

4909 NE HAZEL DELL AVE.
VANCOUVER, WA 98663

FOR SALE



MAJ COMMERCIAL
REAL ESTATE



WYATT FRANTA

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MAJ COMMERCIAL REAL ESTATE

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📍 300 W. 15th St #201
Vancouver, WA 98660

DISCLAIMER

4909 NE Hazel Dell Ave.

This Offering has been prepared solely for informational purposes to assist prospective purchasers and/or leasees in evaluating the subject property ("Property"). The information contained herein has been compiled from sources believed to be reliable, but no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to prospective purchasers and/or leasees in the course of their evaluation of the Property.

All financial projections, estimates, and statements of expected performance are based on assumptions and interpretations subject to change, and actual results may vary. Any projections, opinions, or assumptions contained in this Offering Memorandum are for illustrative purposes only and do not represent current or future performance of the Property. Prospective purchasers and/or leasees should conduct their own independent investigations and rely solely on those investigations.

This Offering is not an offer to sell or a solicitation of an offer to buy any security, nor does it constitute a recommendation to purchase nor lease the Property. The Property may be withdrawn from the market at any time without notice and the Landlord may reject all offers and accept any offer without regard to the relative price and terms of any other offer. Prospective purchasers and/or leasees are advised to consult their tax, legal, and financial advisors regarding the risks and merits of any potential investment in the Property.

By accepting this Offering Memorandum you agree to release MAJ Commercial Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase/ownership, or lease of the subject property.



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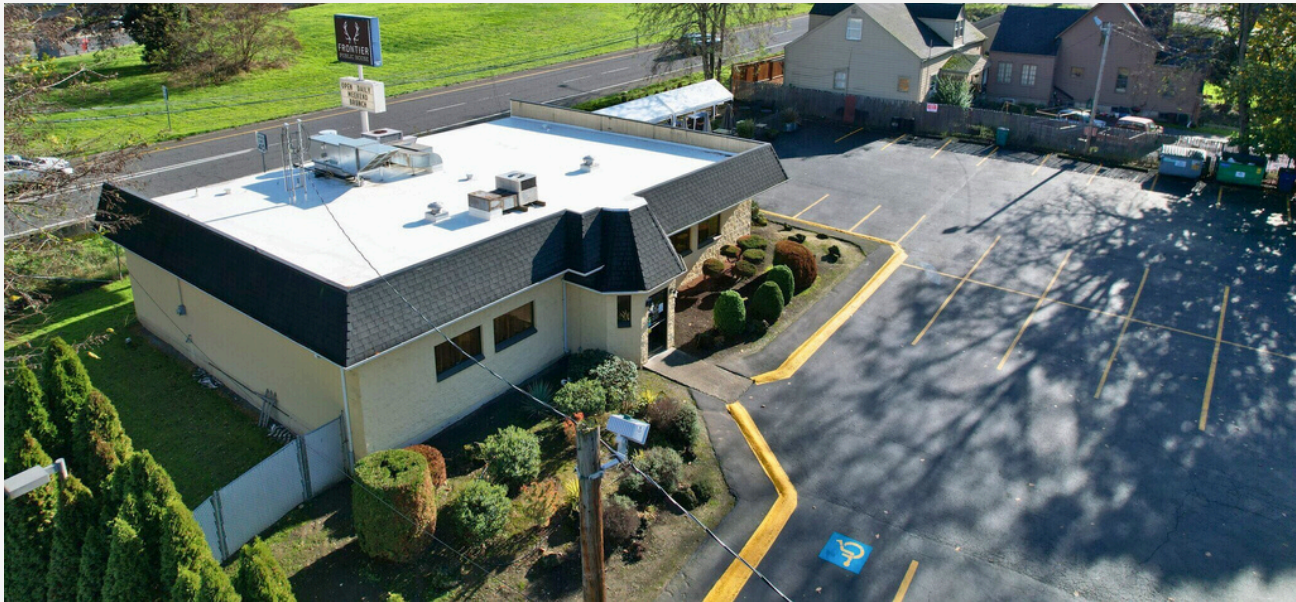
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FRONTIER PUBLIC HOUSE

