

HQ

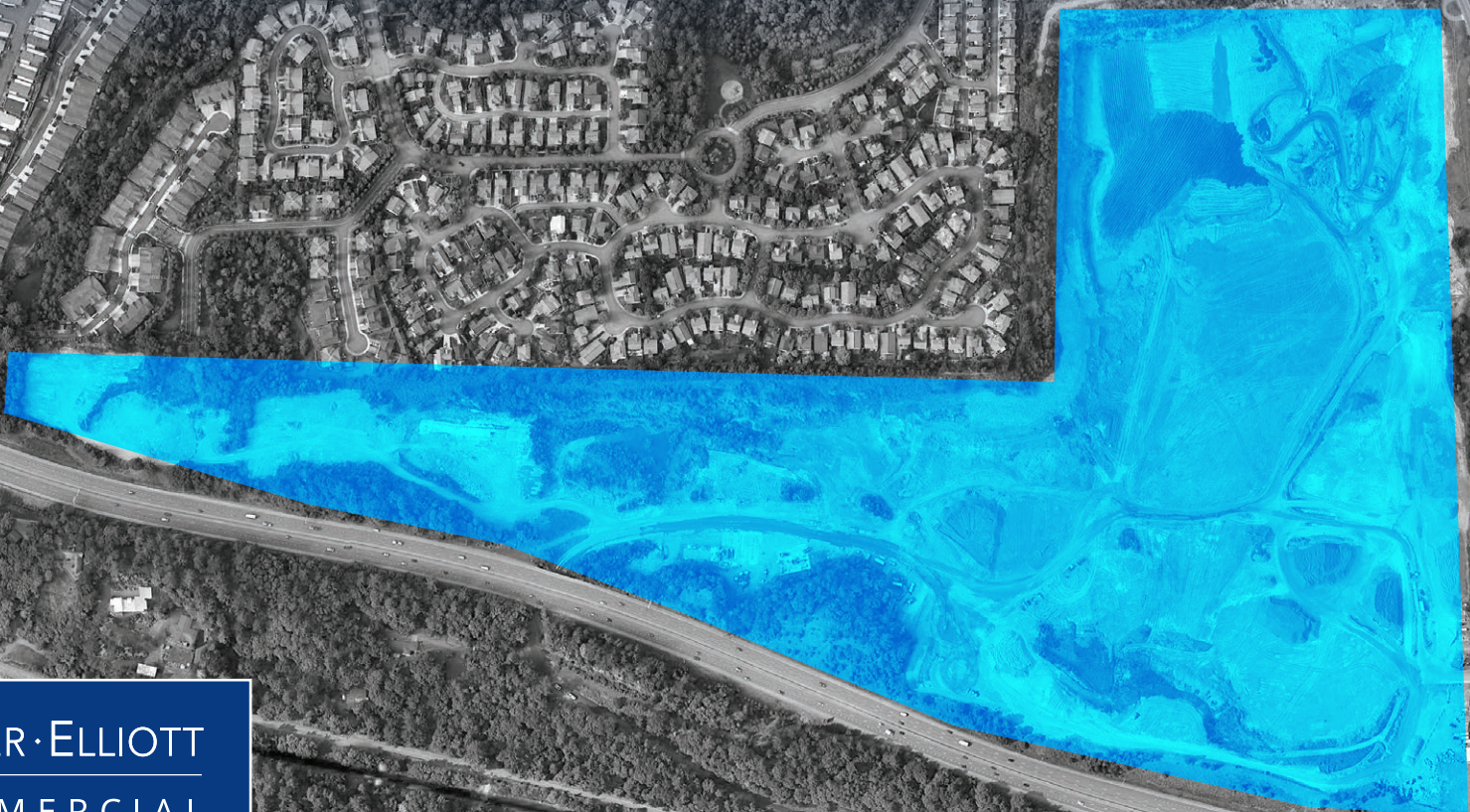
VANCOUVER

OFFERING MEMORANDUM

Senior Living Development Opportunity

Part of a Master Planned Community in Vancouver Washington

SE 192nd Avenue and SR14, Vancouver, WA



FRASER · ELLIOTT
COMMERCIAL

Offering Summary

ADDRESS	SE Brady Road, w/o SE 192nd Avenue, Vancouver WA 98683
COUNTY	Clark
OFFERING PRICE	Inquire for Pricing
LAND ACRES	2.84
ZONING TYPE	Senior Care

