

FOR SALE

FLOOR & DÉCOR

11608 NE 76th Street,
Vancouver, WA 98662



**2025 Remodel, 15-Year STNL
Publicly Traded Investment Opportunity**

PRESENTED BY CAPACITY COMMERCIAL GROUP



ASHTON SUMMERS
Sr. Associate Broker | Licensed in OR & WA
503-747-9586
ashton@capacitycommercial.com



DAVID DEMERS
HSM PACIFIC REALTY, INC.
503-245-1400 x521
www.hsmpacific.com



FLOOR & DÉCOR

11608 NE 76th Street,
Vancouver, WA 98662



CONTENTS

Offering Summary	3
Investment Highlights	5
Site Overview	7
Tenant Overview	8
Area Overview	10
Drive Times & Demographics	12
Washington Real Estate Disclosure	13

DISCLAIMER

Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of 11608 NE 76th Street, Vancouver, WA 98662 (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately the exclusive listing brokers.



Ideal 1031 Exchange Candidate
or addition to an Existing Net Lease Portfolio



THE OFFERING

Capacity Commercial Group, in collaboration with HSM Pacific, is pleased to offer the opportunity to acquire the fee simple interest in a NNN-leased, newly remodeled, corporate-guaranteed (NYSE: FND) Floor & Décor investment property located in Vancouver, Washington (the Property).

The tenant, Floor and Décor Outlets of America, Inc. ("Floor & Décor"), signed a 15-year lease with four 5-year options to extend, demonstrating their commitment to the site. The lease is NNN, with landlord responsibilities limited to the repair and replacement of the roof and structure.

Floor & Décor is strategically located at the intersection of NE 76th Street and NE 117th Ave, where a combined ±22,000 vehicles pass the site per day, on average.

The tenant paid for all recent renovations to the property, thus demonstrating their commitment to the site and significantly reducing relocation risk. Floor & Décor sought this location as a strategic alignment with the neighboring Lowe's, as it is the #2 store in the State of Washington, per Placer.ai.

OFFER SUMMARY

Address	11608 NE 76th Street, Vancouver, WA 98662
Sale Price	\$7,385,000
Cap Rate	5.75%
Lease Term	15-Years
Year Built Renovated	1989 2025
Rentable SF	49,975 SF

Offering Details

PROPERTY SUMMARY

Property	Floor & Décor
Address	11608 NE 76th Street, Vancouver, WA 98662
Region	Clark County
Building Size	49,975 SF
Site Area	±2.71 Acres (118,048 SF)
Year Built Renovated	1989 2025
Zoning	General Commercial (GC, CG)

FINANCING SUMMARY

Sale Price	\$7,385,000
Cap Rate	5.75%
NOI	\$424,788
Lease Term	15 Years + 4x 5-Year Options
Lease Type: NNN ^[1]	Tenant is responsible for all taxes, insurance, and maintenance, excluding roof, structure, and approximately \$3,500/YR Landlord general liability insurance.

^[1] Landlord is responsible for maintaining their own general liability insurance.

RENT SCHEDULE

LEASE YEAR	ANNUAL BASE RENT	MONTHLY INSTALLMENT	RENT /SF	RENT ESCALATIONS	ANNUAL YIELD
Lease Year 1-5 (current)	\$424,788	\$35,399	\$8.50 /SF	N/A	5.75%
Lease Year 6-10	\$456,647	\$37,481	\$9.00 /SF	\$0.50 /SF/YR	6.18%
Lease Year 11-15	\$474,762	\$39,564	\$9.50 /SF	\$0.50 /SF/YR	6.43%
First Option Term (12/01/2040)	\$499,750	\$41,646	\$10.00 /SF	\$0.50 /SF/YR	6.77%
Second Option Term (12/01/2045)	\$524,738	\$43,728	\$10.50 /SF	\$0.50 /SF/YR	7.11%
Third Option Term (12/01/2050)	\$549,725	\$45,810	\$11.00 /SF	\$0.50 /SF/YR	7.44%
Fourth Option Term (12/01/2055)	\$574,713	\$47,893	\$11.50 /SF	\$0.50 /SF/YR	7.78%



