

Pacific Crest Plaza - Unit 130

601 SE 117th Ave Unit 130, Vancouver, WA 98683



PROPERTY SUMMARY // Pacific Crest Plaza - Unit 130

PROPERTY DESCRIPTION

Located at 601 SE 117th Ave in the Pacific Crest Plaza, this 2,712 SF medical office condo offers a prime opportunity for customization in a highly accessible Vancouver, WA location. Built in 2008, the property is currently an empty shell, providing a blank canvas for a tailored medical or professional office build-out. Positioned at the intersection of SE 117th Ave and SE 7th St, the property benefits from excellent visibility and proximity to I-205, making it convenient for both tenants and clients.

The surrounding area is characterized by a robust mix of residential and commercial developments, supporting a steady demand for healthcare and professional services. Ample shared parking and nearby amenities, including retail and dining options, further enhance its appeal. This property is ideal for owner-occupants or investors seeking to create a state-of-the-art space for medical practices, outpatient clinics, or other professional uses.

PROPERTY HIGHLIGHTS

- Blank canvas, ready for a tailored medical office build-out to meet specific tenant needs
- Built in 2008, offering high-quality construction suitable for a medical office with ample parking
- Easy access to the I-205 with nearby retail and dining



OFFERING SUMMARY

Listing Price:	\$950,000
Net Rentable Area:	2,712 sf
Lot Size:	3.06 Acres
Price/SF:	\$350

OFFERING SUMMARY



Listing Price
\$950,000



Down Payment
\$237,500



Price/SF
\$350

FINANCIAL

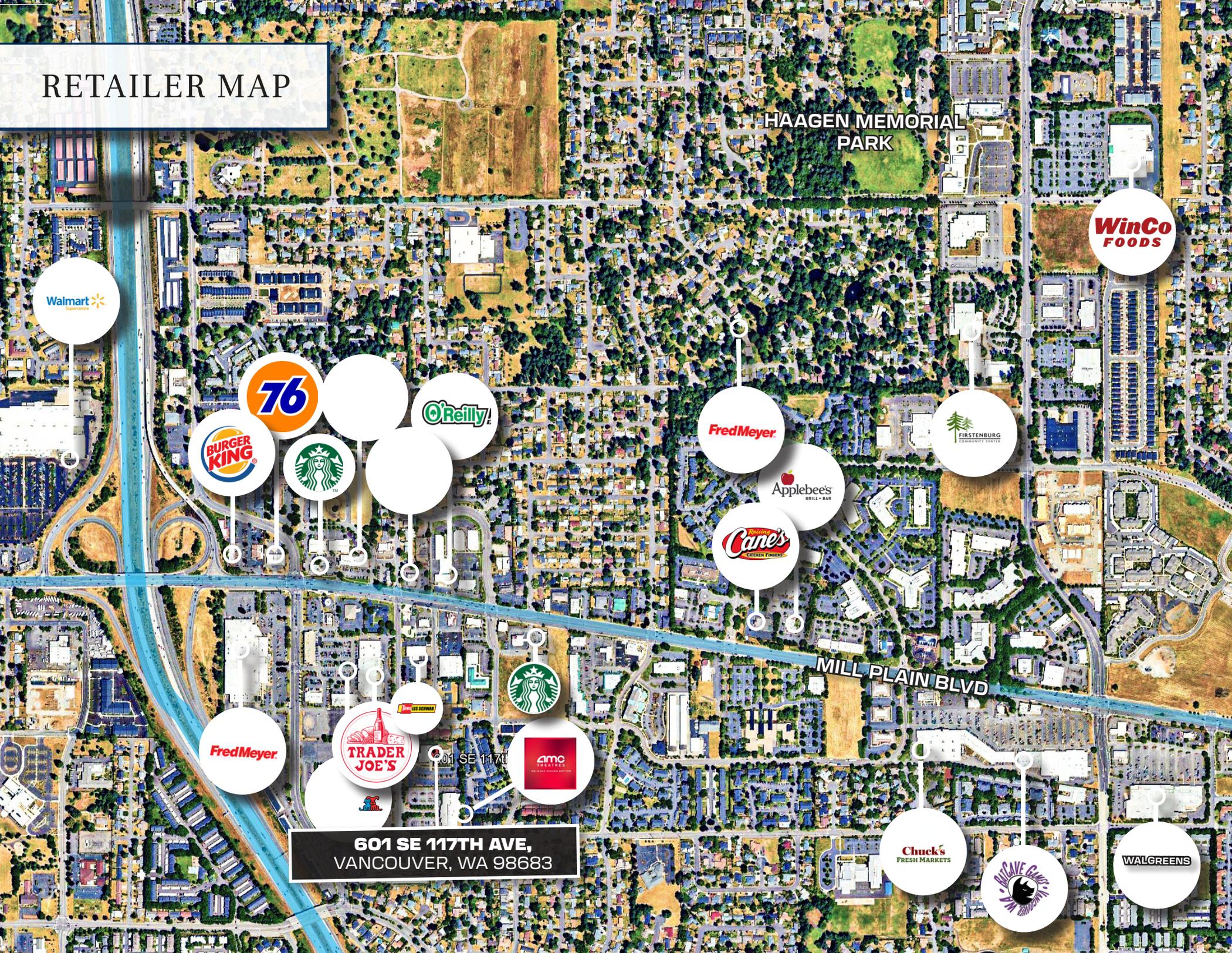
Listing Price	\$950,000
Down Payment	25% Down 25 Year Amort. / \$237,500
Price/SF	\$350.29