Located in Vancouver Washington, this 2.84-acre development parcel is proposed for the construction of 121 senior care units. The project allows for a height of up to 75 feet making it ideal for a senior living community.

The senior population in Vancouver is growing and there is an increasing demand for senior care facilities, making it an excellent opportunity for investors. The city has a strong sense of community and provides a high quality of life for its residents. It offers top-notch healthcare facilities, diverse cultural offerings, and abundant outdoor recreation opportunities.

This property is situated in the 100+ acre, master-planned community known as HQ Vancouver. HQ Vancouver is organized into three distinct districts, including a mixed-use urban core, a multifamily neighborhood, and business/light industrial zone, each designed to serve a specific purpose.

The location's ample space and established infrastructure make it an ideal location for the construction of a senior living space.



About HQ Vancouver

HQ Vancouver is a master planned mixed use community in Vancouver, Washington designed to provide a sustainable, live-work-play environment with a focus on utilizing natural materials and reducing energy consumption. The inclusion of trail loops and pedestrian walks, public spaces, and views of Mount Hood and the Columbia River suggests a focus on promoting outdoor activity and connecting residents with the surrounding natural environment.

Vancouver, Washington is a prime retirement destination for seniors who love outdoor activities. With its moderate climate year-round, retirees can enjoy the mild summers and winters compared to other areas in the state. The city is located near major transportation routes, including Interstates 5 and 205, making it easily accessible for residents and visitors. This is particularly important for families who want to visit their loved ones and for staff commuting to work at senior care facilities.

The city is situated near the Pacific Coast, Cascade Mountain Range, and several national parks and scenic areas. Retirees who love hiking, fishing, and exploring the great outdoors will find Vancouver a perfect place to settle down. The city has some of the nation's best parks, forests, beaches, mountains, and lakes, making it an excellent destination for outdoor enthusiasts.

Overall, Vancouver offers seniors an excellent quality of life, a strong sense of community, and endless opportunities for adventure and exploration.



Site Features

1. View Point
2. Amphitheater
3. Transit Center
4. Park
5. Plaza + Water Feature
6. Ice Skating Rink
7. Elevated Bluff Trail
8. Stormwater
9. Dog Park
10. Play Area
11. Water Walk
12. Senior Living
13. Community Garden
14. Water Play and Gathering Tables
15. Recreational Perimeter Walk
16. Community Pavilion and Deck
17. Enhanced Pedestrian Crossing
18. Residential stoops and patios
19. Quarry trails with Overlooks, Sitting, and Views
20. Community and Individual Gathering Nodes
21. Climbing Pavilion and Overlook



Additional development parcels available that encompass sites suitable for a boutique hotel, townhomes, light industrial/office space, and retail establishments.

COLUMBIA RIVER

Area Map

Vancouver, WA

Riverside Golf & Country Club

Peace Health Southwest Medical Ctr

10 minute drive, 8 miles to Portland Airport
8 minute drive, 6 miles Medical Center
3 minute drive, less than a mile from shopping