Investment Highlights

15-Year Base Term | 2025 Remodel | Top Performing Lowe's Synergy

- Floor & Décor signed a 15-year lease with four, 5-year options to extend, demonstrating their commitment to the site
- The lease features \$0.50/SF/YR rental increases every 5-year, the current market standard for leading national retailers in the Pacific Northwest
- The tenant paid for all recent renovations to the property, thus demonstrating their commitment to the site and significantly reducing relocation risk
- Zero near term capital expenditures protects investor cash flows
- Strategic tenant location adjacent to the #2 Lowe's store within the state of Washington, per Placer.ai data

Publicly Traded Company | Expanding National Tenant

- Floor & Décor is listed on the New York Stock Exchange under the ticker "FND" and has a market capitalization \$6.195 billion (November 2025)
- The company has more than tripled its net sales and store count since going public on April 27, 2017
- Floor & Decor (NYSE: FND) boasts a credit rating of BB/Stable and Ba3/Positive with S&P and Moody's, respectively
- FY2024 annual revenue of \$4.46 billion and an operating income of \$256 million
- The company is on a rapid growth track and plans to expand to a target of 500 stores in the next 8 to 10 years

NNN Lease | Limited Landlord Responsibilities | Fee Simple Ownership

- Tenant pays for utilities, taxes, insurance, and maintains all aspects of the premises
- Landlord responsibilities limited to repairs and maintenance of roof, structure, and approximately \$3,500/YR Landlord general liability insurance
- Fee simple ownership conveys full asset control (land and building)
- Passive investment property with protected cash flows



PROPERTY PHOTOS



Site Overview

Address	11608 NE 76th Street Vancouver, WA 98662
Building Size	49,975 SF
Parking	2.28 per 1,000 SF (114 Stalls)
Year Built Renovated	1989 2025
Parcel Size	±2.71 Acres (118,048 SF)
Parcel Number	155138000
Access Points	NE 76th Street, NE 117th Ave
Annual Millage Rate	6.2110 (2025)





Tenant Profile



Floor & Decor

Floor & Decor is a leading specialty retailer of hard surface flooring, offering the broadest in-stock selection of tile, wood, stone, related tools, and flooring accessories at everyday low prices. Founded in 2000 and headquartered in Atlanta, Floor & Decor is one of Fortune's 100 fastest-growing companies.

At Floor & Decor, homeowners and professional contractors have access to superstore selection at warehouse prices with showroom quality. The extensive selection of in-stock products allows customers to get what they need when they need it, and because they source directly from manufacturers or quarries worldwide, their top-quality products are priced below those of their competitors. The Floor & Decor brand is also bolstered by a local focus that allows them to create a store experience and mix of products that meet the needs of each market they serve.

Floor & Decor is publicly traded on the New York Stock Exchange under the ticker "FND" and is a Russell 1000 component. The company boasts a credit rating of BB/Stable and Ba3/Positive with S&P and Moody's, respectively. In FY2024, Floor & Decor reported annual revenue of \$4.46 billion and an operating income of \$256 million.

TENANT PROFILE

Company Name	Floor & Decor
Tenant Business	Hard Surface Flooring
Traded	FND (NYSE)
Credit Rating	S&P: BB/Stable Moody's: Ba3/Positive
Revenue (2024)	\$4.46 billion
Net Income (FY2024)	\$256 million
No. of Employees	10,000+
No. of Locations	260+
Founded	2000
Headquarters	Atlanta, GA
Website	www.flooranddecor.com

