

**\$20+
NNN**

VANCOUVER LEASING OPPORTUNITY

8313 NE Highway 99 | Vancouver, WA

Square Feet	11,000 SF	Parking	20 Surface Spaces
Year Built	2006	Lease Type	NNN
		Use	General Commercial (GC)



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Investment Highlight

A rare 11,000 SF standalone commercial building with **14–16' clear ceiling heights** and a prior use as a large-format retail store (former Big 5), this asset sits **primed for multiple use opportunities**, from traditional retail or grocery to showroom, fitness, entertainment, warehouse-style uses, or other general commercial applications. Its **open floor plan**, generous square footage, and **flexible layout with one (1) grade door** give prospective tenants the freedom to tailor the space to their needs. With direct frontage & prominent signage on Highway 99, **solid traffic exposure**, the property delivers a hard-to-replicate combination of size, visibility, accessibility, and flexibility; **ideal for tenants looking to capitalize on the high-traffic Hazel Dell** trade area and a community rich with density and consumer demand.



Community Breakdown: Who's Living Here

Population:

State: Washington	8,035,700
County: Clark	510,516
MSA: Portland–Vancouver–Hillsboro, OR–WA	2,510,000
City: Vancouver	26,065

	1 mile	3 Miles	5 Miles
Population	16,533	98,582	204,171
Total Households	6,845	38,189	81,052
Average Household Income	\$72,584	\$100,678	\$96,835
Total Consumer Spending	\$193M	\$1.3B	\$2.7B



Walkability Score:

Very Walkable (71)



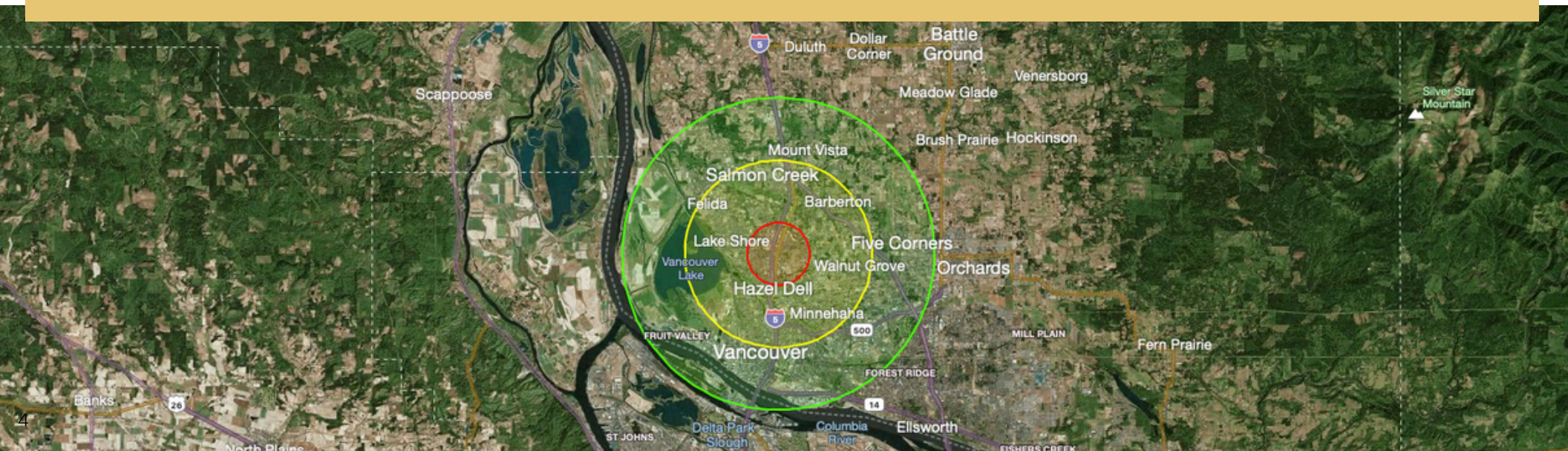
Transportation:

- Commuter Rail: Vancouver (Amtrak Cascades) – 5mi
- Airport: PDX International – 14.5mi



Daily Car Count: (VPD)

- NE Hwy 99 & NE 88th St N – 18,912
- I-5 & NE 78th St S – 89,324



Situated along the core stretch of NE Highway 99 between 99th Street and 78th Street, the property is surrounded by one of Hazel Dell's most established and highest-performing retail corridors. Major anchors such as Walmart, WinCo Foods, and Fred Meyer draw consistent daily traffic to the area, supported by a dense mix of national retailers, restaurants, fitness, grocery, and essential service users. This segment of Highway 99 functions as a true north-south commercial spine for the submarket and city as a whole, benefiting from a strong residential base, steady consumer demand, and excellent regional connectivity. With a 3-mile population of 98,582, approximately 25,262 VPD directly passing the site on Highway 99, and over 90,000 VPD on I-5 just a short distance away, the corridor offers outstanding visibility and sustained customer flow, making it a proven and highly sought-after location for operators seeking strong exposure and reliable market fundamentals.