OPERATIONAL

Net Rentable Area	2,712 SF
Lot Size	3.06 AC
Year Built	2008



RETAILER MAP



HAAGEN MEMORIAL
PARK

WinCo
FOODS

Walmart

76

BURGER
KING

Starbucks

O'Reilly's

Fred Meyer

Applebee's
GRILL + BAR

FIRSTENBURG
COMMUNITY CENTER

Cane's
CHICKEN FINERY

MILL PLAIN BLVD

Fred Meyer

TRADER
JOE'S

amc
THEATERS

601 SE 117TH AVE,
VANCOUVER, WA 98683

Chuck's
FRESH MARKETS

BRISQ
CANE'S

WALGREENS









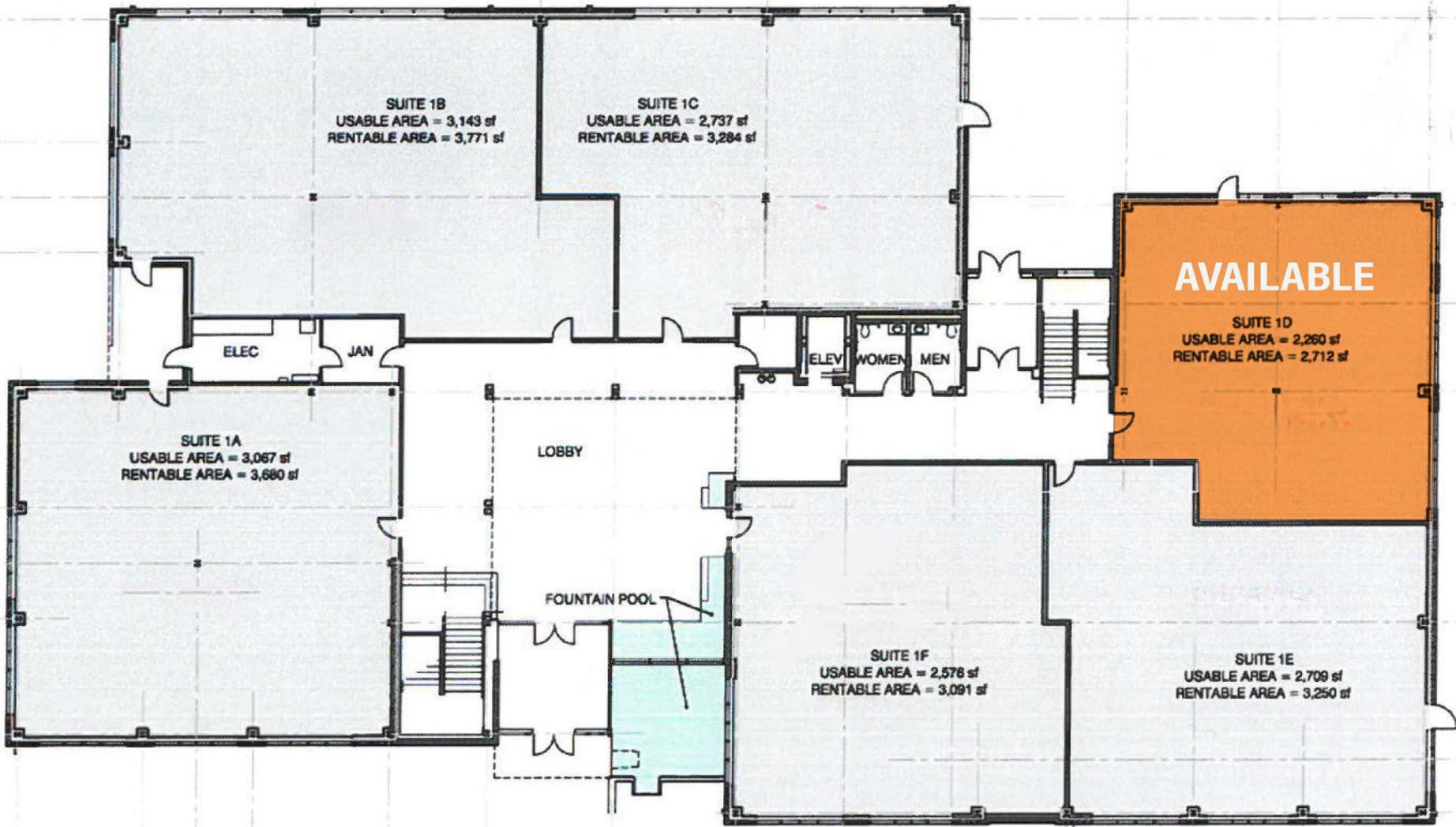




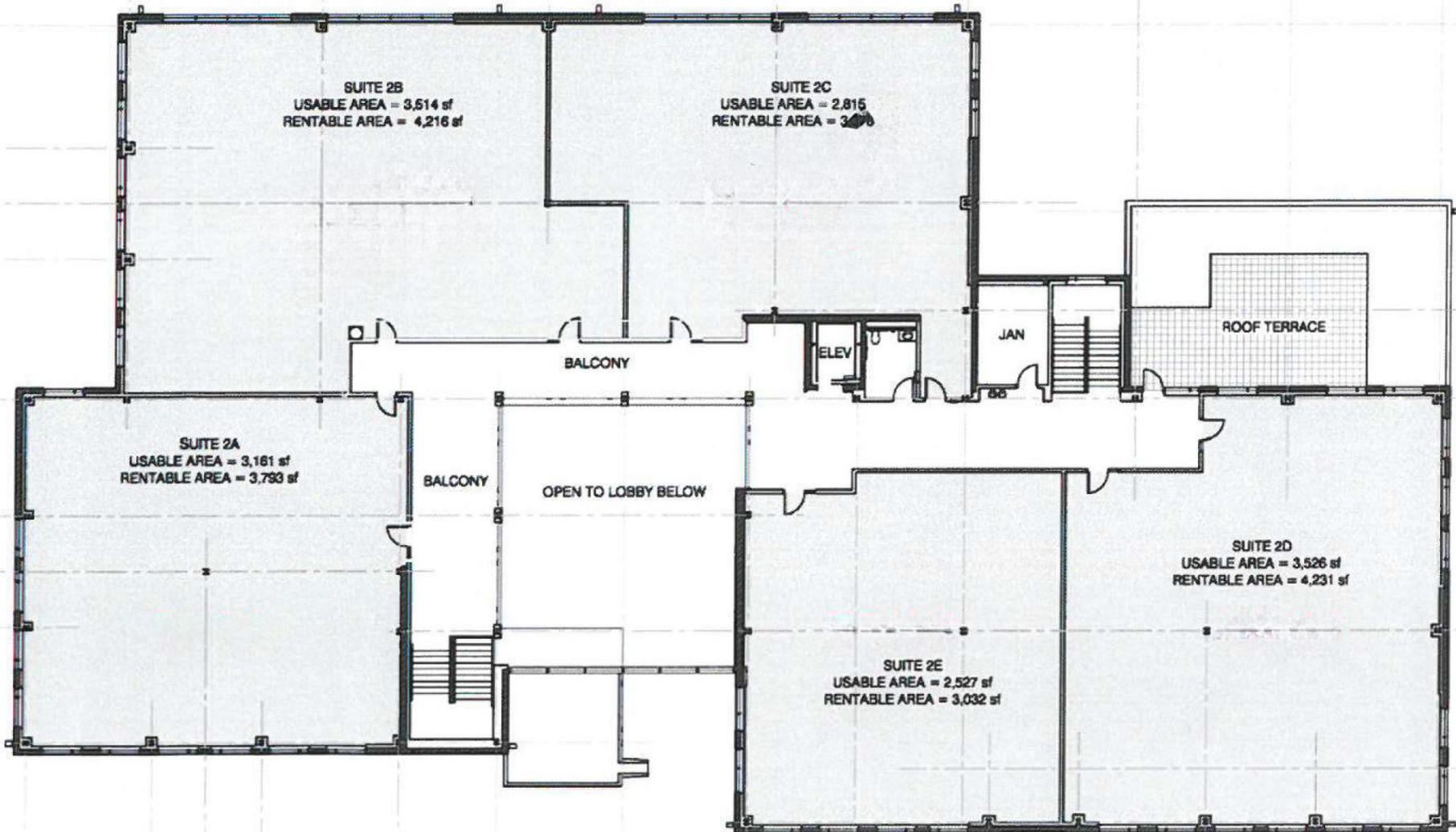




First Floor Suite Areas



Second Floor Suite Areas

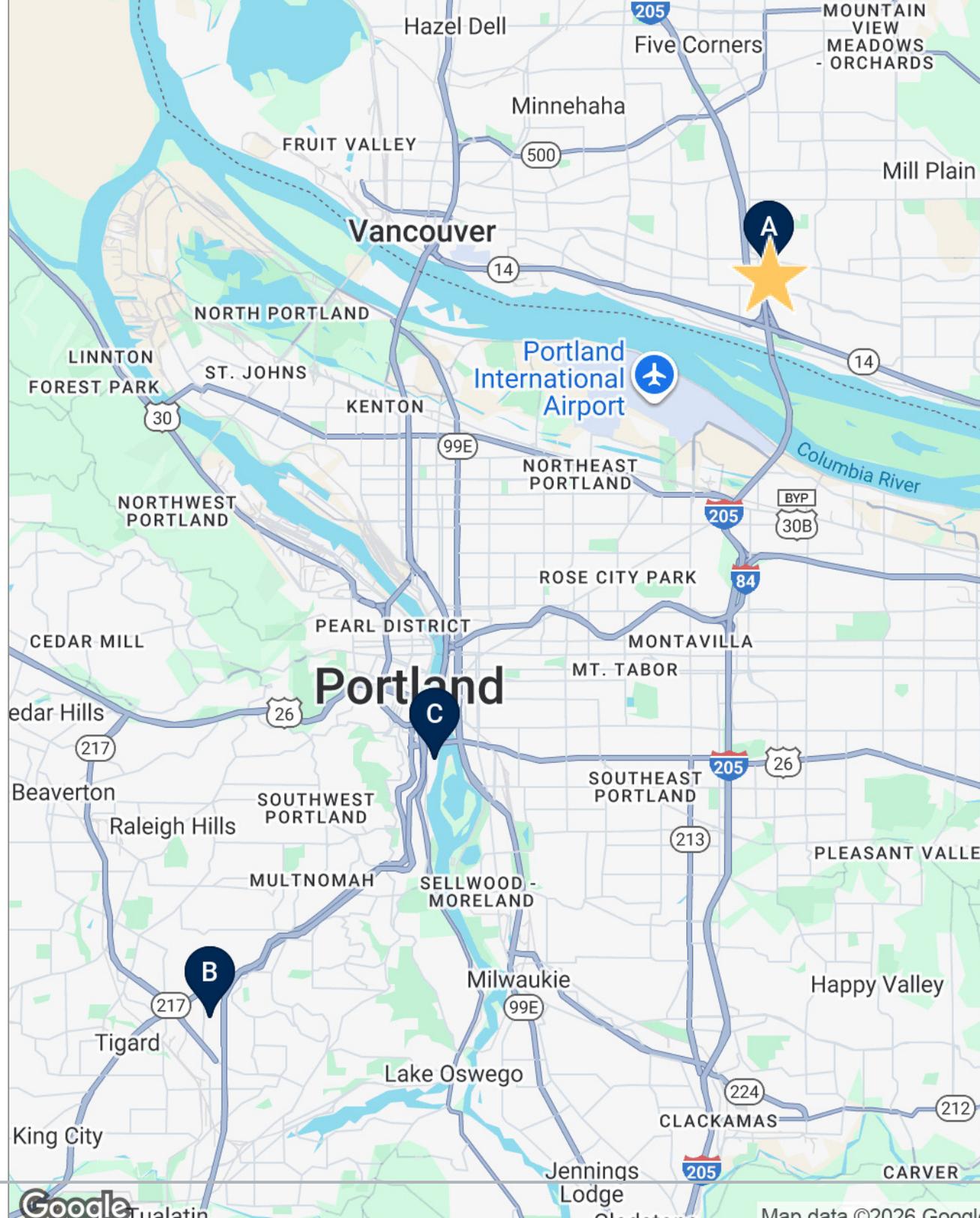


Pacific Crest Plaza - Unit 130 // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	NET RENTABLE AREA	PRICE/SF	CLOSE
	Pacific Crest Plaza - Unit 130 601 SE 117th Ave Unit 130 Vancouver, WA 98683	\$950,000	2,712 SF	\$350.29	On Market
	SALE COMPARABLES	PRICE	NET RENTABLE AREA	PRICE/SF	CLOSE
	Pacific Crest Plaza Unit 210/220 601 SE 117th Ave Vancouver, WA 98683	\$4,020,000	7,455 SF	\$539.24	01/31/2022
	12005-12025 SW 70th Ave 12005 SW 70th Ave Portland, OR 97223	\$1,550,000	3,777 SF	\$410.38	06/01/2024
	3630 S River Pkwy 3630 S River Pkwy Portland, OR 97239	\$840,000	2,510 SF	\$334.66	03/01/2024
AVERAGES		\$2,136,667	4,581 SF	\$428.09	-

