



ANDRESEN MARKETPLACE

6709 Northeast 63rd Street, Vancouver, WA 98661

Asking Price: \$3.2M | Cap Rate: 6.00%

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INVESTMENT HIGHLIGHTS

- ◇ Outparcel to Safeway, the only grocery store in a 2-mile radius, and ranked in the 94th percentile for number of visits per Placer.AI
- ◇ Diverse mix of local and national tenants, including a brand-new Benjamin Moore
- ◇ Strong submarket boasts 2.4% retail vacancy rate
- ◇ Situated on highly visible hard corner of NE 63rd St and Andresen Rd., with strong daily traffic counts of 22,027 VPD and a drive thru for Brewed Awakenings
- ◇ High growth submarket with nearly 300 multifamily units either built or under construction within a 1.5-mile radius since 2023
- ◇ Located in Vancouver, WA, the fastest growing city in the PNW