Walmart Supercenter

Fred Meyer

Costco Wholesale

PharMerica

Natural Grocers & QFC

Riverside Golf & Country Club

Portland International Airport

Colwood Golf Center

Portland, OR

HQ
VANCOUVER

Property Features

LAND SF	138,255
LAND ACRES	2.84
# OF PARCELS	1
ZONING TYPE	Senior Care
CITY CENTER	1129 Apartments, 3,006 Parking spaces, 225,800 SF of Retail, 200 Hotel Rooms
BLUFF VIEWS	693 Apartment units, 1044 Parking spaces
LIGHT INDUSTRIAL PARK	75,409 SF of non-office
EMPLOYMENT/RESEARCH PARK	244,581 SF of non-office, 778 parking spaces
THEME, MATERIALS AND PALETTE	With textures informed by the rocky bluffs, the tall grasses, and the natural materials found on-site, the palette uses tough, resilient materials like metal, stone, and wood with a raw, weathered look reflective of its former industrial life as a quarry.
SMART CITY	A distinguishing factor and added layer to HQ Vancouver is it's smart technology design and approach.
URBAN RETAIL CENTER	The urban center provides dynamic shopping and dining opportunities, as well as public space for community gathering.
MULTI-FAMILY RESIDENTIAL	The multi-family living community provides high quality residences with easy access to multi-use trails, pedestrian corridors, green space, and dramatic views.
OPEN SPACE AND PEDESTRIAN CORRIDORS	Neighborhood Park, Civic Plaza, Dog Park, Trails, Pedestrian Promenade, Connected Green Spaces.
OFFICE AND LIGHT INDUSTRIAL SPACE	HQ provides many opportunities for employment on the southwest part of the site. Building space and parking lots provide opportunities for business to develop at HQ, generating jobs and labor income.