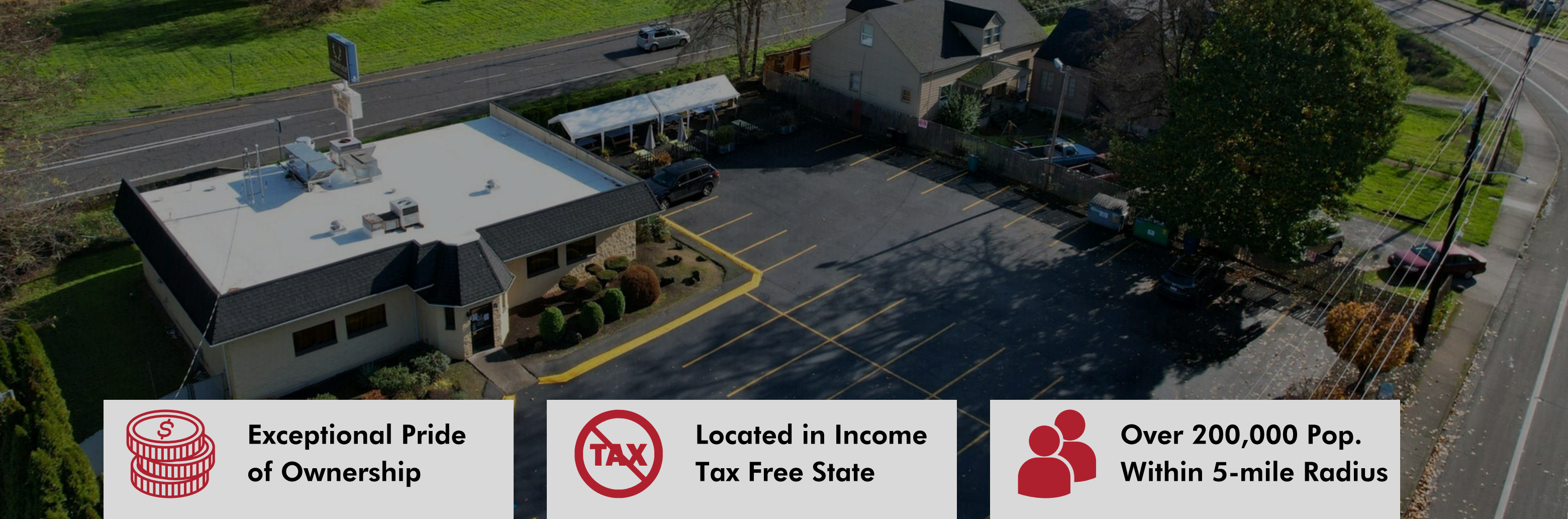
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The Frontier Public House (FPH) asset offers investors a rare opportunity to acquire a tenant-occupied, below-market rate restaurant investment within the Vancouver, Washington market. With two (2) years remaining on the current lease term and an upcoming extension option to be exercised at fair market value, the property provides near-term income stability paired with a clearly defined path to long-term upside.

Originally constructed in 1982 and fully renovated in 2014, the property consists of a 2,640 SF building situated on a 26,136 SF parcel, offering 35 parking stalls plus two (2) ADA-accessible stalls. The site is strategically positioned near an Interstate 5 interchange (±95,000 VPD) and the Main Street intersection (±45,000 VPD), benefiting from exceptional visibility and sustained AM/PM traffic exposure along an irreplaceable transportation corridor.