SALE COMPS MAP

-  Pacific Crest Plaza - Unit 130
-  Pacific Crest Plaza Unit 210/220
-  12005-12025 SW 70th Ave
-  3630 S River Pkwy



Pacific Crest Plaza - Unit 130 // SALE COMPS



★ **Pacific Crest Plaza - Unit 130**
601 SE 117th Ave Unit 130, Vancouver, WA 98683

Listing Price:	\$950,000	Net Rentable Area:	2,712 SF
Price/SF:	\$350.29	Year Built/Renovated:	2008/-
Lot Size:	3.06 Acres		



▲ **Pacific Crest Plaza Unit 210/220**
601 SE 117th Ave Vancouver, WA 98683

Sale Price:	\$4,020,000	Net Rentable Area:	7,455 SF
Price/SF:	\$539.24	Year Built/Renovated:	2008/-
COE:	01/31/2022		

Sold with a strong 10-year NNN lease

SALE COMPS // Pacific Crest Plaza - Unit 130



B **12005-12025 SW 70th Ave**
12005 SW 70th Ave Portland, OR 97223

Sale Price:	\$1,550,000	Net Rentable Area:	3,777 SF
Price/SF:	\$410.38	Year Built/Renovated:	2012/-
COE:	06/01/2024		

Buyer was a national corporation, not represented. Seller was a national corporation represented by Cameron Schwab of Keller Williams.