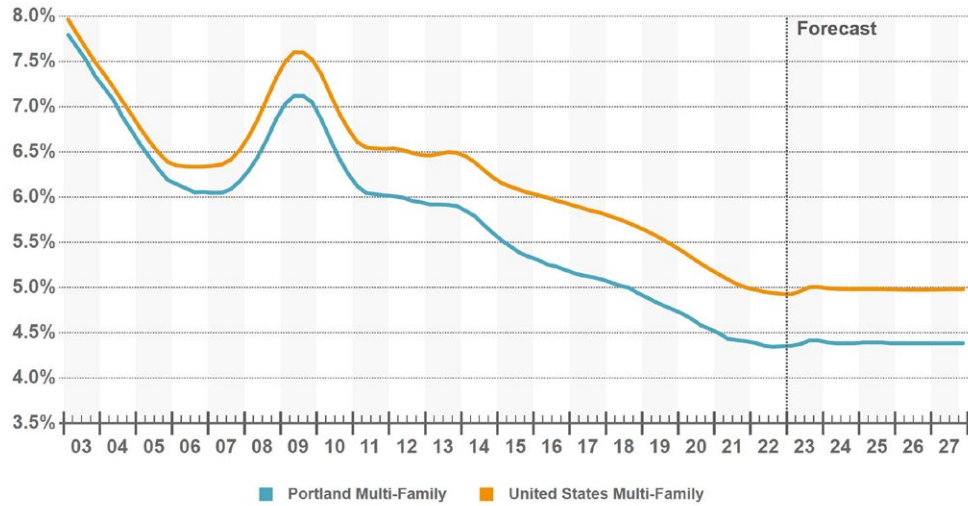


Senior Living Component

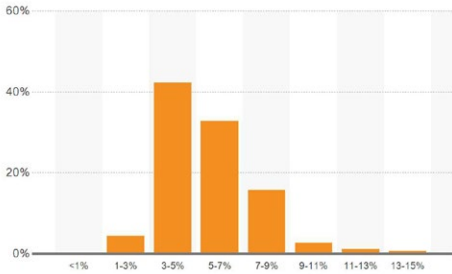
Cap Rates

Demographics Overview

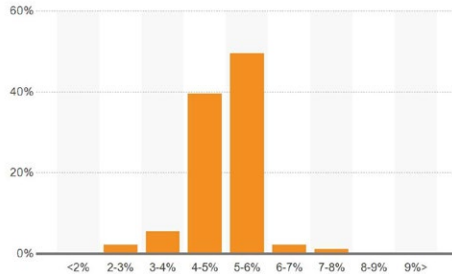
MARKET CAP RATE



UNITED STATES CAP RATE DISTRIBUTION PAST 12 MONTHS



PORTLAND CAP RATE DISTRIBUTION PAST 12 MONTHS

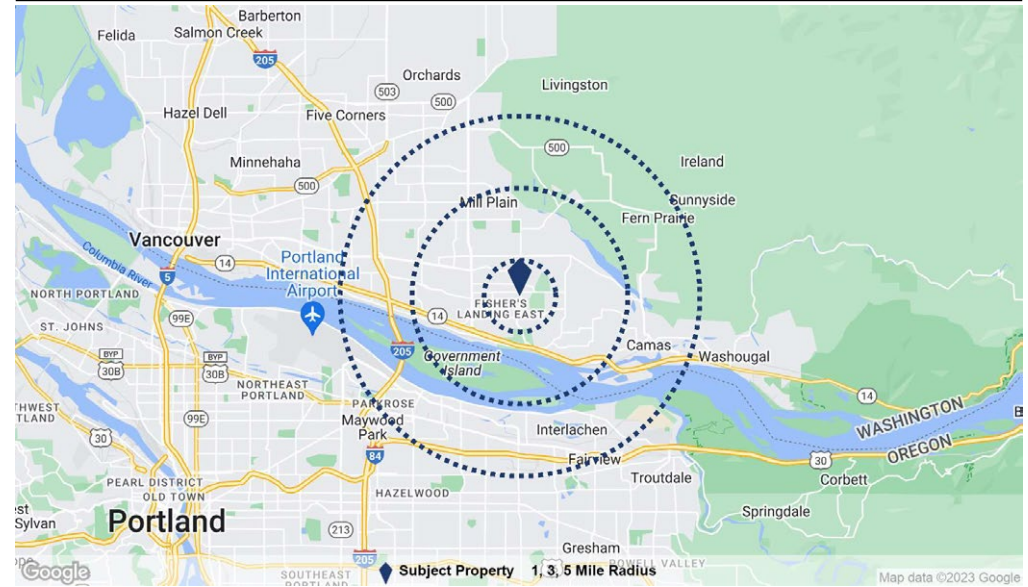


CAP RATE SUMMARY STATISTICS IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	6,240	0.6%	3.4%	5.0%	5.4%	8.0%	25.0%
Portland	107	2.3%	4.1%	5.0%	5.0%	6.0%	11.0%
Vancouver	11	4.6%	4.6%	4.8%	5.0%	5.7%	6.3%
Fisher's Landing East	0	-	-	-	-	-	-
Selected Sale Comps	4	4.3%	4.3%	4.4%	4.3%	4.4%	4.4%

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
10,458	2.7	39	\$95,936

DEMOGRAPHIC RADIUS RINGS



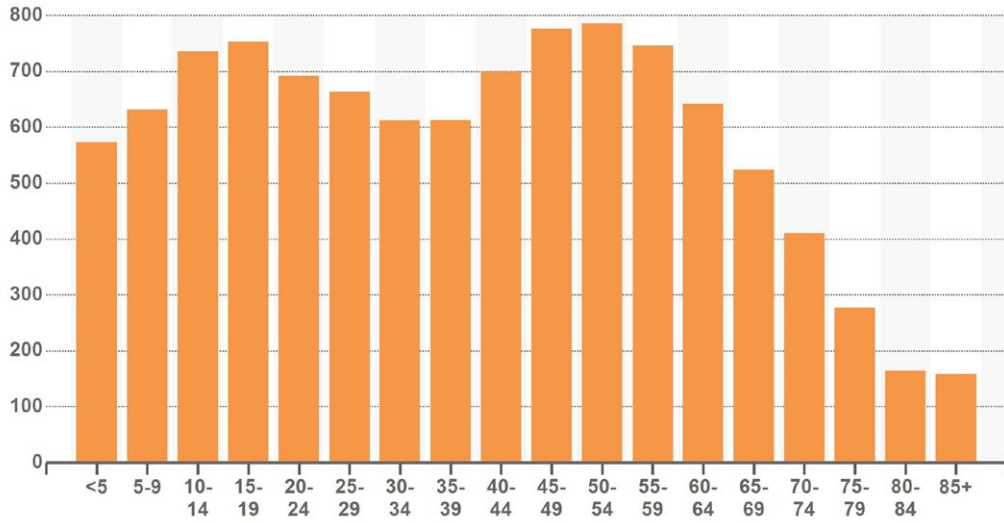
DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Population			
2022 Population	10,458	75,239	167,540
2027 Population	11,572	82,577	182,115
Pop Growth 2022-2027	10.7%	9.8%	8.7%
2022 Average Age	39	40	40
Households			
2022 Households	3,813	27,886	62,912
2027 Households	4,214	30,603	68,320
Household Growth 2022-2027	10.5%	9.7%	8.6%
Median Household Income	\$95,936	\$91,053	\$80,662
Average Household Size	2.7	2.7	2.6
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$384,853	\$399,133	\$370,584
Median Year Built	1999	1995	1993