\$4.46B
2024 Revenue

\$256M
2024 Net Income

FND
NYSE

260+
Locations



Lease Abstract

Address	11608 NE 76th Street, Vancouver, WA 98662
Tenant	Floor and Décor Outlets of America, Inc.
Rent Commencement	11/20/2025
Lease Expiration	11/30/2040
Renewal Options	Four (4) five (5) year options
Right of First Refusal	None
Guarantee	Corporate
Exclusive Use	<p>Tenant shall have the right to store Tenant's inventory and/or customer orders in the vicinity of the Building on the Premises, which shall include the right to install lockers on the Premises for the delivery of customer orders, and to designate parking spaces on the Premises to serve Tenant's curbside delivery customers, including the installation of signage at each such parking space identifying curbside pickup.</p> <p>Further, Tenant shall have the right to park and store, including overnight parking, Tenant's delivery trucks in the parking lot on the Premises. Further, Tenant shall have the right to install and maintain shopping cart corrals in the parking lot on the Premises.</p>
Charging Stations	Tenant may install or permit the installation on the Premises of at least two (2) charging stations for electric and hybrid vehicles, including, without limitation, all reasonable facilities required with respect to such charging stations, and operate or permit the operation of such charging station equipment, including any advertising broadcast on such equipment.

EXPENSES	TENANT PAYS DIRECT	TENANT REIMBURSES	LANDLORD COST
Taxes		X	
Insurance (Property and GL)	X		
2nd Insurance (GL) ^[1]			X
Utilities	X		
Common Area Maintenance		X	
Capital Repairs ^[2]		X	
Structural R&M			X
Roof R&M			X

^[1] Landlord is responsible for maintaining their own liability insurance.

^[2] If Landlord does Capital Repairs, tenant shall pay the amortized GAAP costs. See Lease.



WHY VANCOUVER



Vancouver, Washington, located in Clark County, is a dynamic city within the Portland-Vancouver metropolitan area. As of 2024, Clark County's estimated population is 525,563, reflecting steady growth at 0.85% over the past year. Vancouver itself is home to approximately 191,000 residents. Its strategic location, coupled with a high quality of life and business-friendly environment, makes it an attractive hub for both residents and investors.

Geography

Nestled along the Columbia River, Vancouver enjoys stunning natural surroundings, including proximity to the Cascade Mountains and the Pacific Coast. The city spans 49.86 square miles, with a mix of urban and suburban development, offering diverse options for living and working. Vancouver's location provides seamless access to major infrastructure, including Interstates 5 and 205, State Route 14, and key ports such as Vancouver, Camas-Washougal, Ridgefield, and Portland. These connections position Clark County as a vital logistics and commerce hub for the Pacific Northwest.

Economy

The Vancouver area supports a diverse economy driven by manufacturing, technology, healthcare, and trade. The Port of Vancouver USA plays a pivotal role in regional and international commerce, han-

dling goods ranging from agricultural products to heavy machinery. Recent growth in technology and professional services has added to the city's economic strength, drawing businesses seeking competitive costs compared to nearby Portland. Vancouver has also seen growth in its educated workforce, with 19.6% of residents holding a bachelor's degree or higher, and 27.5% having some college education. Median home values in the city stand at \$381,500, offering relatively affordable housing options compared to regional markets like Seattle or Portland.

Transit

Vancouver's infrastructure ensures excellent connectivity. Interstates 5 and 205 provide primary north-south corridors, linking the city to Portland and beyond. State Route 14 offers convenient east-west access, while public transit services through C-TRAN connect Vancouver to local neighborhoods and Portland's MAX light rail network. Vancouver's

commitment to sustainability is reflected in its bike-friendly routes, pedestrian pathways, and alternative commuting options, helping to reduce congestion and environmental impact.

Life and Culture

Vancouver offers a strong sense of community complemented by a variety of cultural and recreational opportunities. Annual events, such as the Vancouver Wine & Jazz Festival and the Fourth of July Fireworks at Fort Vancouver, celebrate the city's vibrant spirit. The Waterfront Renaissance Trail and Fort Vancouver National Historic Site provide year-round attractions for both residents and visitors. With a high school graduation rate of 90.9% and a median age of 38.2, the city is an appealing choice for families and professionals alike.

Vancouver, Washington, represents a compelling destination for real estate investment, offering a blend of economic vitality, strategic geographic advantages, and a thriving community. The city's growth trajectory, affordable living costs, and proximity to major markets position it as a standout opportunity in the Pacific Northwest.



Major Employers in the Region



Vancouver, Washington has developed into a dynamic economic hub with a diverse mix of industries driving growth and stability. The Columbia River Economic Development Council (CREDC) has been instrumental in shaping the region's success by fostering innovation, enhancing the business climate, and supporting key infrastructure projects.

