

# Kauffman Vancouver Marketplace,...

Presented by  
R.A. Baranzano Company

800 W Fourth Plain Blvd, Vancouver, WA 98660



## Price: \$26.00 - \$39.00 /SF/YR

Fully Parked Institutional Grade Property Anchoring the Downtown Region on the North. Approximately \$12,000,000,000 in ongoing Public and Private Development Planned over a Period of 5 years within 2 Miles ! Largest Retail Spaces Available in the SW Vancouver Region, along INTERSTATE-5 to the North and, SR 500 to the East. BEST PARKING IN SURGING DOWNTOWN REGION fully parked with additional 100's of adjacent and neighboring Parking Spaces on Street. 10 Blocks North of New Seasons Market on Mill Plain. Approximately 1,500 Residential Units presently under construction within 1 Mile with similar development wave planned to accelerate and to continue far into the future. Very Strong Dual demographics of Employment and Population growth projected within 1/2/3 miles. Residential Population of approximately 20,000 within 1 Mile. Kauffman Shopping Center represents the Centered Northern Anchor to Vancouver's Downtown Region Located on West Fourth Plain: 1) only 1 Mile North of Waterfront Vancouver USA, 2) 1 Miles East of Port of Vancouver and, 3) 1 Mile West of Interstate-5 Interchange/Clark College/Clark County Medical Center/VA Complex. . Recently Proposed 3rd C-Tran Vine Route to be 6 Blocks to the East Routing N/S along Main Street allowing the Connection of Washington State University Salmon Creek Campus to the Downtown. . Market is clearly driven by the Dual

# Kauffman Vancouver Marketplace,DowntownAnchor

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Northern Anchor to Downtown and Port Region, Only Shopping Center West of Interstate-5 between the Columbia River North to 78th  
Centered 1 Mile West of I-5, E of the Port of Vancouver and 1.25 miles N of \$3B Waterfront Vancouver USA Mixed Use Development  
4 Minutes Driving Time Directly North of Vancouver Waterfront USA and 10 Blocks North of the New Seasons Grocery on Main  
Hard Intersection Served by N/S and E/W C-Tran Bus Lines. \$12,000,000,000 in Ongoing Development Planned within 2 Miles over 5 Years  
Best Parking in Downtown Region both on-site and off-site with N/S Bus Rapid Transit Line eminent 6 Blocks to the East along Main Street  
Anchor Expandable to 50,000 SF and, In Line Building Expandable to 43,500 SF, Could be only Auto Dealership in Downtown Region

only 4 Minutes/1 Mile directly North of Vancouver

**Rich Baranzano**

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**R.A. Baranzano Company**

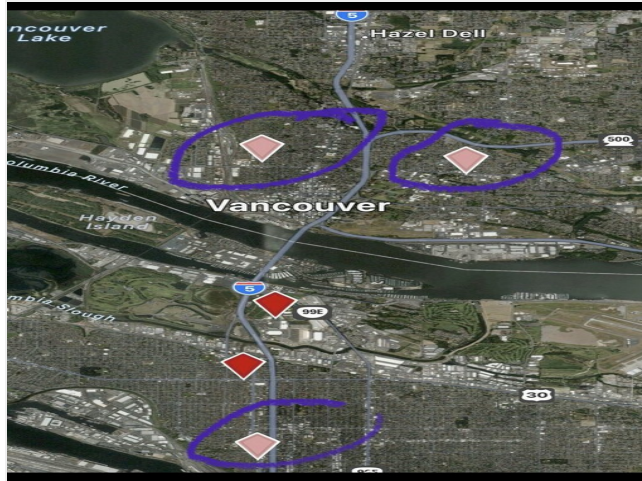
4075 N Interstate Ave  
Portland, OR 97227

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Freeway and Transit Crossing Project is already

800 W Fourth Plain Blvd, Vancouver, WA 98660



Have 3 Retail Spaces on Interstate-5 Corridor greater than 7,500sf

Sept 24



New Library in a Fast Evolving Downtown

## Listing spaces

### 1st Floor Ste 800

Space Available	14,500 SF
Rental Rate	\$39.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Rent amounts are negotiable and can be provided upon requests. Building is Structured for 3 Stories, 43,500sf. Exposed Heavy Steel Truss Ceilings with Glass Storefronts on 3 Sides. RARE ABUNDANCE OF PARKING FOR THE DOWNTOWN REGION. Partially Divisible. In-Line Spaces are new state of the art. Long Spans, Massive Pilasters with Structural Steel Storefronts. Double Storefront Doors with all unloading to take place through back Doors on Harney Street. Critical need for Urgent Care Center with closing of nearby Memorial Health Center with most of the other Retail Sectors underserved in Downtown Region.

### 1st Floor Ste 900

Space Available	23,700 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Rent amounts are negotiable and can be provided upon requests. Anchor is an Old Thriftway and could be expanded as needed. Loading Dock. Adaptable for Many Uses. Certainly the Largest Retail Space Available in Downtown/Waterfront/ Port Region with unmatched Parking Availability.

Kauffman Vancouver Marketplace anchors the North end of Downtown Vancouver and its Waterfront along with the Port of Vancouver to the West and Clark College to the East. Hard Corner on West Fourth Plain and Kauffman. Fourth Plain as East-West arterial has full interchange access to Interstate-5 through to the Port of Vancouver and, Kauffman/Jefferson connects to the Columbia River Waterfront Development to the South with Salmon Creek accessible to the North via Fruit Valley Road. Approximately 4,200 returning commuters who live North and West of Interstate-5 could exit I-5 traffic at the Fourth Plain Interchange shop at a Kauffman Marketplace Grocery Store and continue North on Fruit Valley Road returning home to Hazel Dell South, Lake Shore, Felida and, Salmon Creek West



