

FREESTANDING CONVENIENCE RETAIL FOR LEASE

12106 SE MILL PLAIN BLVD

12106 SE MILL PLAIN BLVD, VANCOUVER, WA 98684



AVAILABLE FOR LEASE

SVN BLUESTONE
4915 SW Griffith Dr, Suite #300
Beaverton, OR 97005



PRESENTED BY:

OLESYA PROKHOROVA
Senior Advisor
cell: (503) 539-1341
olesya.prokhorova@svn.com
WA-23000658, OR-201226492

JAMES WIERSON II
Senior Advisor
office: (503) 969-9596
cell: (503) 969-9596
jim.wierson@svn.com
OR-201217195 / WA-22037525, Oregon / Washington

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

12106 SE MILL PLAIN BLVD



Property Summary

Annual Lease Rate:	\$22.00/SF
Estimated NNN's	Approx. \$3.71/SF/Year
Building SF:	Approx. 3,059 SF
Lot Size:	Approx. 7,405 SF
Lease Term:	min 3 Yrs. 5-10Yrs preferred
Power:	2 panels 200a each
Zoning:	Community Commercial (CC)
WALK-IN COOLER	~500sf
Year Build	2022
2022 Daily Traffic:	46,876 VPD

Property Overview

New to Market single tenant convenience retail building consist of approximately 3,059 sf of newly built construction, including approximately 500sf of WALK-IN COOLER, oversized storage area with 3 bay sink, ice maker, sales counter and a private office. Approximately 46' of 15 door beverage refrigerators along the adjoining wall with the walk-in cooler.

Location Overview

Rare opportunity to lease highly visible location off of SE Mill Plain Blvd and SE 121st Ave W and East. Surrounded by Les Schwab Tire Center, Starbucks, Mr. Maple Donuts, Panda Express, O'Reilly Auto Parts, Trader Joes, Petco, and much more.

Community Commercial (CC) Zoning perfect for providing services and retail goods for the regular needs of nearby neighborhoods.

9 off-street parking stalls + 1 ADA parking stall

SVN BLUESTONE
4915 SW Griffith Dr, Suite #300
Beaverton, OR 97005



OLESYA PROKHOROVA
Senior Advisor
O: (503) 539-1341
olesya.prokhorova@svn.com
WA-23000658, OR-201226492

JAMES WIERSON II
Senior Advisor
O: (503) 969-9596
C: (503) 969-9596
jim.wierson@svn.com
OR-201217195 / WA-22037525, Oregon / Washington