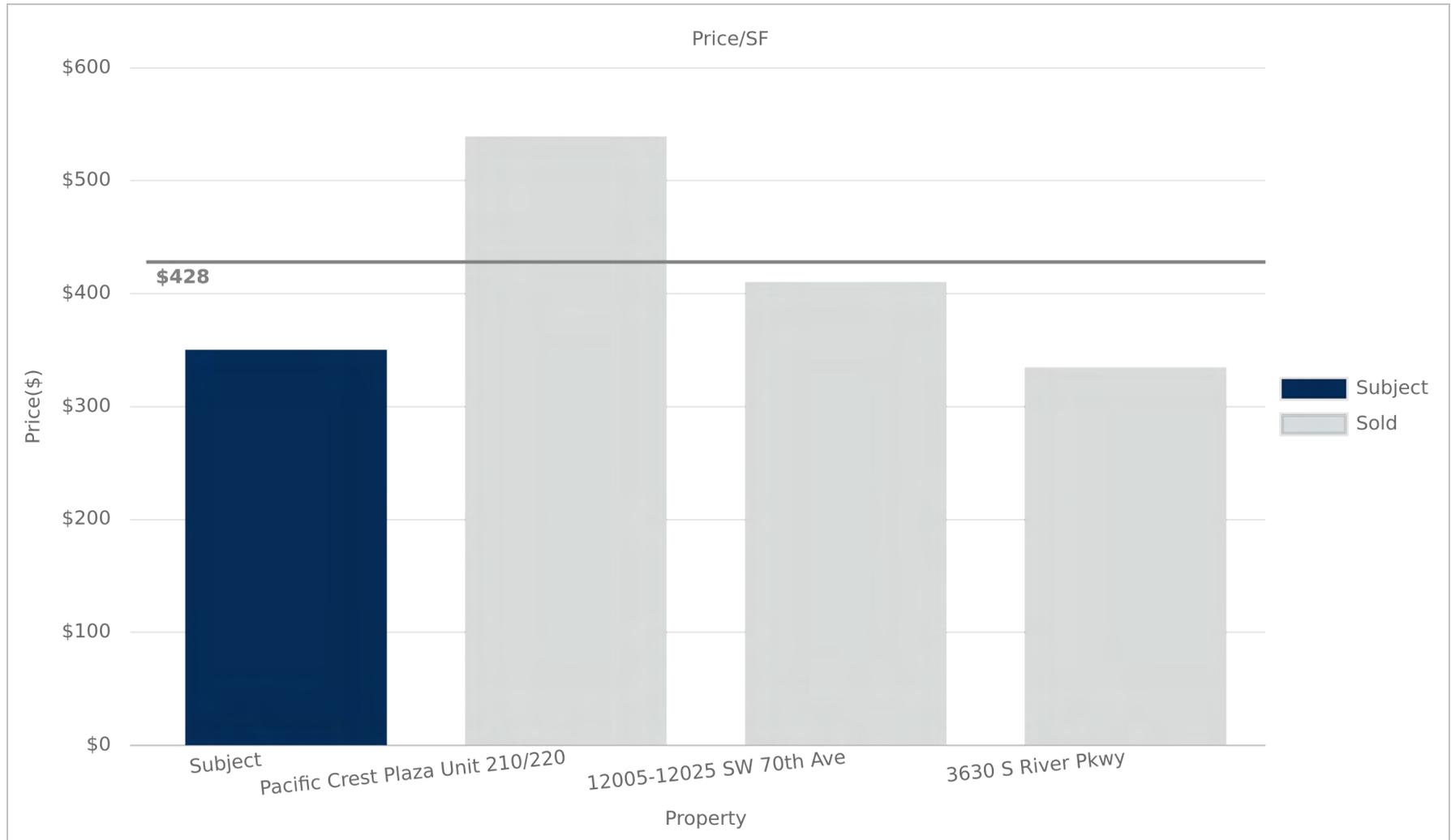


C **3630 S River Pkwy**
3630 S River Pkwy Portland, OR 97239

Sale Price:	\$840,000	Net Rentable Area:	2,510 SF
Price/SF:	\$334.66	Year Built/Renovated:	2007/-
COE:	03/01/2024		

Private individual represented by Art Karas formerly of Capacity Commercial, now Marcus & Millichap. Purchased by First Citizens Bank represented by Debbie Thomas of Debbie Thomas Real Estate.

Pacific Crest Plaza - Unit 130 // PRICE PER SF CHART



DEMOGRAPHICS // Pacific Crest Plaza - Unit 130

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	17,647	117,451	265,178
2024 Estimate			
Total Population	16,546	112,273	254,076
2020 Census			
Total Population	15,582	107,808	245,492
2010 Census			
Total Population	13,704	94,906	218,205
Daytime Population			
2024 Estimate	17,166	98,304	262,080
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	7,979	47,851	106,405
2024 Estimate			
Total Households	7,464	45,449	101,419
Average (Mean) Household Size	2.2	2.4	2.5
2020 Census			
Total Households	6,761	42,152	94,587
2010 Census			
Total Households	6,101	37,393	83,570
HOUSEHOLDS BY INCOME			
	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	4.8%	8.0%	8.4%
\$150,000-\$199,999	7.0%	8.2%	8.5%
\$100,000-\$149,999	22.1%	21.9%	21.6%
\$75,000-\$99,999	14.9%	16.7%	15.3%
\$50,000-\$74,999	22.5%	18.9%	18.1%
\$35,000-\$49,999	12.9%	10.2%	10.1%
\$25,000-\$34,999	5.1%	5.7%	5.8%
\$15,000-\$24,999	4.5%	4.4%	5.4%
Under \$15,000	6.1%	6.0%	6.7%
Average Household Income	\$90,530	\$101,973	\$102,439
Median Household Income	\$61,448	\$68,926	\$69,201
Per Capita Income	\$39,860	\$41,222	\$40,652

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	16,546	112,273	254,076
Under 20	20.7%	22.7%	23.5%
20 to 34 Years	26.1%	22.7%	22.2%
35 to 49 Years	19.2%	19.0%	20.5%
50 to 59 Years	10.5%	11.6%	12.1%
60 to 64 Years	5.7%	5.9%	5.7%
65 to 69 Years	5.5%	5.6%	5.1%
70 to 74 Years	4.9%	4.9%	4.3%
Age 75+	7.4%	7.6%	6.6%
Median Age	37.0	39.0	38.0
Population by Gender			
2024 Estimate Total Population	16,546	112,273	254,076
Male Population	50.7%	51.0%	50.5%
Female Population	49.3%	49.0%	49.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	26.0	26.0



POPULATION

In 2024, the population in your selected geography is 254,076. The population has changed by 16.44 percent since 2010. It is estimated that the population in your area will be 265,178 five years from now, which represents a change of 4.4 percent from the current year. The current population is 50.5 percent male and 49.5 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 3,226 people per square mile.



EMPLOYMENT

In 2024, 128,179 people in your selected area were employed. The 2010 Census revealed that 59.8 percent of employees are in white-collar occupations in this geography, and 21.9 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSEHOLDS

There are currently 101,419 households in your selected geography. The number of households has changed by 21.36 percent since 2010. It is estimated that the number of households in your area will be 106,405 five years from now, which represents a change of 4.9 percent from the current year. The average household size in your area is 2.5 people.