ADDRESS:	4909 NE Hazel Dell Ave. Vancouver, WA 98663
TENANT:	Frontier Public House
LEASE TYPE:	Triple Net (NNN)
LIST PRICE:	\$1,150,000
CAP RATE:	5.75%
NOI:	\$66,192
RENEWALS:	(1) 5-Year Option
BUILDING SIZE:	2,640 Square Feet
LOT SIZE:	26,136 Square Feet
YEAR BUILT:	1982 Renovated 2014
OWNERSHIP:	Fee Simple



Exceptional Pride of Ownership

Solid block brick masonry building, supported by bi-monthly exterior and landscaping maintenance, with uninterrupted, full occupancy by restaurant operators throughout 27 years of ownership.



Located in Income Tax Free State

Located within an investor-friendly state with no personal income tax. Vancouver is a robust local economy with strong population growth and benefits from the nearby Portland MSA.



Over 200,000 Pop. Within 5-mile Radius

Vancouver serves as a strong regional business hub, with the property being supported by approximately 200,000 residents within a five-mile radius.



Prime Location Off Highway 5 Exit

Positioned along the irreplaceable Highway 5 transportation corridor, the property captures approximately 45,000± vehicles per day at the intersection, delivering exceptional AM and PM commuter exposure.



Below Market Rental Rate

Restaurant leasing opportunities within the Vancouver market are increasingly difficult to find. These assets command premium rates over general retail spaces.



Well-Established Local Business

The Frontier Public House is a well-known local eatery with over 1,300 reviews and a 4.5 star rating on Google, making it one of the most reviewed institutions in Clark County.

RENT SCHEDULE

4909 NE Hazel Dell Ave.

LEASE YEAR	MONTHLY RENT	ANNUAL RENT
Jan. 1, 2026 - Dec. 31, 2026	\$5,516	\$66,192
Jan. 1, 2027 - Dec. 31, 2027	\$5,737	\$68,844
Jan. 1, 2028 - Mar. 31, 2028	\$5,966	\$17,898
OPTION PERIOD		
Apr. 1, 2028 - Mar. 30, 2029	FMV	FMV
Apr. 1, 2029 - Mar. 31, 2030	FMV	FMV
Apr. 1, 2030 - Mar. 31, 2031	FMV	FMV
Apr. 1, 2031 - Mar. 31, 2032	FMV	FMV
Apr. 1, 2032 - Mar. 31, 2033	FMV	FMV

LESS OPERATING EXPENSES

Property Taxes	Tenant
Insurance	Tenant
CAMs	Tenant
Total Expenses	(\$0.00)

Net Operating Income	\$66,192
CAP Rate	5.75%

LIST PRICE \$1,150,000



**SUBJECT
PROPERTY**

NE Hazel Dell Ave. 4,500+/- VPD

5 Highway 5 | 95,000+/- VPD

Main Street Int. (45,000+/- VPD)

TECH-TRAN
TRANSMISSIONS
TRANSMISSION REPAIR
PAULS MOTORS



NE 63RD ST

VANCOUVER MALL
±883,000 SF GLA | ±122 STORES
★ macy's JCPenney AMC THEATRES



SUBJECT PROPERTY

W 39TH ST



500

500



500

VANCOUVER PLAZA
TARGET Burlington HARBOR FREIGHT TOOLS DOLLAR TREE

NW LOWER RIVER RD

COLUMBIA RIVER

DOWNTOWN VANCOUVER



E 4TH PLAIN BLVD

E MILL PLAIN BLVD



ANDRESEN RD

JANTZEN BEACH CENTER
THE HOME DEPOT TARGET DICK'S SPORTING GOODS ROSS DRESS FOR LESS



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FRONTIER PUBLIC HOUSE

4909 NE Hazel Dell Ave.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	12,701	102,466	200,965
Households	5,276	42,525	81,040
Avg. HH Income	\$91,485	\$84,483	\$94,257
Avg. HH Size	2.40	2.30	2.40
Median Age	40.7	38.7	39.9
Total Businesses	591	5,897	12,818
Total Employees	2,980	44,966	98,532

NEARBY BUSINESSES

