	Corporate Guarantee
Lease Type:	NNN
Landlord Responsibility:	Roof, Structure, General Liability
Lease Commencement:	10/15/2021
Lease Expiration:	10/31/2031
Options:	3, Five-Year Options
Rental Increases:	3% Annually
Other Provisions:	10-Day ROFO



Graystone Capital Advisors



Classic Collision, Inc. is a leading national operator in the U.S. collision repair industry. Founded in 1983 and headquartered in Sandy Springs, Georgia, the company operates over 300 locations across 18 states. Classic Collision provides full-service auto body and collision repair, including advanced diagnostics and manufacturer-certified repairs, serving a broad customer base through strong relationships with major insurance carriers.

The company has grown through a disciplined expansion strategy supported by private equity sponsorship, including an acquisition agreement with TPG Capital in 2024. Operating within a necessity-based, recession-resilient industry, Classic Collision's scale, geographic diversification, and long operating history support its position as a stable, creditworthy tenant.

Locations in 18 States

300+ Locations

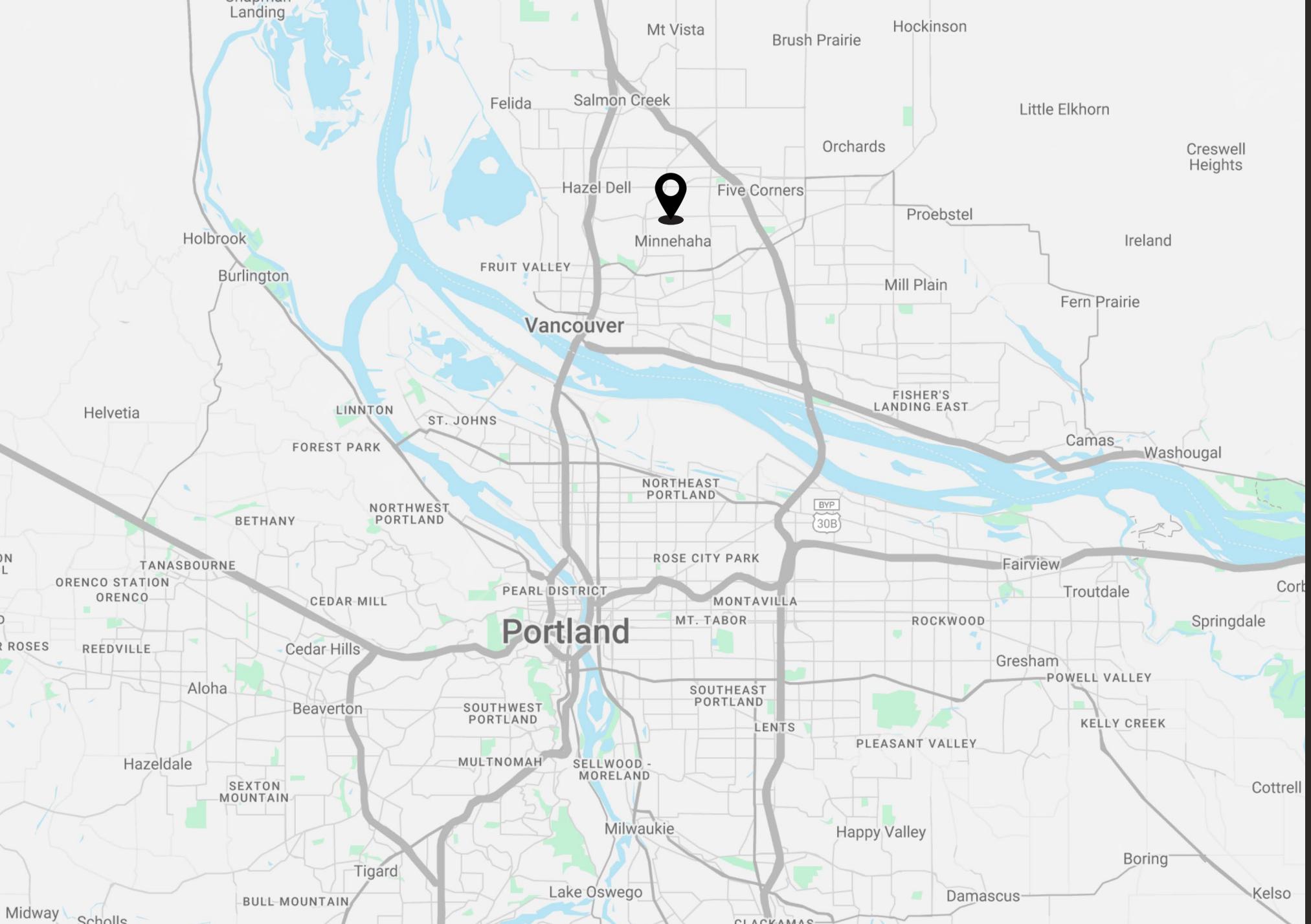
HQ in Sandy Springs, GA



www.graystoneca.com

Situated directly north of Portland and Downtown Vancouver with access to 2.7 million residents within the metropolitan area





Strategically Located in Northeast Vancouver with Direct Access to I-5, I-205, and SR-500 as well as regional connection to Portland, Oregon

Composition & Employment

Greater Portland is a bi-state metro with a 1.3 million-person workforce and ranks in the Top 10 U.S. metros for economic prosperity, while remaining the most affordable large metro on the West Coast.

Regional Connectivity

The region is served by interstates, two Class I railroads, four ports, and PDX with 65 nonstop destinations. Oregon ranks #2 nationally for infrastructure and #3 for energy.

Regional Competitiveness

Greater Portland combines no sales tax (OR), no personal or corporate income tax (WA), and low electricity costs, well below peer West Coast markets.

Access to Talent

Greater Portland offers strong access to talent, with 43% of residents holding a bachelor's degree or higher and a net gain of 6,800 educated residents, outperforming most peer West Coast metros.

Data Source: <https://www.greaterportlandinc.com/>



Local Demographics

City of Portland

Population:	635,749
Total Households:	287,030
Average Household Size:	2.18
Median Home Value:	\$557,600
Median Gross Rent:	\$2,463
Bachelor Degree or Higher:	53.5%
Median Household Income:	\$88,792

City of Vancouver

Population:	201,170
Total Households:	83,918
Average Household Size:	2.4
Median Home Value:	\$547,425
Median Gross Rent:	\$1,632
Bachelor Degree or Higher:	33%
Median Household Income:	\$82,774

Data Source: <https://www.portland.gov/>
<https://www.census.gov/>

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Graphic Source: <https://www.greaterportlandinc.com/>

25 Colleges in Metro Area

Tax-Friendly State

Silicon Forest

Traffic Counts

NE Minnehaha St:	14,063 VPD
NE St Johns Rd:	15,690 VPD
NE 37th Ave NE:	15,372 VPD

Data Source: <https://credc.org/>
<https://www.costar.com>

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