PROPERTY PHOTOS

12106 SE MILL PLAIN BLVD



SVN BLUESTONE
4915 SW Griffith Dr, Suite #300
Beaverton, OR 97005

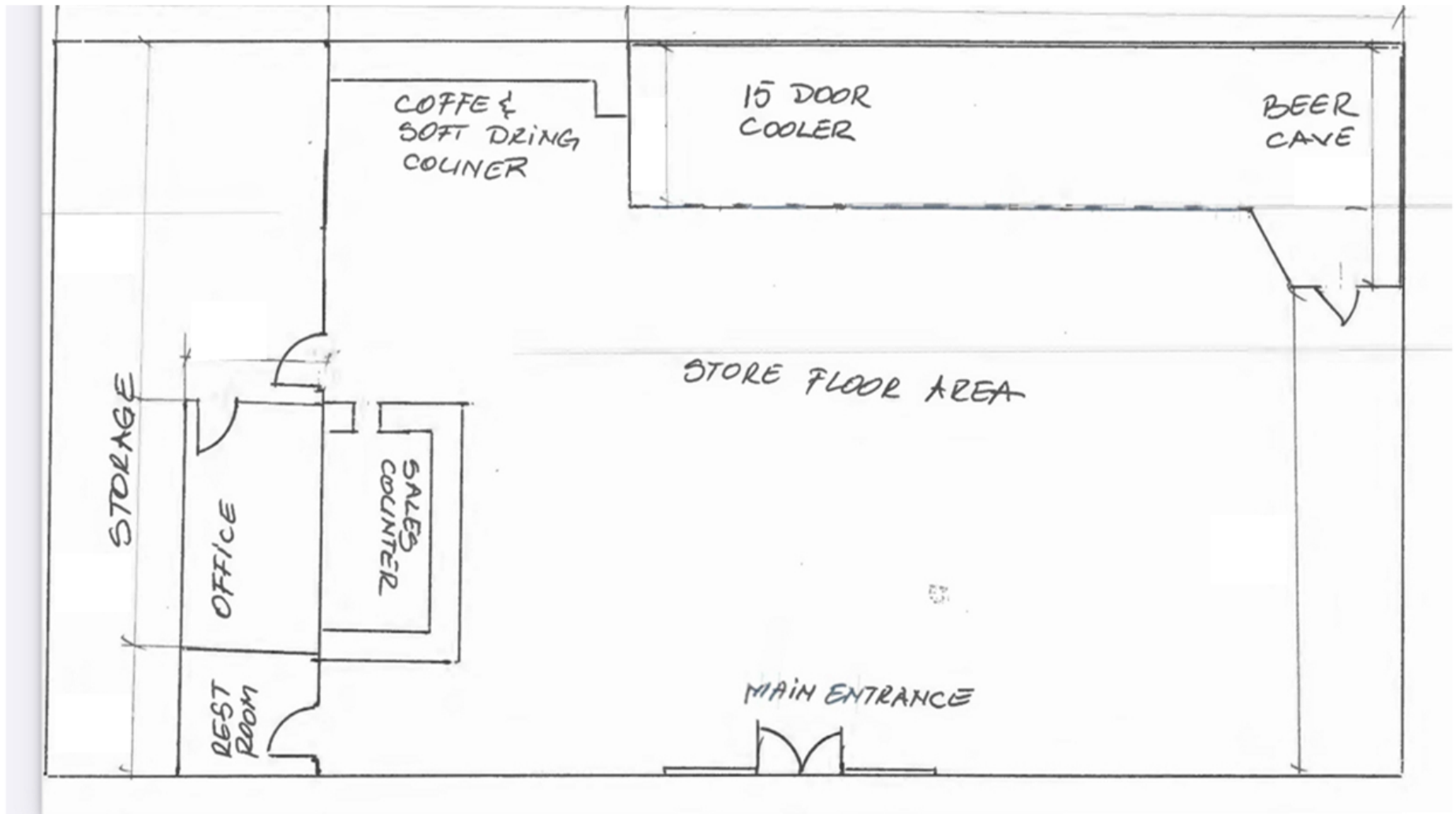


OLESYA PROKHOROVA
Senior Advisor
C: (503) 539-1341
olesya.prokhorova@svn.com
WA-23000658, OR-201226492

JAMES WIERSON II
Senior Advisor
O: (503) 969-9596
C: (503) 969-9596
jim.wierson@svn.com
OR-201217195 / WA-22037525, Oregon / Washington

