

FOR SALE

COMMUNITY HOME HEALTH & HOSPICE

3102 NE 134th Street | Vancouver, WA 98686



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com

**REDUCED
PRICE!**



FOR MORE INFORMATION:

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PROPERTY HIGHLIGHTS

The Fuller Group is proud to offer a unique opportunity to purchase the following high-quality property located in the highly desirable Salmon Creek area. Formerly operated as an in-patient hospice center with administrative offices, this property features the following:

- 23,238 SF medical facility with an adjacent 8,859 SF building formerly used as a Grief Center, zoned Office Residential (OR-30)
- 10 in-patient hospice suites with another 10 rooms plumbed for the same
- Ideal for conversion to a retirement or assisted living community, in-patient treatment facility, or any other medical use
- Located conveniently close to Legacy Hospital and WSU-Vancouver with easy access to both I-5 and I-205 using the property's own signalized intersection
- Abundant natural light throughout the property along with a center courtyard in the main building, beautiful natural space with water features, etc.
- Full kitchen in the main building and a catering kitchen in the Grief Center for hosting on-site events
- Large combination of administrative office space and workstations
- Grief Center features a combination of large open rooms, private offices, and a partial kitchen
- Situated on approximately 4.39 acres with a large, shared parking lot between the buildings
- Existing medical equipment and furniture onsite can be included with a purchase
- Offered for sale at \$9,000,000.00 (priced over \$1,000,000 below appraised value!)

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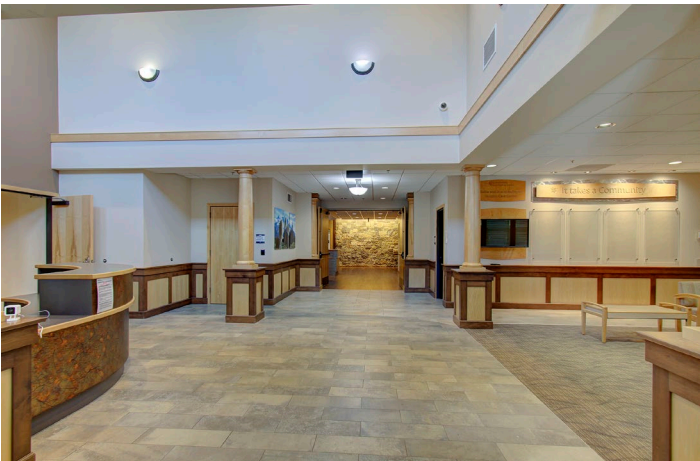
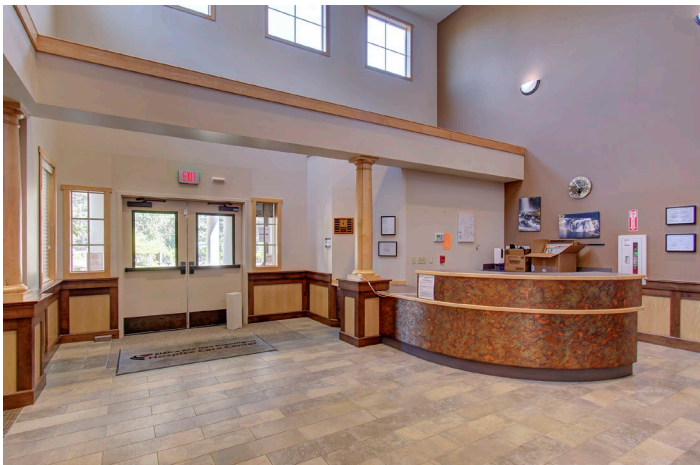
HOSPICE BUILDING

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Hospice Building – built in 2014