# Kauffman Vancouver Marketplace, Downtown Anchor

800 W Fourth Plain Blvd, Vancouver, WA 98660

## Property Photos



Art Deco Storefronts Structured for 3 Floors



Former Thirtway Anchor

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## Property Photos



Former Thirtway Anchor



1 Mile East of Port of Vancouver



# Kauffman Vancouver Marketplace, Downtown Anchor

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## Property Photos



Aerial Looking East Showing Vast Amount of Off-Site Parking Opportunities

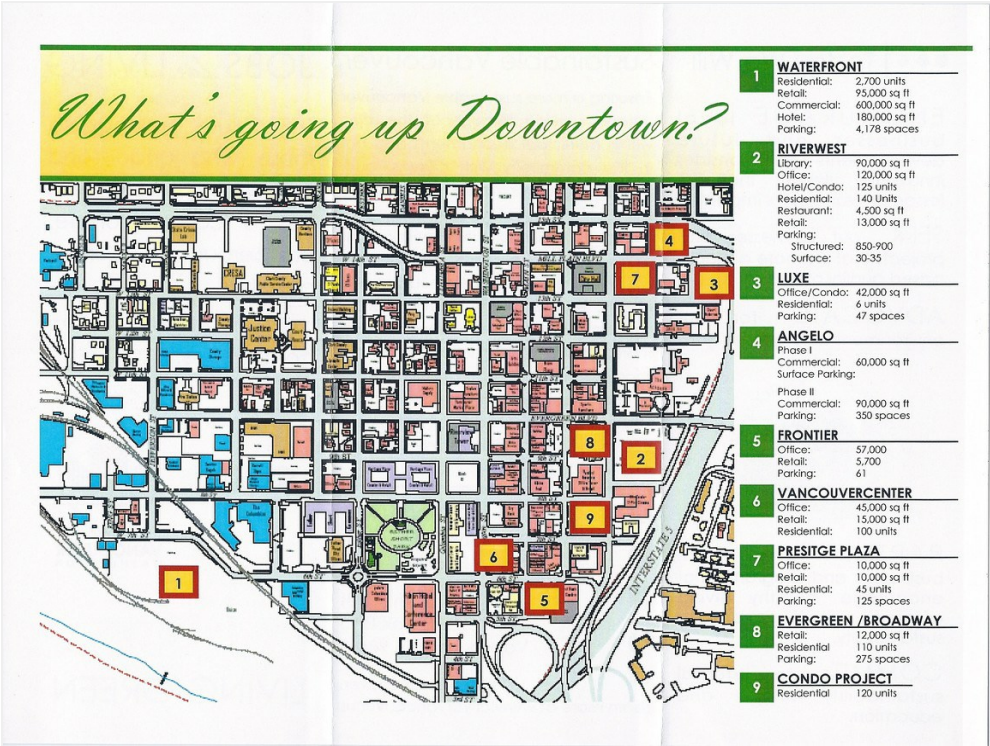


Heavy Gauge Exposed Steel Interior with Rooftop Insulation

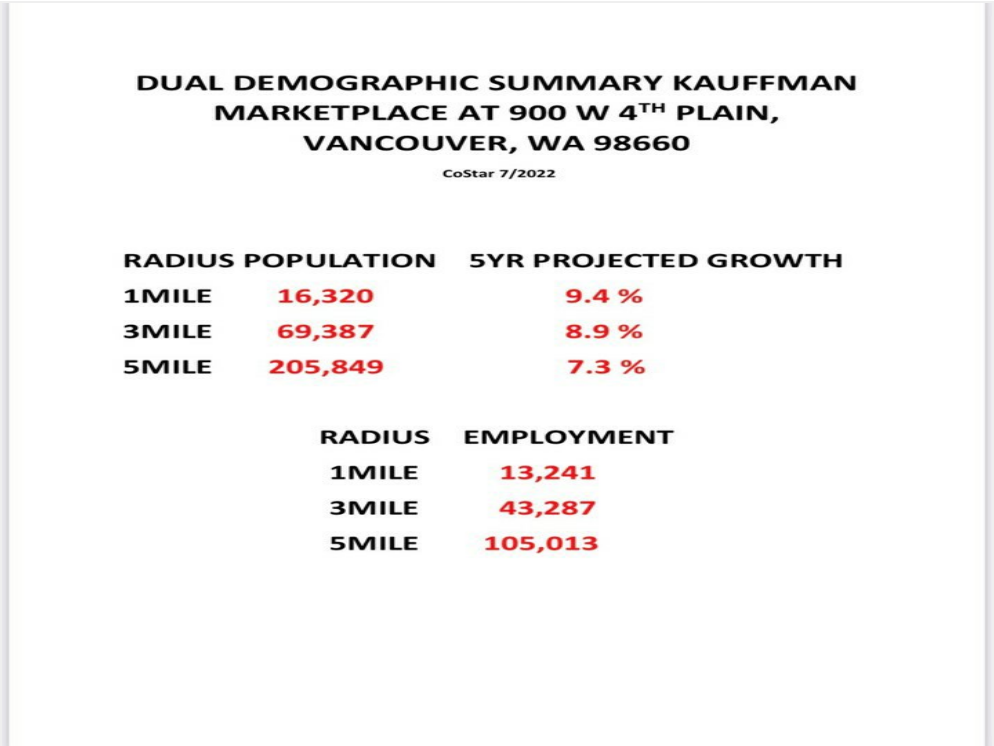
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## Property Photos



Fast Evolving Downtown Offering Thousands of New Housing Units



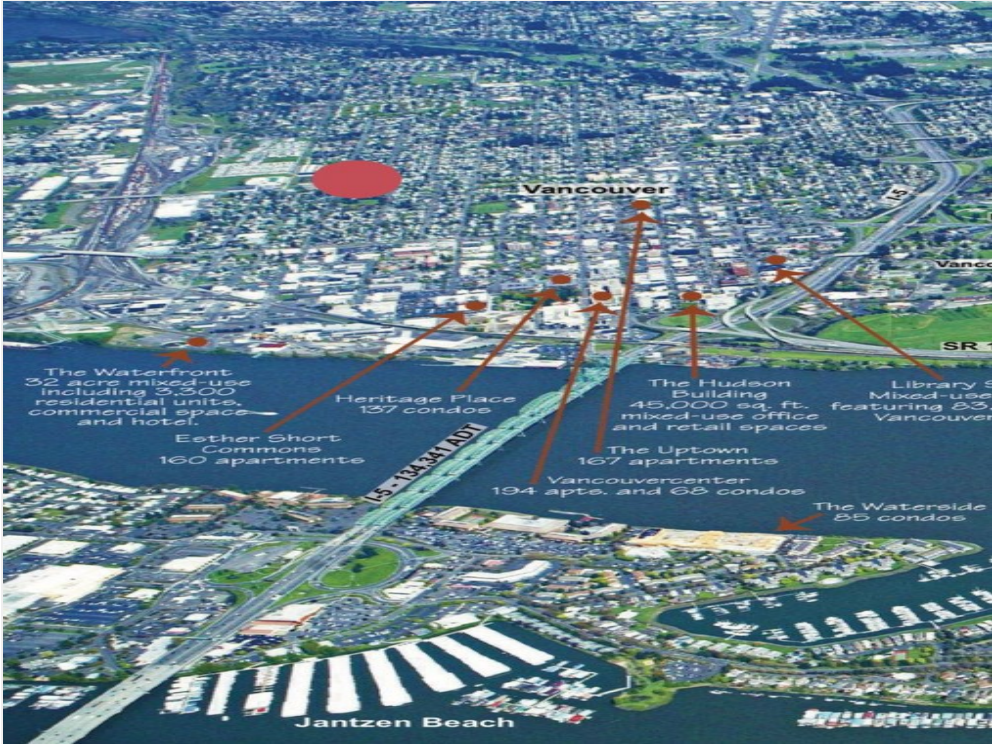
Tremendous Projected Growth Driving Significant Dual Demographics