HOUSING

The median housing value in your area was \$427,929 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 47,307.00 owner-occupied housing units and 36,261.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$85,407, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 67.11 percent since 2010. It is estimated that the median household income in your area will be \$95,318 five years from now, which represents a change of 11.6 percent from the current year.

The current year per capita income in your area is \$40,652, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$102,439, compared with the U.S. average, which is \$101,307.



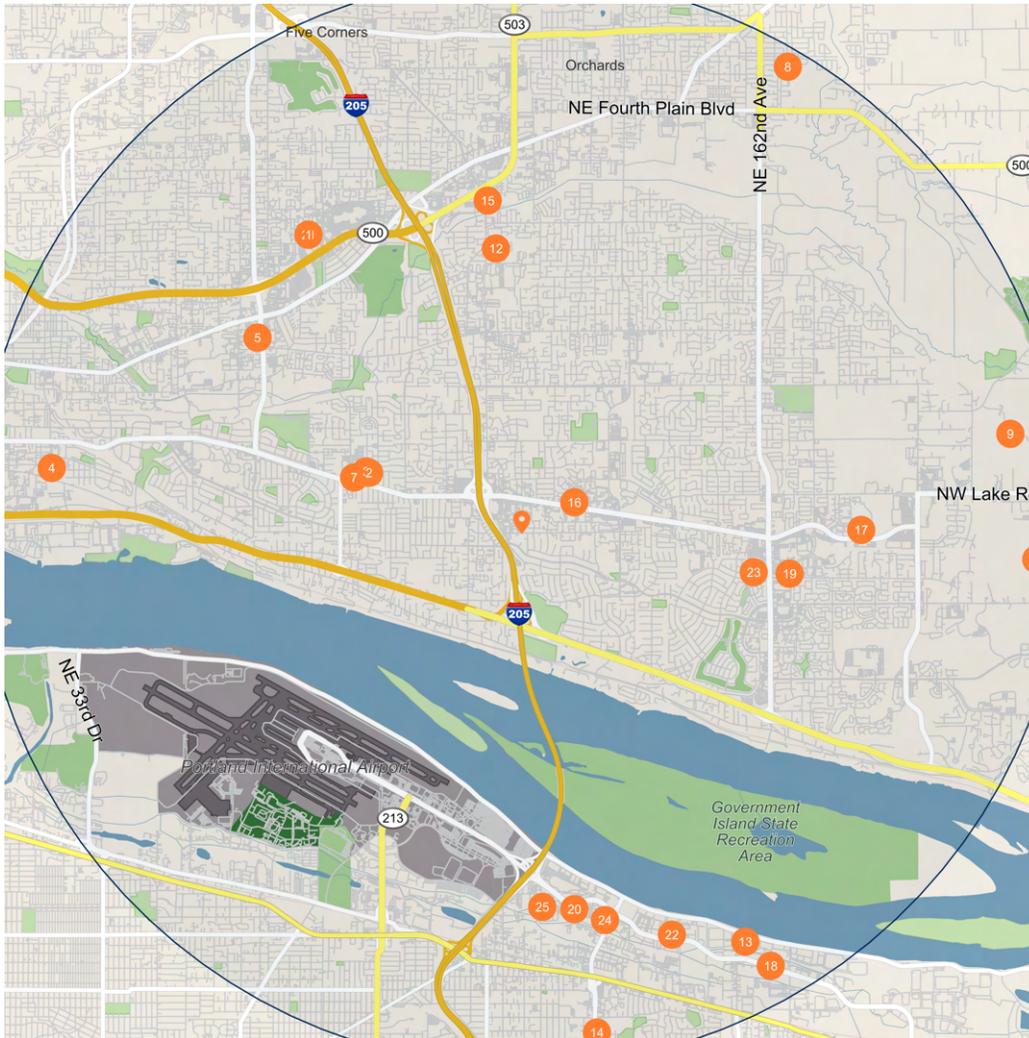
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 29.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.2 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.4 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS // Pacific Crest Plaza - Unit 130



Major Employers		Employees
1	Bbs I LLC	5,009
2	SW Washington Hospital Inc	3,347
3	Peacehealth Southwest Med Ctr	2,470
4	Washington State Dept Scial HI-Washington School For The Deaf	1,596
5	Hirequest Inc	1,410
6	PeacehIth Sthwest Med Ctr Fndt	1,157
7	Southwest Washington Hlth Sys	1,084
8	Southwest Washington Hlth Sys-Pioneer Child Care	1,084
9	Logitech Inc-Ultimate Ears	959
10	Wafertech LLC	925
11	Clark Cllege Fndtion Hldngs LL-CLARK COLLEGE	725
12	Shin-Etsu Handotai America Inc-S E H America	710
13	Relay Resources	709
14	Beginright Inc-Beginright Employment Services	697
15	Apple Washington II LLC-Applebees	683
16	Apple Washington II LLC-Applebees	683
17	Medical Management Intl Inc-Banfield Pet Hospital	650
18	Innovel Solutions Inc-Sears	642
19	Logitech Inc	611
20	Multnomah Education Svc Dst	601
21	Endurance Intl Group - W Inc-Host Lane	515
22	P C Northwest Permanente-Kaiser Permanente	500
23	Portland Adventist Medical Ctr	497
24	Hoffman Structures Inc	486
25	TRM Copy Centers LLC	478