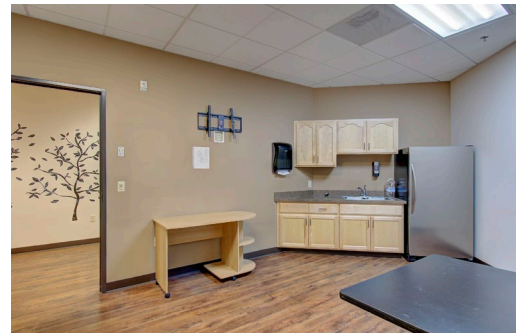
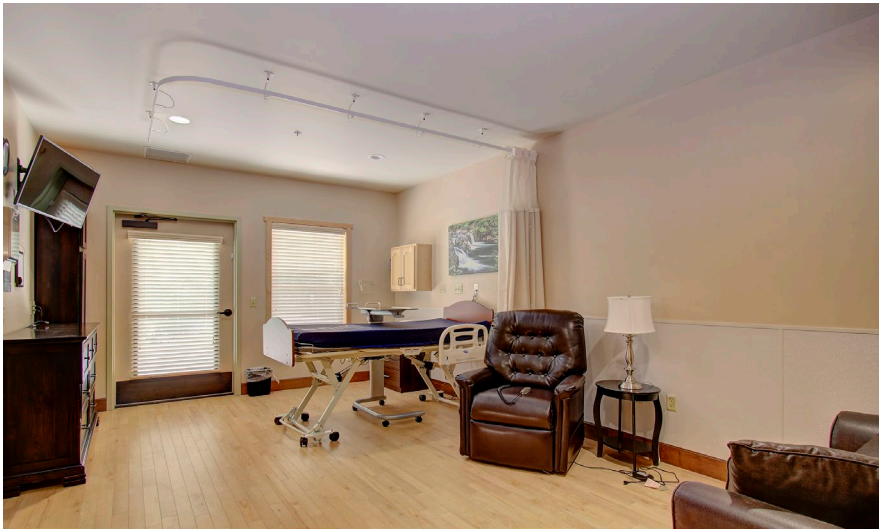
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Hospice building floor plan



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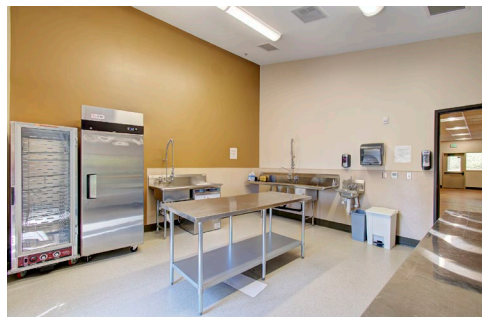
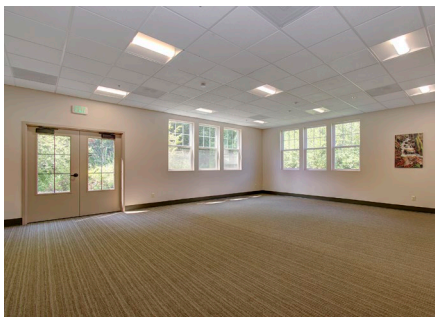
GRIEF CENTER

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Grief Center – built in 2018