Manufacturing

Manufacturing remains a cornerstone of Vancouver's economy, showcasing the region's advanced industrial capabilities. Major employers like **SEH America**, with 865 employees, and **WaferTech**, with 1,000 employees, play a pivotal role in the semiconductor industry. Their presence underscores Vancouver's significance in high-tech manufacturing.

Healthcare

In healthcare, **PeaceHealth** leads as the largest employer, providing 4,415 jobs across a range of medical specialties. **The Vancouver Clinic**, employing 1,526 people, further supports the region's healthcare needs, making the sector one of the most critical drivers of the local economy.

Education

The education sector is equally vital, not only preparing a skilled workforce but also providing significant employment. **Vancouver Public Schools** and **Evergreen Public Schools** employ 3,178 and 2,698 staff members, respectively, reflecting their critical role in the community.

Financial

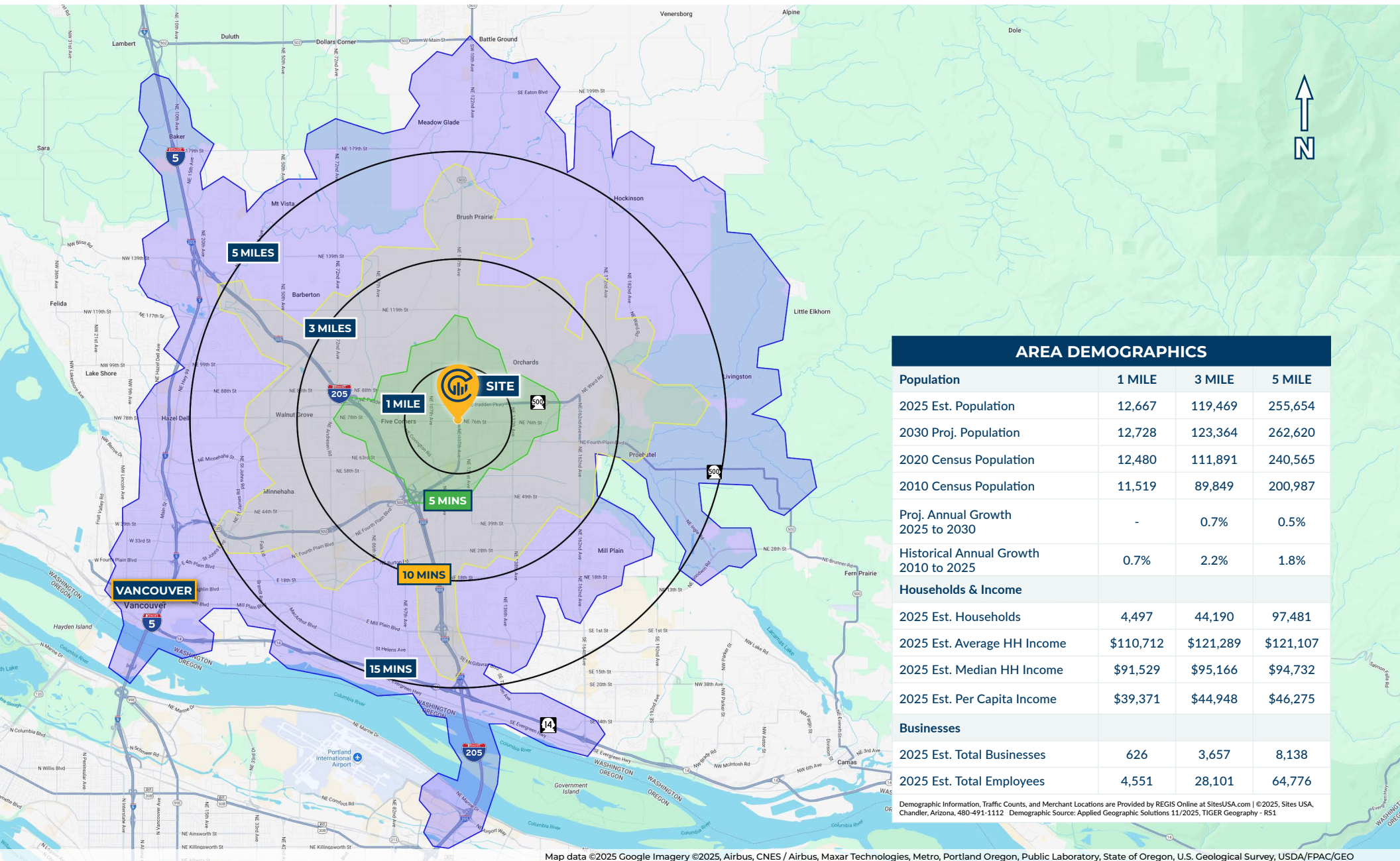
Financial services have also flourished, with firms like **Fisher Investments** employing approximately 905 people, contributing to Vancouver's growing reputation as a hub for investment and finance.