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## Property Photos



Closest Shopping Center to Portland



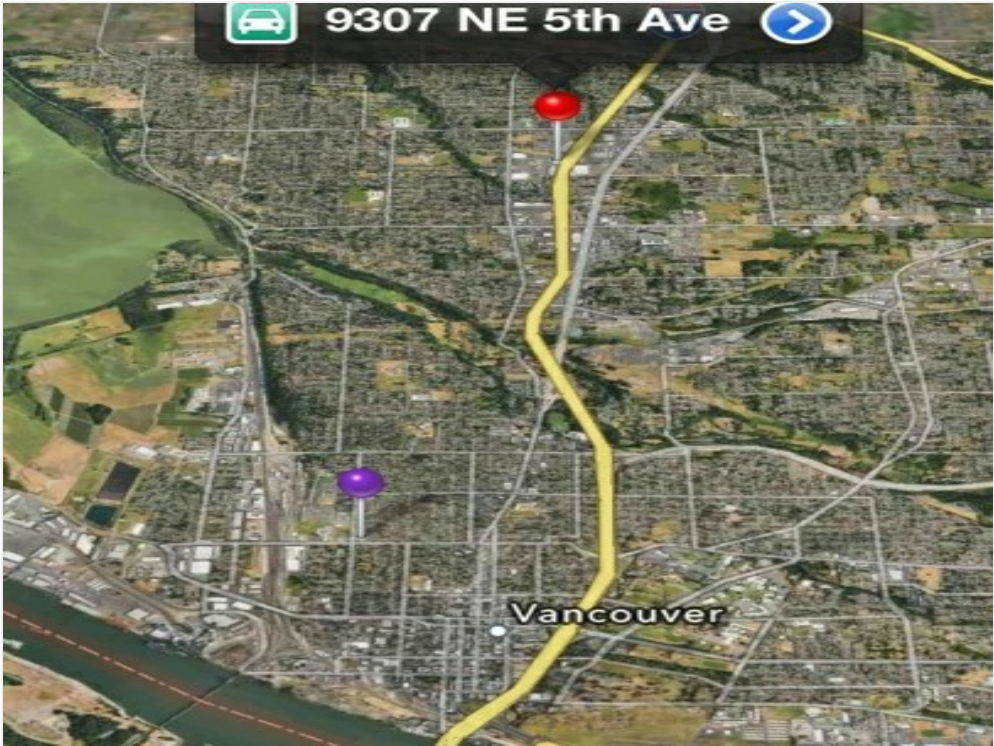
Established Redeveloping Density



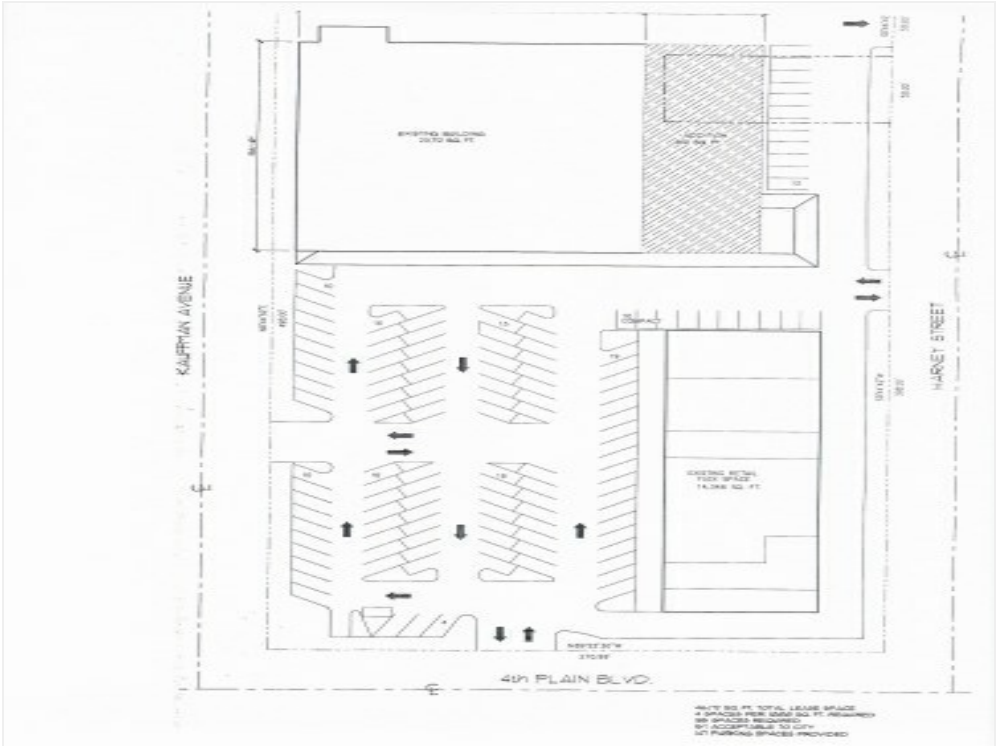
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## Property Photos



Best Location for Initial Market Entry



Anchor Possibly Expandable to 30,000sf or more

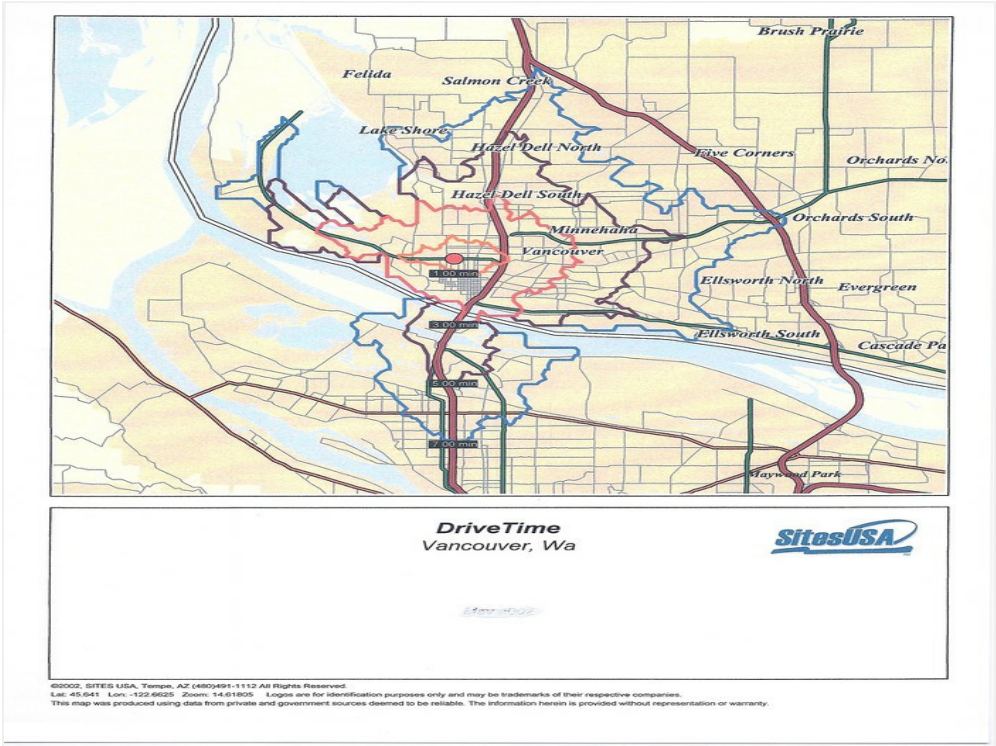
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## Property Photos