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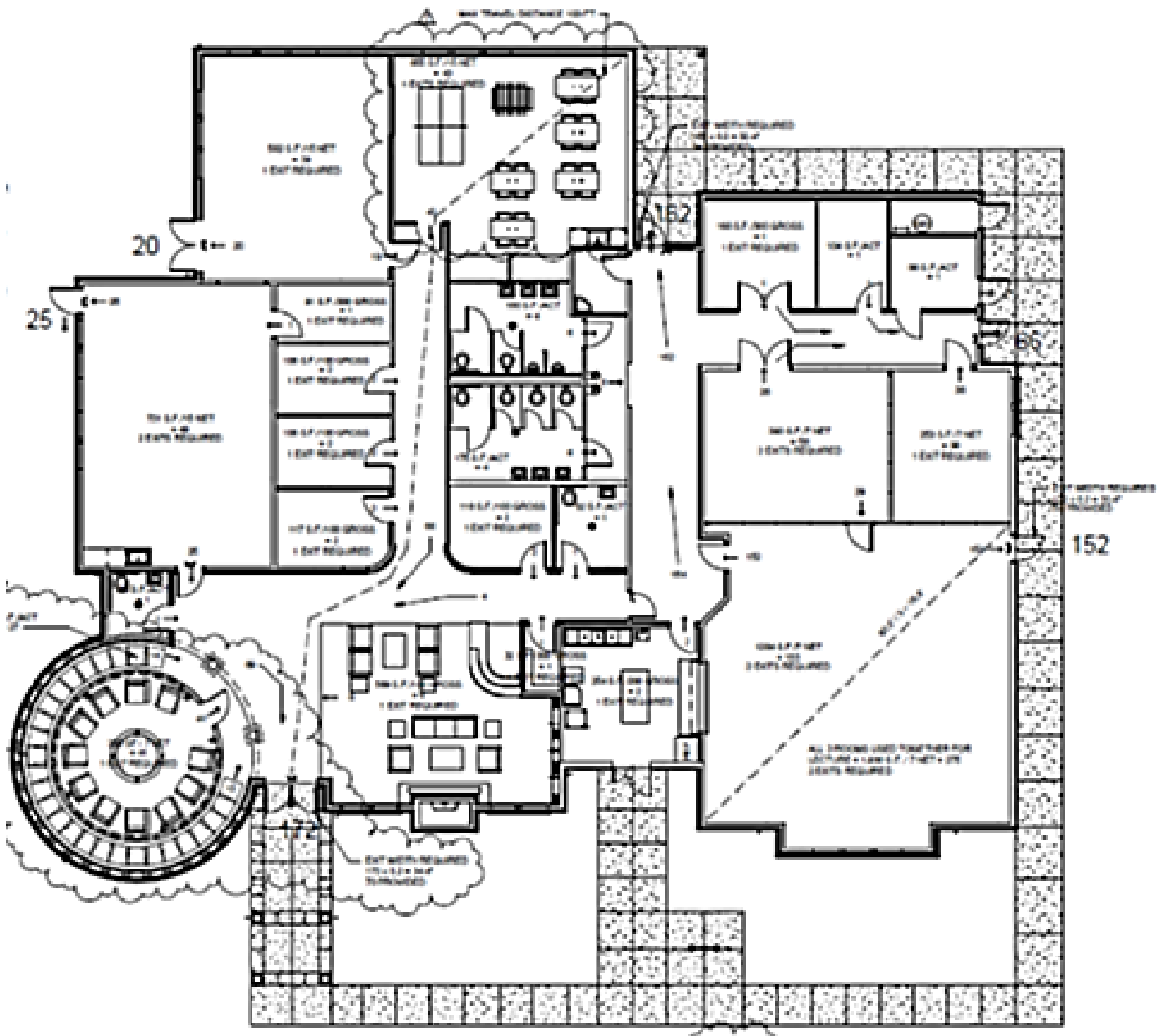
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Grief Center floor plan