The city's economy is bolstered by public sector jobs, retail, and hospitality. The transformative **Vancouver Waterfront Project** has invigorated the region, attracting new businesses, increasing tourism, and creating jobs in retail, dining, and entertainment.

Vancouver's economic resilience is a testament to its diversified industries. Together, these elements ensure that the city remains a thriving and sustainable economic center in the Pacific Northwest.

<https://credc.org/top-employers/>

Property Drive-Time & Demographics





Washington Initial Agency Disclosure Pamphlet

Introduction

This pamphlet provides general information about real estate brokerage and summarizes the laws related to real estate brokerage relationships. It describes a real estate broker's duties to the seller/landlord and buyer/tenant. Detailed and complete information about real estate brokerage relationships is available in chapter 18.86 RCW.

If you have any questions about the information in this pamphlet, contact your broker or the designated broker of your broker's firm.

Licensing and Supervision of Brokers

To provide real estate brokerage services in Washington, a broker must be licensed under chapter 18.85 RCW and licensed with a real estate firm, which also must be licensed. Each real estate firm has a designated broker who is responsible for supervising the brokers licensed with the firm. Some firms may have branch offices that are supervised by a branch manager and some firms may delegate certain supervisory duties to one or more managing brokers.

The Washington State Department of Licensing is responsible for enforcing all laws and rules relating to the conduct of real estate firms and brokers.

Agency Relationship

In an agency relationship, a broker is referred to as an "agent" and the seller/landlord and buyer/tenant is referred to as the "principal." For simplicity, in this pamphlet, seller includes landlord, and buyer includes tenant.

For Sellers

A real estate firm and broker must enter into a written services agreement with a seller to establish an agency relationship. The firm will then appoint one or more brokers to be agents of the seller. The firm's designated broker and any managing broker responsible for the supervision of those brokers are also agents of the seller.

For Buyers

A real estate firm and broker(s) who perform real estate brokerage services for a buyer establish an agency relationship by performing those services. The firm's designated broker and any managing broker responsible for the supervision of that broker are also agents of the buyer. A written services agreement between the buyer and the firm must be entered into before, or as soon as reasonably practical after, a broker begins rendering real estate brokerage services to the buyer.

For both Buyer and Seller - as a Limited Dual Agent

A limited dual agent provides limited representation to both the buyer and the seller in a transaction. Limited dual agency requires the consent of each principal in a written services agreement and may occur in two situations: When the buyer and the seller are represented by the same broker, in which case the broker's designated broker and any managing broker responsible for the supervision of that broker are also limited dual agents; and when the buyer and the seller are represented by different brokers in the same firm, in which case each broker solely represents the principal the broker was appointed to represent, but the broker's designated broker and any managing broker responsible for the supervision of those brokers are limited dual agents.

Duration of Agency Relationship

Once established, an agency relationship continues until the earliest of the following:

1. Completion of performance by the broker;
2. Expiration of the term agreed upon by the parties;
3. Termination of the relationship by mutual agreement of the parties; or
4. Termination of the relationship by notice from either party to the other. However, such a termination does not affect the contractual rights of either party.