Probably the Best Market Reach in Vancouver



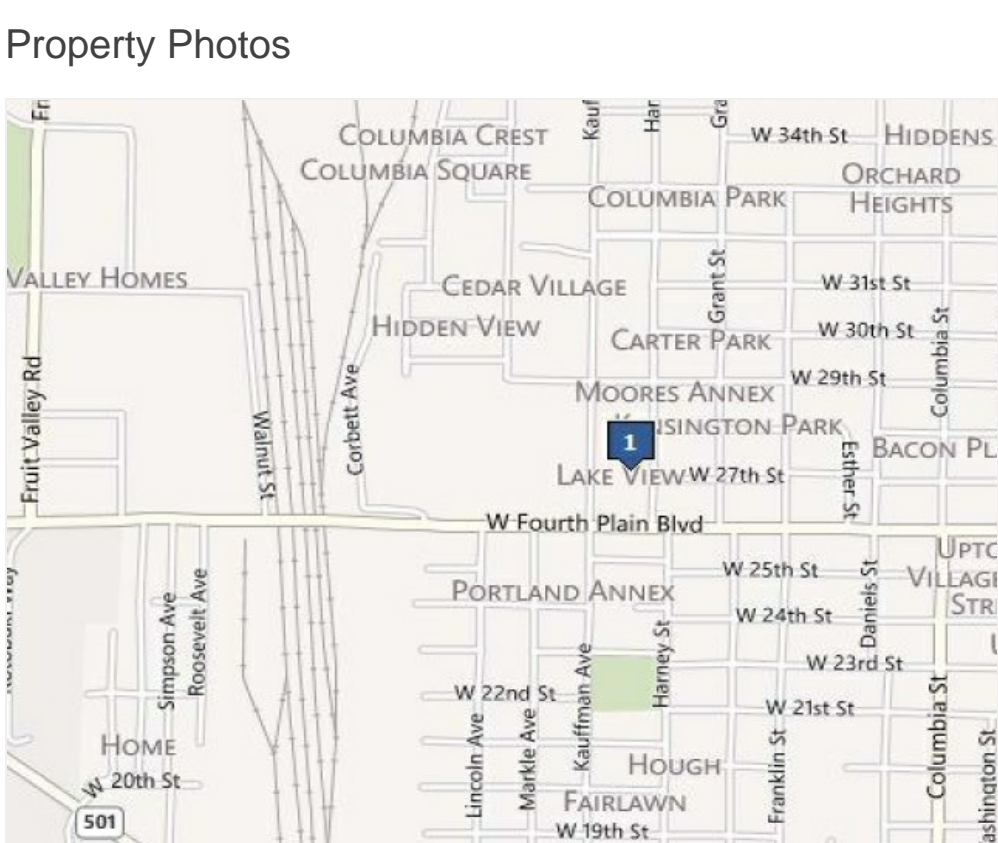
Interstate Access reduces Drive Time and Expands Market Area



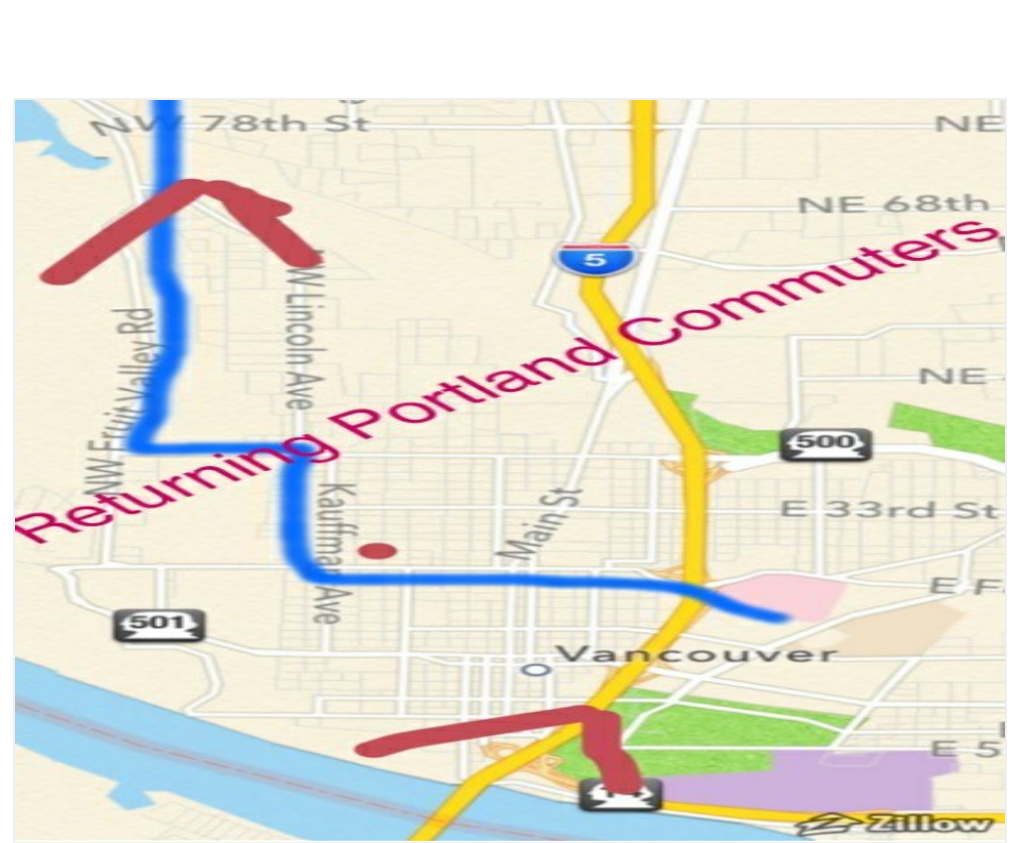
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## Property Photos



Vast Neighborhood Parking Opportunities



Thousands of Commuters Returning Daily from Work in Portland

# Kauffman Vancouver Marketplace,DowntownAnchor

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## Property Photos

Downtown Vancouver - Esther Short Park - Vancouver Farmers Market

http://www.vancouverfarmersmarket.com/markets.php?page=downtown



HomeMarketsVendorsOutreachAbout UsMediaEventsEmployment

Downtown Market



Hours

March 16th, 2013 - October 27th, 2013

Rain or Shine!