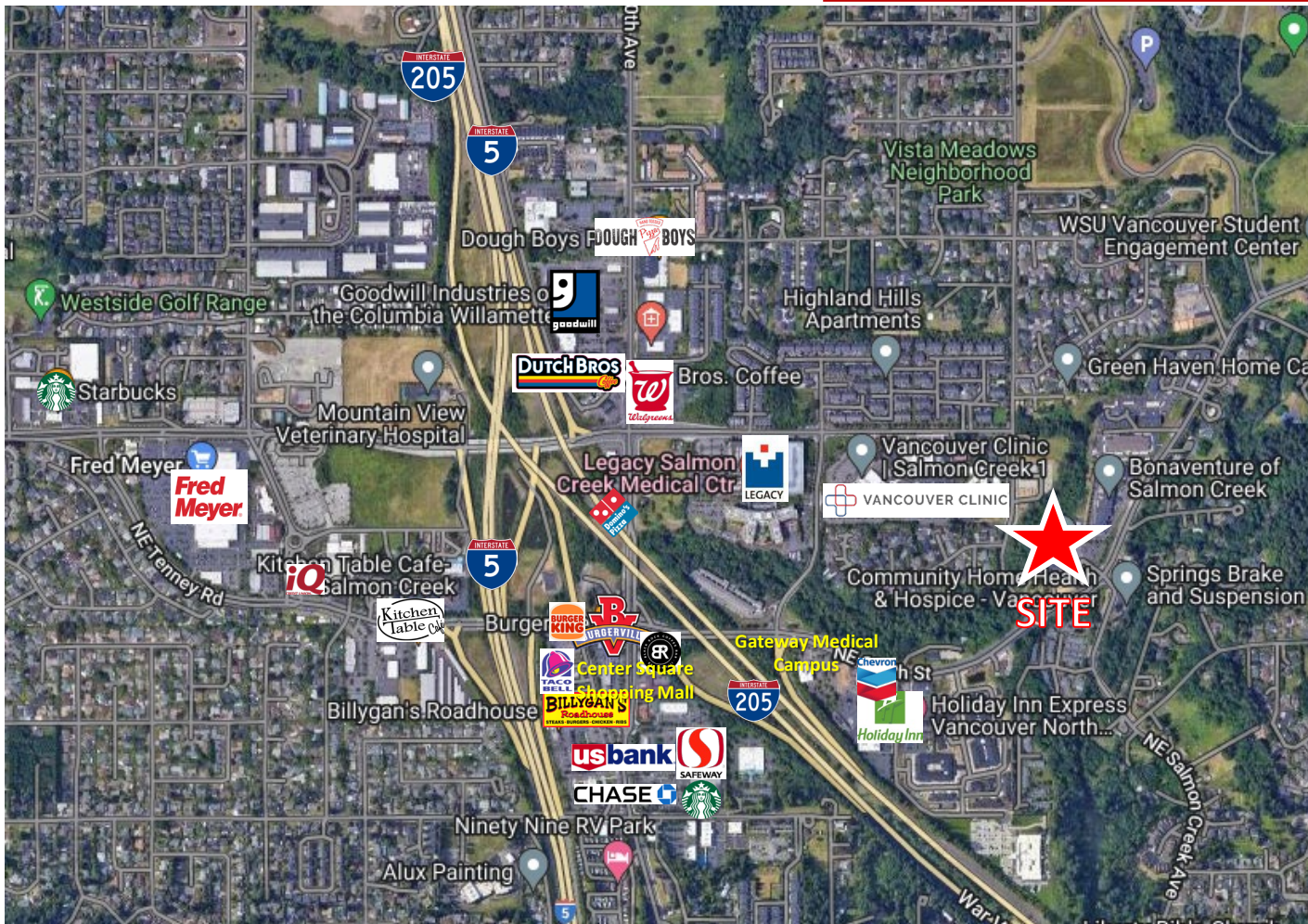
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	8,173	65,060	160,217
Average Household Income	\$114,923	\$112,696	\$106,804
Daytime Employment	8,221	21,274	40,668

Average Daily Traffic

NE 134th St @ I-205 W – 20,789

NE 134th St @ NE 134th Way E – 13,976

NE Salmon Creek Ave @ NE 136th Cir NE – 8,462



No Corporate or
Personal Income Tax
in Washington State



Local and State
Tax Incentives



\$1.5 B Mixed Use
Waterfront Investment
18 min. to Waterfront



3 min. to Legacy Hospital
Salmon Creek



16 min. to
PDX



24 min. to Portland's
Pearl District



24 min. to the start of
the Columbia River
Gorge

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.