



FOR SALE



88TH STREET COMMERCIAL PROPERTY

5-Lot Commercial Parcel

4.13 Acres (179,903 SF) | Call for Pricing

NE 88th Street & 64th Avenue, Vancouver, WA 98665

- 4.13 Acre commercial parcel consisting of five individual lots
- Highly visible and located immediately across the street to the North from Costco and to the East from Seton Catholic High School
- General Commercial (CG) zoning allowing for a wide variety of commercial uses
- On the hard corner of a lighted intersection, close to the I-205 / NE Padden Parkway interchange with utilities at the property boundary
- 88th Street has in excess of 17,000 daily trips

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	NE 88th Street & 64th Avenue, Vancouver, WA 98665
Lot Size	4.13 Acres (179,903 SF)
N° of Lots Available	5 Lots
Zoning	General Commercial (CG)
Condition	Pad Ready
Sale Price	Call Brokers for Pricing

LOT	PARCEL #	LOT SIZE
Lot 1	986033990	0.45 Acres
Lot 2	986033991	0.53 Acres
Lot 3	106112000	1.45 Acres
Lot 4	986033988	0.69 Acres
Lot 5	986033989	1.01 Acres

Location Features

- Highly visible and located immediately across the street to the North from Costco and to the East from Seton Catholic High School
- On the hard corner of a lighted intersection, close to the I-205 / NE Padden Parkway interchange
- 88th Street has in excess of 17,000 daily trips
- Centrally located within Clark County

Nearby Highlights

- Costco Wholesale
- Black Rock Coffee
- Burger King
- Cameo Cafe
- Carol's Corner Cafe
- Krispy Kreme
- Panda Express
- Sachi Sushi
- Starbucks
- Subway
- Taco Bell
- The Home Depot
- Vancouver Mall
- Wendy's



SITE PLAN



LOT SIZES AND CONFIGURATION EASILY CHANGED WITH BOUNDARY LINE ADJUSTMENTS



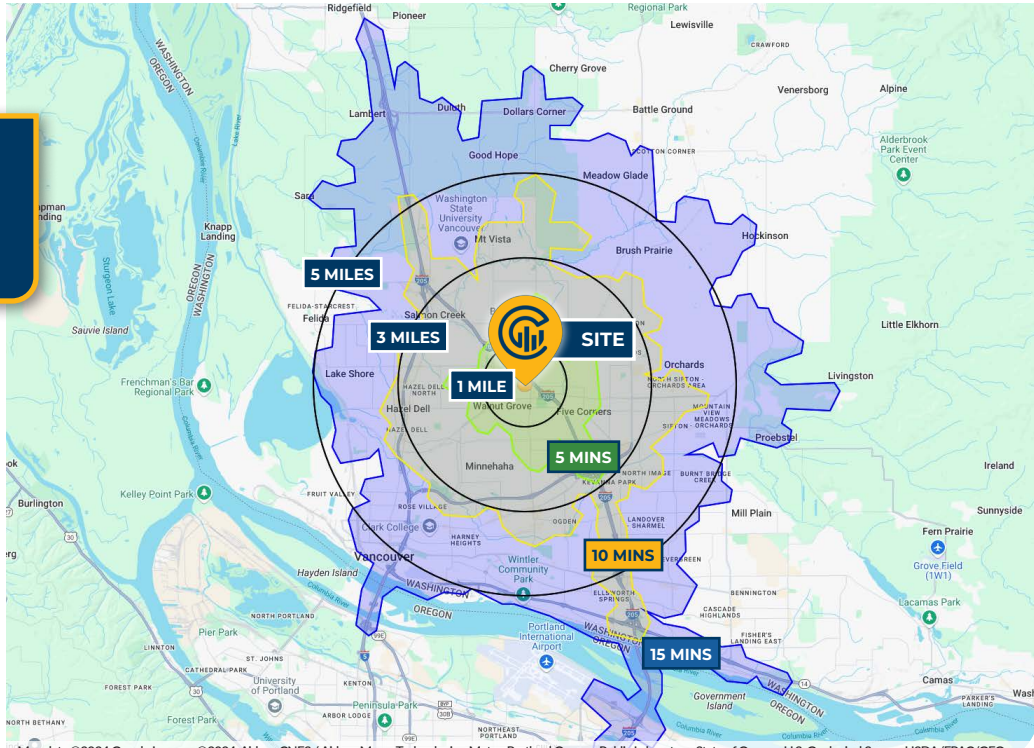
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	7,268	104,698	276,695
2029 Projected Population	7,519	110,339	288,411
2020 Census Population	7,510	99,246	264,873
2010 Census Population	6,119	80,992	223,616
Projected Annual Growth 2024 to 2029	0.7%	1.1%	0.8%
Historical Annual Growth 2010 to 2024	1.3%	2.1%	1.7%
Households & Income			
2024 Estimated Households	2,761	40,845	109,081
2024 Est. Average HH Income	\$130,032	\$118,210	\$120,236
2024 Est. Median HH Income	\$103,673	\$90,519	\$92,082
2024 Est. Per Capita Income	\$49,544	\$46,241	\$47,518
Businesses			
2024 Est. Total Businesses	306	4,541	10,401
2024 Est. Total Employees	2,559	33,126	81,072
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1			

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