Saturday 9:00am - 3:00pm

Sunday 10:00am - 3:00pm

Location

Vancouver Farmers Market

505 Esther St

Vancouver, WA 98660

Mailing Address:

PO Box 61638

Vancouver, WA 98666

The downtown market is Southwest Washington's #1 visitor attraction and home to over 250 vendors and the second largest in the State of Washington.

You'll discover fresh and local produce, flowers, plants, baked goods, delicious food, pet treats, and accessories for yourself, home, or garden.

The Vancouver Farmers Market is a pet friendly place where you can chat with people who have grown or made your purchase, grab a bite to eat, listen to music, stroll through the park, watch the kids play, and enjoy a wonderful, relaxing day in downtown Vancouver, USA.

Click here for the Interactive Market Map



We are located at: 505 Esther St, Vancouver, WA in the Heart of Downtown Vancouver, USA

From I-5 South:

Take Mill Plain exit 1-C. Go west on 15th street to Columbia. South on Columbia to 8th street. West on 8th street to the Farmer's Market.

1 of 3

5/16/2013 10:43 AM

Opportunity to be the Northern Downtown Anchor

### KAUFFMAN VANCOUVER MARKETPLACE

#### LOCATION:

The Vancouver Marketplace is located at 800-900 West Fourth Plain Boulevard, Vancouver, WA on a signalized intersection less than 1 mile west of the Interstate 5 Interchange. Kauffman Avenue is the North-South cross-street and is the main arterial that is planned to connect \$ 1,200,000,000 plus Boise Cascade Riverfront Development to Vancouver Marketplace and to high income Salmon Creek commuters to the North. **The Fourth Plain x Kauffman intersection sits on the crosshairs of existing development and future employment and residential growth.** The planned \$ 3,500,000 Interstate-5 Columbian Crossing Project will create 20,000 construction jobs nearby and will bring the Portland light rail terminus into the Downtown.

**ANCHOR: 23,700sf(possibly expandable to 30,000sf)**

**STOREFRONTS: 14,500sf(1,600sf double-door art deco storefronts with loading in rear along Harney)**

**PARKING: Approximately 150 on-site with 100's of unrestricted on-street parking spaces)**

**TENANTING STRATEGY: Desire to populate with an anchor that is unique to Vancouver and then, whenever possible, match-up the stores with the Anchor. Possibility to theme and name the shopping center as required by Anchor.**

#### COMPETITION

There are no anchored shopping centers within 2.5 miles of Vancouver Marketplace and few if any opportunities to recreate the flexibility and convenience of our 3 Acre Site without providing structured parking. For the appropriate retail offerings, the Primary and Secondary Market Areas would cover most of Vancouver and, for liquor offerings, Market Area could extensively penetrate the Portland Region.

Kauffman Marketplace

# Kauffman Vancouver Marketplace,DowntownAnchor

800 W Fourth Plain Blvd, Vancouver, WA 98660

## Property Photos

### GROCERY STORE LOCATION CHARACTERISTICS

BLOCK 10 W 8 <sup>TH</sup> ST	KAUFFMAN MARKETPLACE 900 W 4 <sup>TH</sup> PLAIN
1)- NO DIRECT ARTERIAL INTERCHANGE ACCESS	-DIRECT ARTERIAL INTERCHANGE ACCESS
2)- POOR VISIBILITY	-HIGH VISIBILITY, CLOSER WALK FOR UPTOWN
3)- STRUCTURED PARKING	-SURFACE PARKING
4)- 137 SPACES STRUCTURED	-MORE THAN 275 SPACES ON/OFF SITE
5)- SOUTHWEST CORNER OF DOWNTOWN HEMMED IN BY RIVER & I-5	-CENTERED BETWEEN DOWNTOWN/PORT/ HOUSING & EAST 4 <sup>TH</sup> PLAIN BLVD NEIGHBORHOODS
6)- FIXED FLOOR AREA	-EXPANDABLE FLOOR AREA & WILL ANCHOR ADDITIONAL RETAIL
7)- 2.5 YEAR BUILDOUT	-APPROX 8 MONTH TENANT IMPROVEMENT BUILDOUT
8)- POOR ACCESS FOR RETURNING PORTLAND COMMUTERS	-EASY ACCESS FOR THE 4,200 RETURNING PORTLAND COMMUTERS WHO LIVE WEST OF INTERSTATE-5 ABOVE 78 <sup>TH</sup> ST
9)- INCONVIENT FOR SHOPPERS RETURNING HOME	-EXITING I-5 AT 4 <sup>TH</sup> PLAIN SHOULD ALLOW A FASTER FRUIT VALLEY RD COMMUTE THAN REMAINING IN INTERSTATE-5 TRAFFIC
10)- EXPENSIVE CONSTRUCTION WITH LAND SUBSIDY MAY REQUEST ADDITIONAL	- EXISTING FORMER THRIFTWAY ANCHOR REQUIRING MAJOR GROCERY UPDATING
11)- INDIRECT ACCESS TO WATERFRONT	-DIRECT ACCESS TO WATERFRONT 1.2M S KAUF/JEFF
12)- IMPROBABLE 24 HOUR SERVICE	- LIKELY 24 HOUR SWING SHIFT STORE SERVICE
13)- GOVERNMENT SUBSIDIZED	-TENANT IMPROVEMENTS NOT YET GOVERNMENT SUBSIDIZED
14)- INCONVENIENT FOR SHOPPERS & CARTS	-CONVENIENT FOR SHOPPERS & CARTS
15)- END OF LINE TRANSPORTATION NO DIRECT ROUTE TO E 4 <sup>TH</sup> PLAIN	-AT CROSSING OF C-TRAN BUS RT 2 & RT 6 W/ DIRECT ROUTING TO E 4 <sup>TH</sup> PLAIN BLVD NEIGHBORHOODS & "VINE"
16)- VERY POOR ACCESS TO NEIGHBORHOODS: FRUIT VALLEY/CARTER PARK/LINCOLN/HOUGH/SHUMWAY/ARNAND	-GREAT ACCESS CENTERED ON NEIGHBORHOODS: FRUIT VALLEY/CARTER PARK/LINCOLN/HOUGH/SHUMWAY/ARNAND
17)- RIVERFRONT CONDOS, APARTMENTS & OFFICES ARE SELF-PARKED	-KAUFFMAN/JEFFERSON ST PROVIDE DIRECT ROUTE ONLY 1.2 MILES NORTH TO KAUFFMAN AT 4 <sup>TH</sup> PLAIN