Written Services Agreement

A written services agreement between the firm and principal must contain the following:

1. The term (duration) of the agreement;
2. Name of the broker(s) appointed to act as an agent for the principal;
3. Whether the agency relationship is exclusive (which does not allow the principal to enter into an agency relationship with another firm during the term) or nonexclusive (which allows the principal to enter into an agency relationship with multiple firms at the same time);
4. Whether the principal consents to limited dual agency;
5. The terms of compensation;
6. In an agreement with a buyer, whether the broker agrees to show a property when there is no agreement or offer by any party or firm to pay compensation to the broker's firm; and
7. Any other agreements between the parties.

A Broker's Duties to All Parties

A broker owes the following duties to all parties in a transaction:

1. To exercise reasonable skill and care;
2. To deal honestly and in good faith;
3. To timely present all written offers, written notices, and other written communications to and from either party;
4. To disclose all existing material facts known by the broker and not apparent or readily ascertainable to a party. A material fact includes information that substantially adversely affects the value of the property or a party's ability to perform its obligations in a transaction, or operates to materially impair or defeat the purpose of the transaction. However, a broker does not have any duty to investigate matters that the broker has not agreed to investigate;
5. To account in a timely manner for all money and property received from or on behalf of either party;
6. To provide this pamphlet to all parties to whom the broker renders real estate brokerage services and to any unrepresented party;
7. To disclose in writing who the broker represents; and
8. To disclose in writing any terms of compensation offered by a party or a real estate firm to a real estate firm representing another party.

A Broker's Duties to the Buyer or Seller

A broker owes the following duties to their principal (either the buyer or seller):

1. To be loyal to their principal by taking no action that is adverse or detrimental to their principal's interest in a transaction;
2. To timely disclose to their principal any conflicts of interest;
3. To advise their principal to seek expert advice on matters relating to the transaction that are beyond the broker's expertise;

4. To not disclose any confidential information from or about their principal; and
5. To make a good faith and continuous effort to find a property for the buyer or to find a buyer for the seller's property, until the principal has entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Limited Dual Agent Duties

A limited dual agent may not advocate terms favorable to one principal to the detriment of the other principal. A broker, acting as a limited dual agent, owes the following duties to both the buyer and seller:

1. To take no action that is adverse or detrimental to either principal's interest in a transaction;
2. To timely disclose to both principals any conflicts of interest;
3. To advise both principals to seek expert advice on matters relating to the transaction that are beyond the limited dual agent's expertise;
4. To not disclose any confidential information from or about either principal; and
5. To make a good faith and continuous effort to find a property for the buyer and to find a buyer for the seller's property, until the principals have entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Compensation

In any real estate transaction, a firm's compensation may be paid by the seller, the buyer, a third party, or by sharing the compensation between firms. To receive compensation from any party, a firm must have a written services agreement with the party the firm represents (or provide a "Compensation Disclosure" to the buyer in a transaction for commercial real estate).

A services agreement must contain the following regarding compensation:

1. The amount the principal agrees to compensate the firm for broker's services as an agent or limited dual agent;
2. The principal's consent, if any, and any terms of such consent, to compensation sharing between firms and parties; and
3. The principal's consent, if any, and any terms of such consent, to compensation of the firm by more than one party.

Short Sales

A "short sale" is a transaction where the seller's proceeds from the sale are insufficient to cover seller's obligations at closing (e.g., the seller's outstanding mortgage is greater than the sale price). If a sale is a short sale, the seller's real estate firm must disclose to the seller that the decision by any beneficiary or mortgagee, to release its interest in the property for less than the amount the seller owes to allow the sale to proceed, does not automatically relieve the seller of the obligation to pay any debt or costs remaining at closing, including real estate firms' compensation.

[2023 c 318 s 11; 2013 c 58 s 13; 2012 c 185 s 2; 1997 c 217 s 7; 1996 c 179 s 13.]

FLOOR & DÉCOR

11608 NE 76th Street,
Vancouver, WA 98662

REPRESENTED BY

ASHTON SUMMERS

Senior Associate Broker | Licensed in OR & WA
503-747-9586 | ashton@capacitycommercial.com

DAVID DEMERS

HSM PACIFIC REALTY, INC.
503-245-1400 x521 | www.hsmtpacific.com



Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.