Pacific Crest Plaza - Unit 130 // DEMOGRAPHICS



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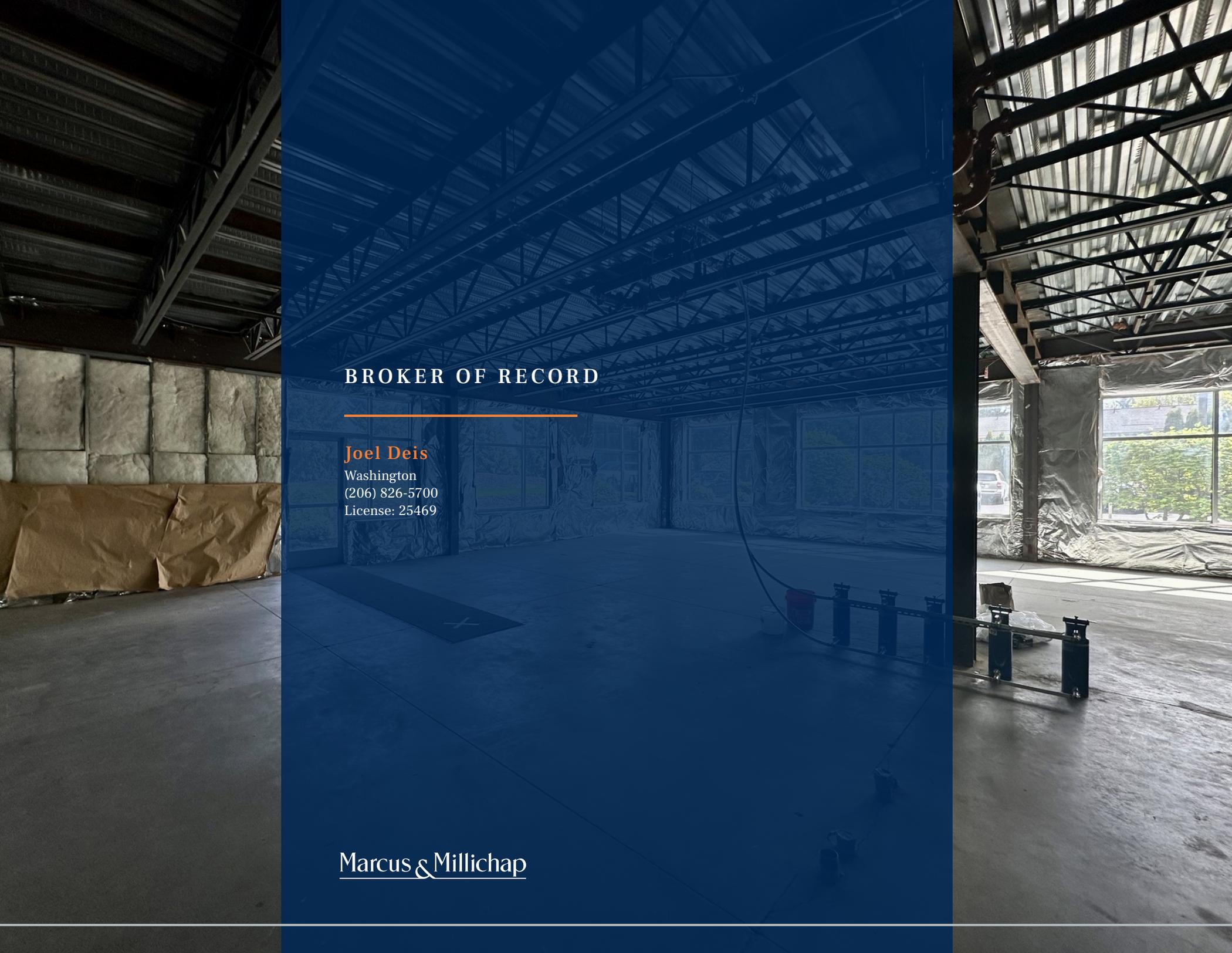
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