Our Parking both On and Off Site Superior to any other Downtown Locations

### COMPARISON OF PRESENT DEMOGRAPHICS\*

1) KAUFFMAN VANCOUVER MARKETPLACE (ZIP 98660) IS THE ONLY SHOPPING CENTER IN THE VANCOUVER DOWNTOWN / PORT REGION. IT IS LOCATED IN THE ALREADY DEVELOPED HISTORIC AREA OF VANCOUVER AND HAS LITTLE RETAIL COMPETITION. IN CONTRAST, BRIDGEPORT VILLAGE (located on the largest development in the "Liberty Center" in the Portland/Vancouver Region) IS LOCATED IN TUALATIN, OREGON AND HAS ABOUT 1.75 MILLION SQUARE FEET OF VARIOUS RETAIL COMPETITION WITHIN .75 MILES WITH MORE UNDER CONSTRUCTION. OF COURSE, KAUFFMAN IS NOT CLAIMING TO BE A LIFESTYLE CENTER.

2) KAUFFMAN VANCOUVER MARKETPLACE MAY HAVE A STRONGER CAPTIVE COMBINATION OF EMPLOYMENT AND POPULATION DEMOGRAPHICS FOR A NEIGHBORHOOD COMMUNITY SHOPPING CENTER THAN BRIDGEPORT VILLAGE HAS FOR A LIFESTYLE CENTER. ALTHOUGH HOUSEHOLD INCOME FOR BRIDGEPORT VILLAGE IS SIGNIFICANTLY HIGHER THAN KAUFFMAN MARKETPLACE, DUE TO ACCELERATING GENTRIFICATION, HOUSEHOLD INCOME WITHIN 1 MILE HAS INCREASED RAPIDLY IN THE LAST 5 YEARS. SALMON CREEK PORTLAND COMMUTERS ALSO TRAVEL FRUIT VALLEY TO KAUFFMAN AND 4<sup>TH</sup> PLAIN. AN UNUSUALLY IMPRESSIVE DIVERSITY OF HIGHER INCOME EMPLOYERS ARE LOCATED IN IMMEDIATE AREA WITH 15% OF CLATSOP COUNTY JOBS WITHIN 2 MILES AND 30% WITHIN 3 MILES.

3) A PARTIAL SNAPSHOT OF THE IMMINENT FUTURE IN IMMEDIATE NEIGHBORHOOD ANTICIPATES: AT \$400M IN PRIVATE INVESTMENT RECENTLY ATTRACTED BY VANCOUVER WASHINGTON, 2010 PORT OF THE YEAR, SHOULD CREATE AN ESTIMATED 1,000-2,000 PERMANENT JOBS AND 4,000 CONSTRUCTION JOBS RE ALMOST \$2 BILLION IN NEW RESIDENTIAL, OFFICE AND INDUSTRIAL DEVELOPMENT AND MORE THAN \$5 BILLION IN PUBLIC DEVELOPMENT WITHIN 1.25 MILES OF KAUFFMAN VANCOUVER MARKETPLACE. CONSTRUCTION OF COLUMBIA CROSSING PROJECT WILL BRING LIGHTRAIL TO THE NEIGHBORHOOD GENERATING 20,000 CONSTRUCTION JOBS. BOISE CASCADE DIV 10,000 LONG TERM CONSTRUCTION JOBS.

4) KAUFFMAN MARKETPLACE IS LOCATED ON PLANNED PRIMARY NORTHEAST/ SOUTHWEST JEFFERSON/KAUFFMAN ARTERIAL SERVING THE PROPOSED \$1,300,000,000 BOISE CASCADE COLUMBIA RIVERFRONT DEVELOPMENT. IN ADDITION, THE FOURTH PLAIN (4<sup>TH</sup> Plain Blvd. is 26<sup>th</sup> St. on the downtown street grid) LOCATION PROVIDES DIRECT ACCESS TO INTERSTATE-5 INTERCHANGE AND BEHIND, IN TURN, TO MOST OF VANCOUVER. IT IS REASONABLE TO CONCLUDE THAT KAUFFMAN VANCOUVER MARKETPLACE WOULD BE AN EXCELLENT CHOICE FOR AN ANCHOR STORE FOR THE NEIGHBORHOOD.

SUMMARY: OVERALL, FOR THE APPROPRIATE RETAIL USES, KAUFFMAN VANCOUVER MARKETPLACE MAY HAVE THE STRONGEST CAPTIVE MARKET IN THE PORTLAND/VANCOUVER REGION. IN ADDITION, 40,000 VANCOUVER COMMUTERS FUNNEL PAST 4<sup>TH</sup> PLAIN DAILY ALONG I-5 RETURNING FROM THEIR OREGON JOBS

BRIDGEPORT VILLAGE SW 72ND x Bridgeport Rd., Port., OR	/	KAUFFMAN MARKETPLACE 800-900 W 4TH Plain Blvd., Van., WA
1 MILE EMPLOYMENT:	4,254	12,108
2 MILE EMPLOYMENT:	20,312	19,436
3 MILE EMPLOYMENT:	42,770	44,351
1 MILE POPULATION:	8,110	13,529
2 MILE POPULATION:	40,100	32,902
3 MILE POPULATION:	87,838	62,672