PROPERTY PHOTOS

12106 SE MILL PLAIN BLVD



SVN BLUESTONE
4915 SW Griffith Dr, Suite #300
Beaverton, OR 97005

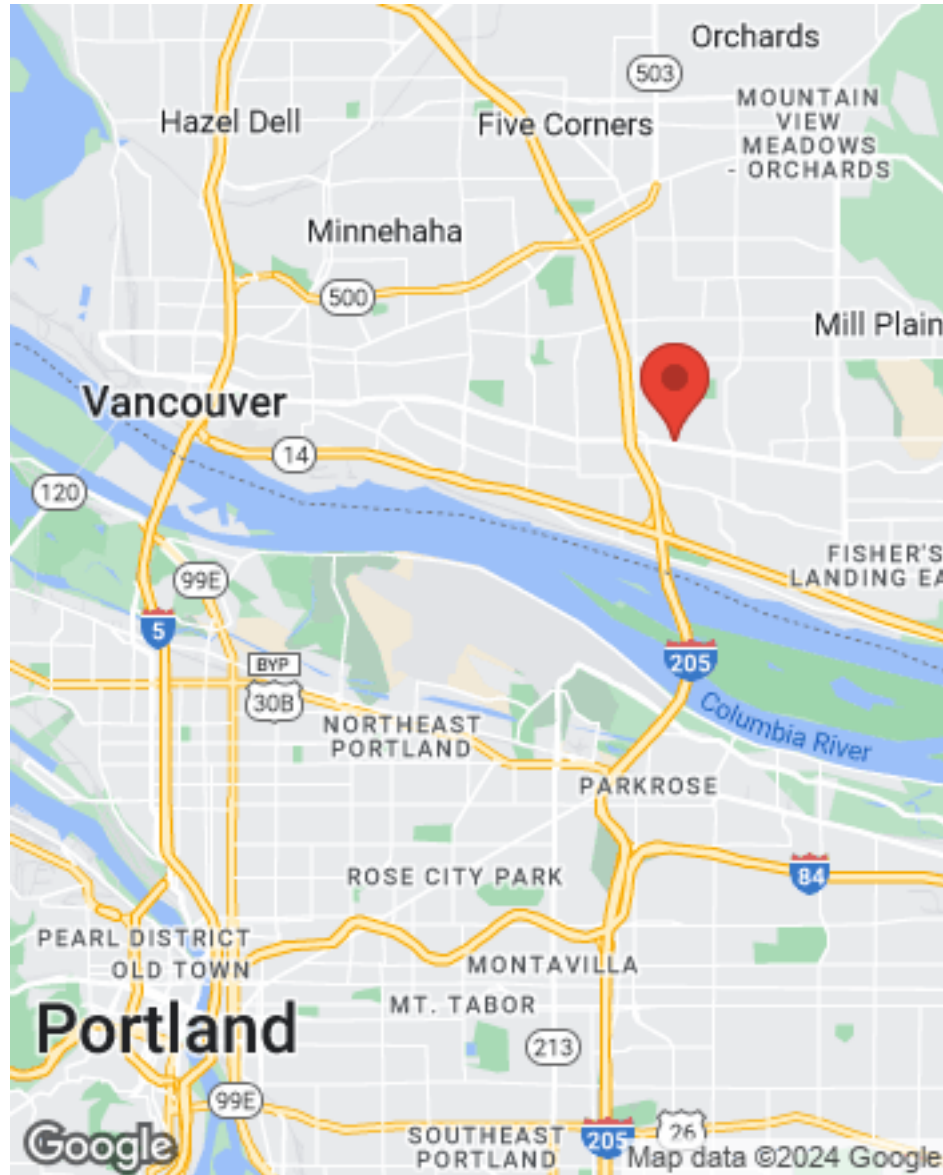


OLESYA PROKHOROVA
Senior Advisor
C: (503) 539-1341
olesya.prokhorova@svn.com
WA-23000658, OR-201226492

JAMES WIERSON II
Senior Advisor
O: (503) 969-9596
C: (503) 969-9596
jim.wierson@svn.com
OR-201217195 / WA-22037525, Oregon / Washington

LOCATION MAPS

12106 SE MILL PLAIN BLVD



SVN BLUESTONE
4915 SW Griffith Dr, Suite #300
Beaverton, OR 97005



OLESYA PROKHOROVA
Senior Advisor
C: (503) 539-1341
olesya.prokhorova@svn.com
WA-23000658, OR-201226492

JAMES WIERSON II
Senior Advisor
O: (503) 969-9596
C: (503) 969-9596
jim.wierson@svn.com
OR-201217195 / WA-22037525, Oregon / Washington

