

# FOR SALE

## CRACIUN RETAIL CENTER

17000 SE 1<sup>st</sup> Street | Vancouver, WA 98684



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Beautifully maintained retail center, close to all of the amenities on the east side of Vancouver. Half a mile west of the 192<sup>nd</sup> Avenue Costco. Additional nearby retailers include Home Depot, Walmart, Olive Garden, Main Event, 24-Hour Fitness, New Seasons, Fred Meyer and Target.
- Overall rents below market. Upside potential.
- Attractive market: The highly sought-after Vancouver market and Clark County, the second fastest-growing county in Washington, offer excellent incentives for businesses.
- Tax benefits: No state income tax in Washington makes the area an attractive location for businesses and potential employees.

**Purchase price:** \$2,685,000

**Price/SF:** \$276

**Total building size:** 9,722 SF

**Total land area:** 1.01 acres

**Year built:** 2016

**Zoned:** C2

**Parking ratio:** 4/1,000 SF

**NOI:** \$172,325

**Cap rate:** 6.41%

**Lease type:** NNN

## FOR MORE INFORMATION:

Brett Irons  
360.597.0574 | biron@fg-cre.com

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### Craciun Retail

### CAPITALIZATION SUMMATION TABLE

<b>PRICE:</b>			\$2,685,000	
Acres (usable):			1.01	
Price per Square Foot:			\$276	
Total Square Feet			9,722	
RENT ROLL			\$/SF (YR.)	TOTAL
Tectonic	3,462 SF	exp.1/31/28	\$17.89	\$61,935
Checked and Balanced	1,423 SF	exp. 9/30/28	\$19.09	\$27,165
K9 Doggy Playcare	4,884 SF	exp. 1/31/27	\$18.85	\$92,059
Less Vacancy/Reserves (5%)				(\$8,834)
<b>EFFECTIVE GROSS INCOME</b>				\$172,325
OPERATING EXPENSES				
	Real Estate Taxes		\$1.66	(\$16,093)
	Property Insurance		\$0.24	(\$2,371)
	Repairs and Maintenance		\$0.35	(\$3,390)
	Utilities		\$0.82	(\$7,975)
	Landscape		\$0.93	(\$9,002)
	Management Fees		\$0.70	(\$6,831)
<b>TOTAL EXPENSES</b>			\$4.70	(\$45,662)
<b>TENANT REIMBURSEMENTS</b>				\$45,662
<b>NET OPERATING INCOME (NOI)</b>				\$172,325
	Capitalization Rate			6.41%
	Capitalized Value			\$2,688,378
<b>MARKET SALE PRICE</b>				\$2,685,000



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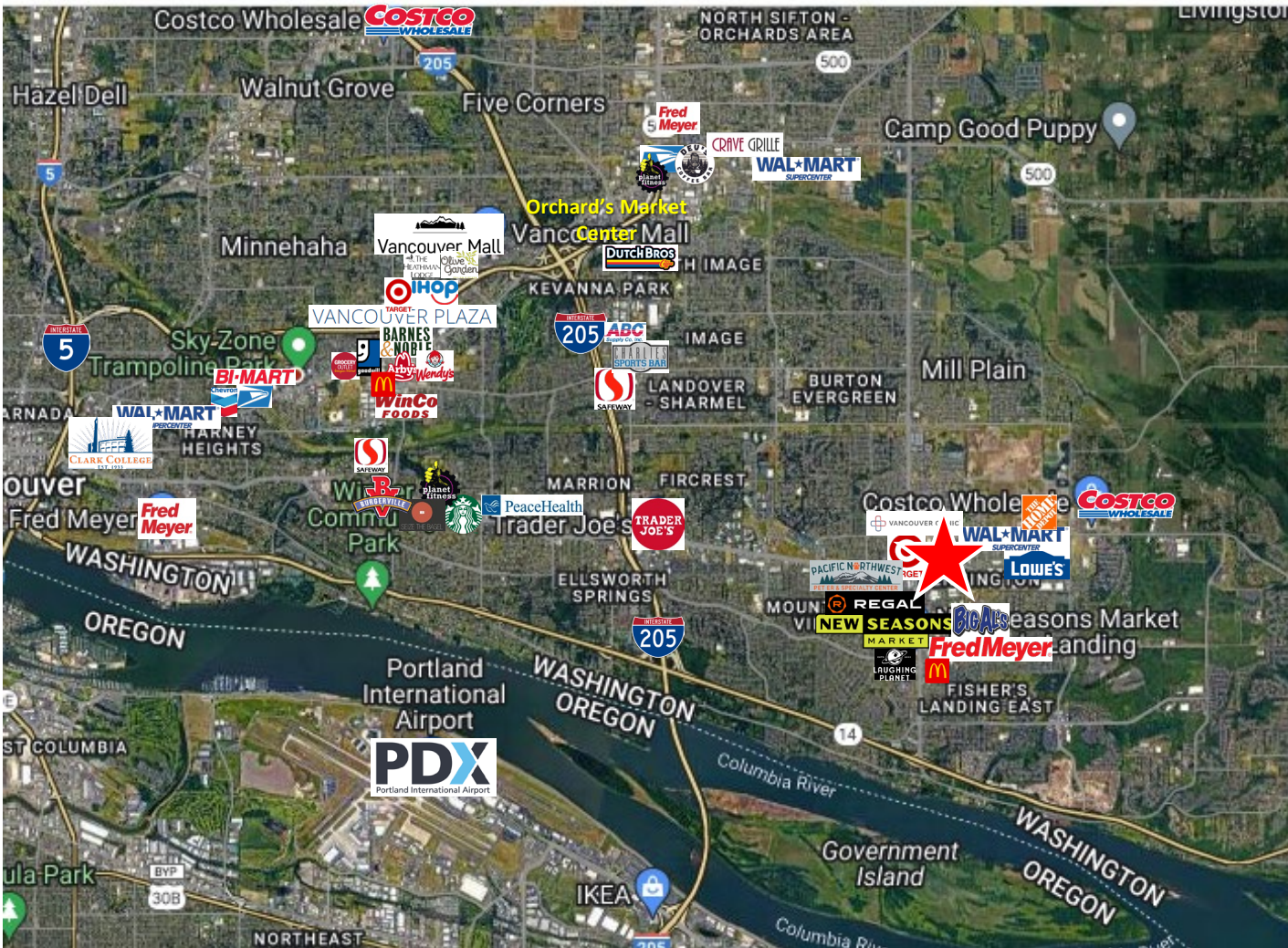
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### 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	14,761	98,512	197,328
2029 Projected Population	15,827	106,567	212,814
Est. Average Household Income	\$101,668	\$105,395	\$103,394
Est. Total Businesses	843	3,769	9,155
Est. Total Employees	6,376	30,558	77,555

### Average Daily Traffic

SE 1st St @ SE 164th Ave W – 9,845  
NE 164th Ave @ NE 8th St N – 28,100  
SE 164th Ave @ SE 3rd St S – 16,361

### Drive times

Portland Int'l Airport: 13 min  
Downtown Vancouver: 16 min  
Downtown Portland: 26 min

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.