\* DEMOGRAPHIC SOURCES: BRIDGEPORT - FIDELITY NATIONAL TITLE, KAUFFMAN - COLUMBIA RIVER ECO. DEV. COUNCIL

Surprisingly Strong Demographics



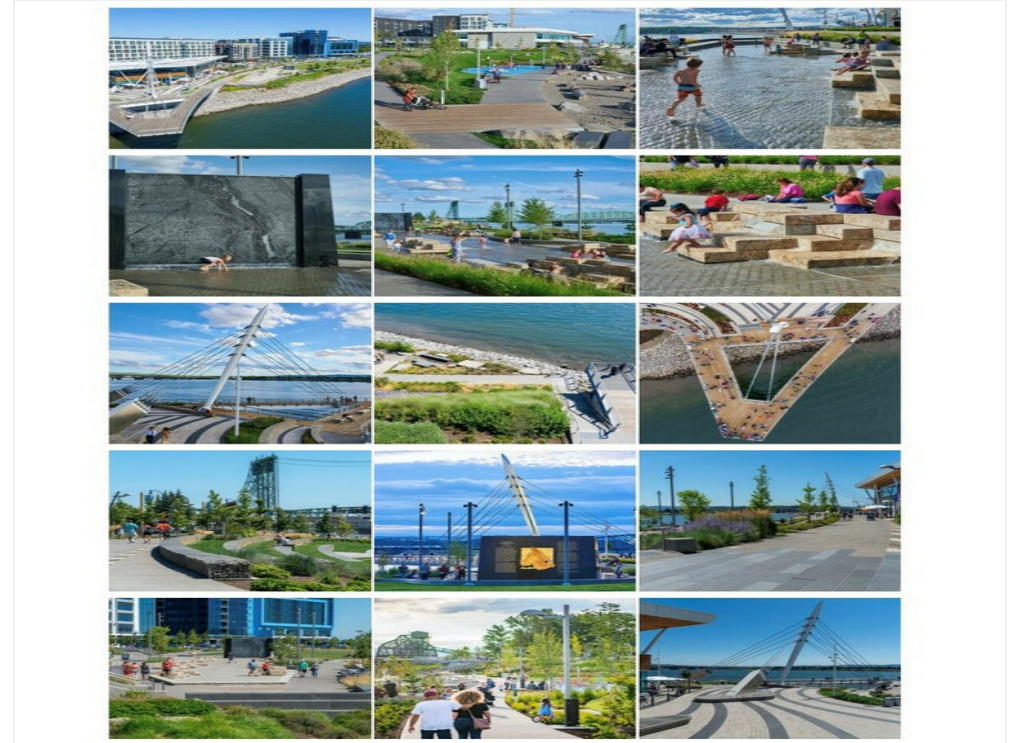
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## Property Photos



Nearby Farmers Market is the Biggest Tourist Attraction in SW Washington

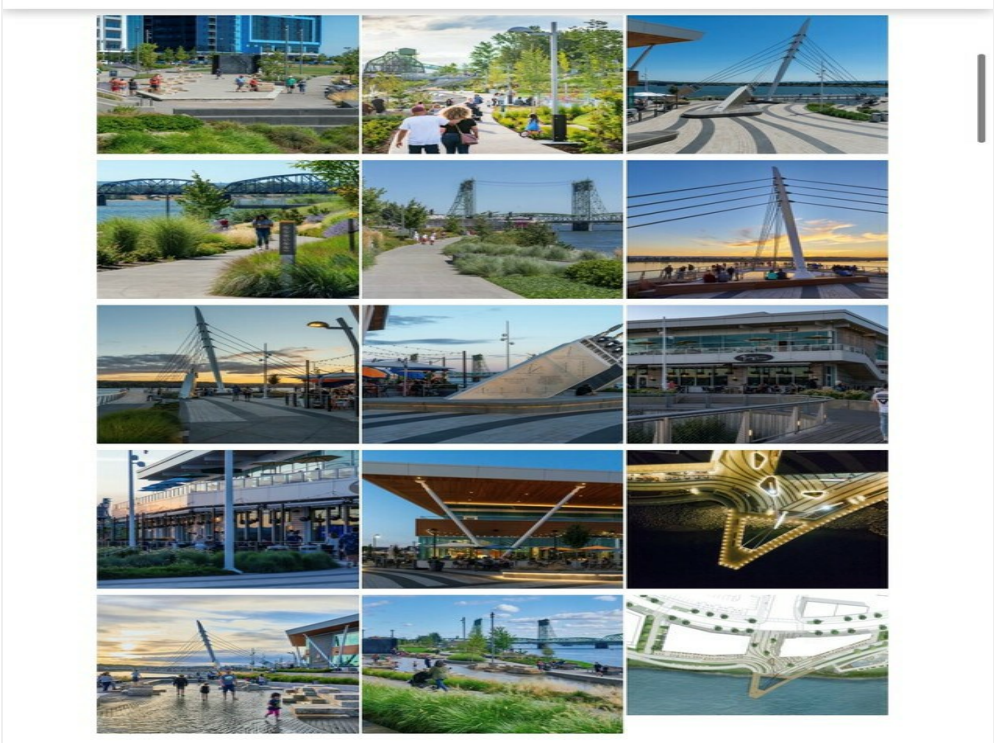


Waterfront Vancouver USA 1 Mile South

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## Property Photos



Waterfront Vancouver USA 1 Mile South



Waterfront Vancouver USA



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## Property Photos



Waterfront Vancouver USA



Waterfront Vancouver USA



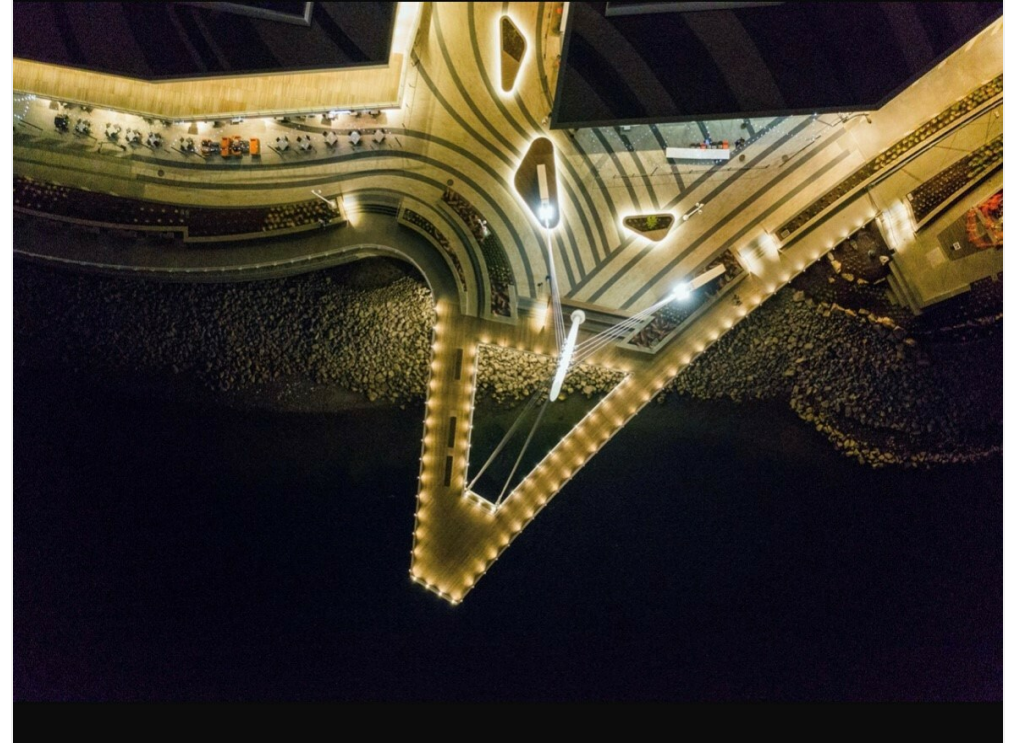
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Waterfront Vancouver USA