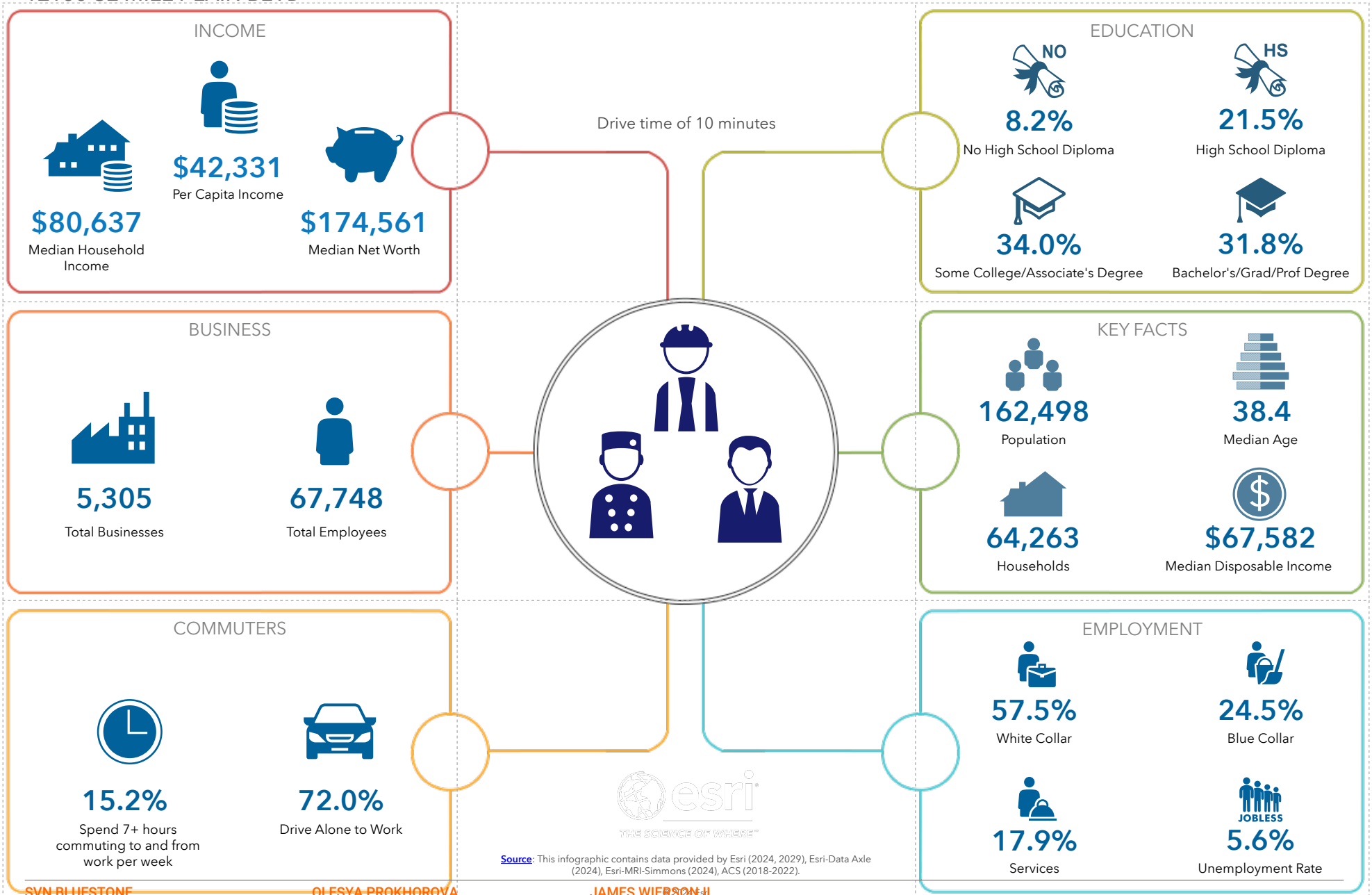
BUSINESS MAP

12106 SE MILL PLAIN BLVD



EMPLOYMENT OVERVIEW

12106 SE MILL PLAIN BLVD



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

SVN BLUESTONE
4915 SW Griffith Dr, Suite #300
Beaverton, OR 97005



OLESYA PROKHOROVA
Senior Advisor
C: (503) 539-1341
olesya.prokhorova@svn.com
WA-23000658, OR-201226492

JAMES WIERSON
Senior Advisor
O: (503) 969-9596
C: (503) 969-9596
jim.wierson@svn.com
OR-201217195 / WA-22037525, Oregon / Washington

DISCLAIMER

12106 SE MILL PLAIN BLVD



All materials and information received or derived from SVN Bluestone its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SVN Bluestone its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SVN Bluestone will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVN Bluestone makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVN Bluestone does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVN Bluestone in compliance with all applicable fair housing and equal opportunity laws.

SVN BLUESTONE
4915 SW Griffith Dr, Suite #300
Beaverton, OR 97005



PRESENTED BY:

OLESYA PROKHOROVA
Senior Advisor
C: (503) 539-1341
olesya.prokhorova@svn.com
WA-23000658, OR-201226492

JAMES WIERSON II
Senior Advisor
O: (503) 969-9596
C: (503) 969-9596
jim.wierson@svn.com
OR-201217195 / WA-22037525, Oregon / Washington

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.