Age & Education

Ethnicity

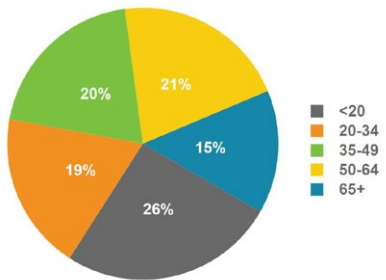
POPULATION BY AGE GROUP IN 1 MILE RADIUS



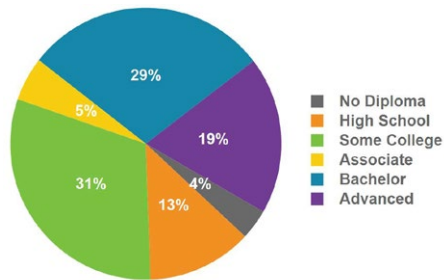
POPULATION BY RACE

Race	2023 Population					
	1 Mile		3 Mile		5 Mile	
White	7,599	72.66%	59,649	79.28%	133,867	79.90%
Black	267	2.55%	2,046	2.72%	6,359	3.80%
Asian	1,851	17.70%	8,292	11.02%	14,937	8.92%
American Indian & Alaskan	65	< 1%	694	< 1%	2,000	1.19%
Hawaiian & Pacific Islander	82	< 1%	763	1.01%	2,103	1.26%
Other	595	5.69%	3,795	5.04%	8,275	4.94%

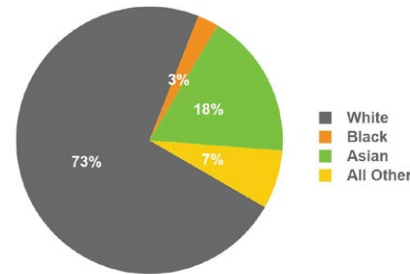
POPULATION BY AGE IN 1 MILE RADIUS



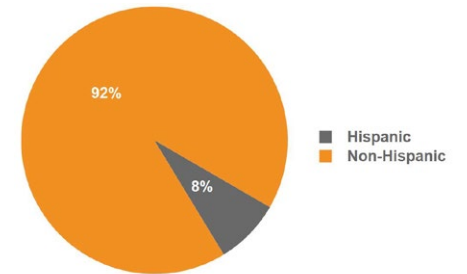
POPULATION BY EDUCATION IN 1 MILE RADIUS



POPULATION BY RACE IN 1 MILE RADIUS



HISPANIC POPULATION IN 1 MILE RADIUS



MILITARY POPULATION

	2023 Population					
	1 Mile		3 Mile		5 Mile	
Military	42	< 1%	96	< 1%	233	< 1%
Non-Military Workforce	5,162	99.19%	36,549	99.74%	81,168	99.71%

Exclusively Marketed by: Fraser Elliott 425-998-7068 info@thefirmrealestate.com



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