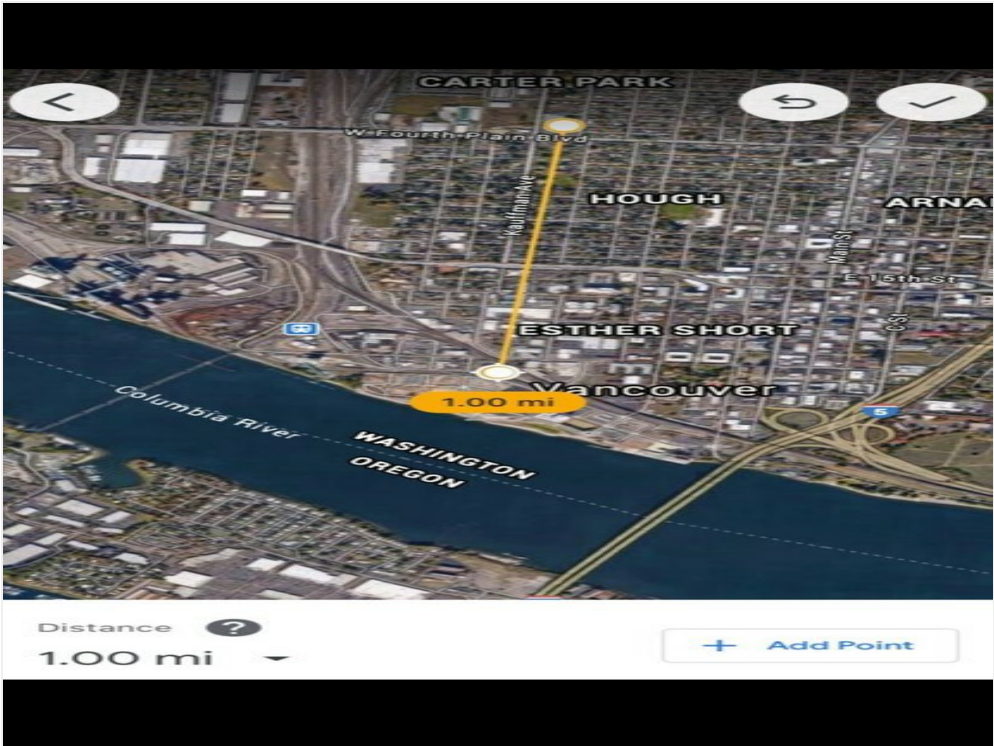


Waterfront Vancouver USA

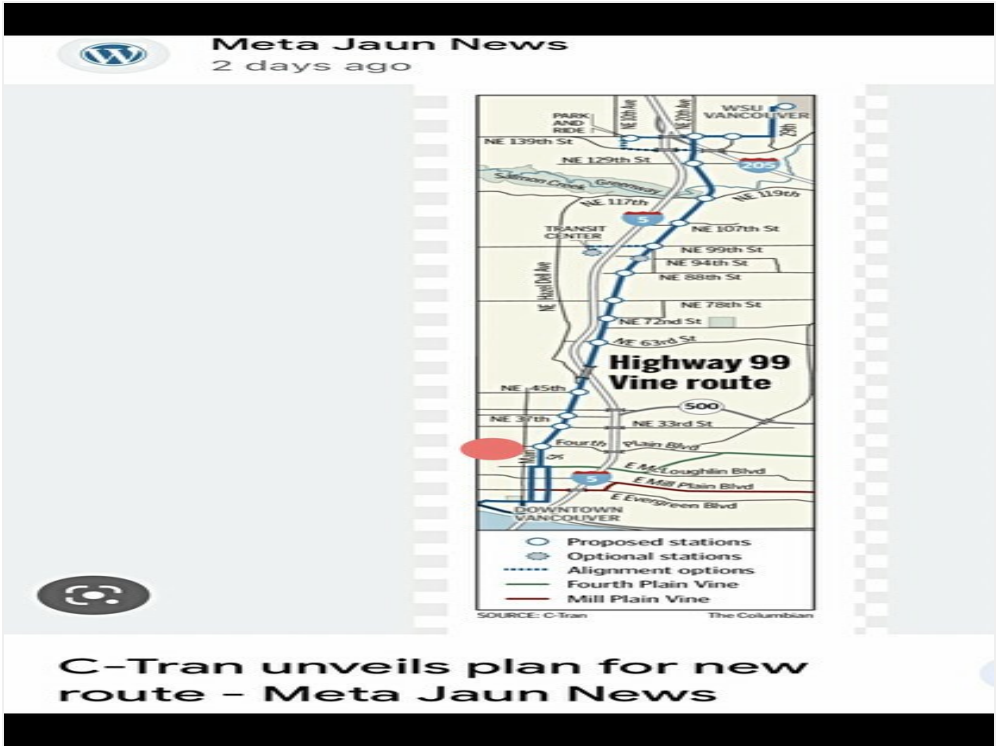
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Waterfront Vancouver USA Located ! Mile Directly South of Kauffman Center



6 Blocks from New Vine Bus Rapid Transit Station Extending to Salmon Creek




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## Property Photos

### C-TRAN named Transit System of the Year for second time



**Vancouver, WA:** C-TRAN has been named the 2022 North American Transit System of the Year by the American Public Transportation Association. It's the second time that C-TRAN has received the transit industry's highest honor.

The honor was officially announced this month as part of the annual APTA Awards, which recognize transit systems across North America. As a winner of the Outstanding Public Transportation System Achievement Award, C-TRAN was judged among other systems of a similar size. C-TRAN also received the Outstanding Public Transportation System Achievement Award in 2019.

The award encompasses C-TRAN's achievements

Well Done C-TRAN.

auto dealerships vancouver

Open now

Top rated

More Filters

Search this area

Felida

Salmon Creek

M&A Affordable Cars

CarHop Auto Sales & Finance

Vancouver Auto Group

Portland Car Dealer

CARR Buick GMC in Vancouver Collision repair

Vancouver

JOHNS

NORTHEAST PORTLAND

Maywood Park

OLD TOWN

Brush Prairie

Only Auto Dealership Site in Downtown Region



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## Location

□