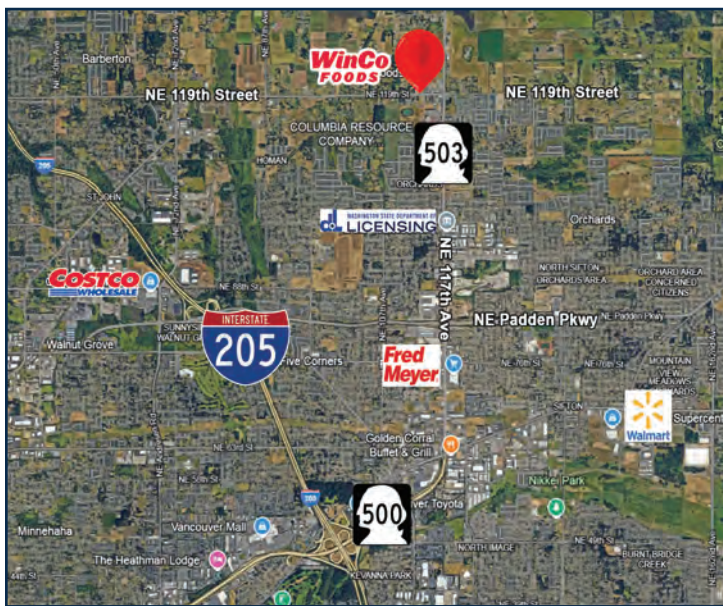
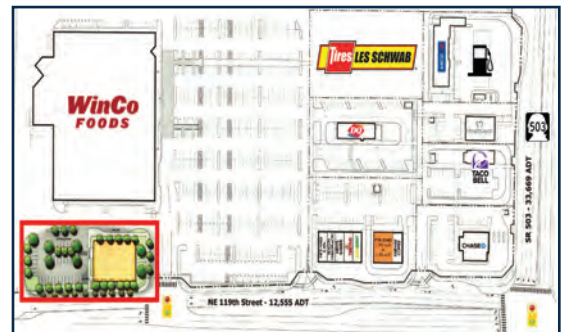


LAST VACANT WINCO RETAIL PARCEL FOR SALE

Parcel 986028134 | Vancouver WA 98662



.96 Acres \$1,119,000

DETAILS:

.96 Acres of Retail Land located on 119th Street, next door to WinCo on SR503/117th Ave corridor. Ideal location for a 5-6 Tenant Retail Building. Adjacent to tremendous traffic generators, fast food, AM-PM convenience store, and newest Les Schwab Tires location currently under construction. Surrounding area includes Prairie High School, Churches, Storage Centers, Gas Stations, Bank and Retail. This is the last undeveloped parcel on the WinCo retail footprint.



FOR MORE DETAILS CONTACT:

Jim West
Managing Broker

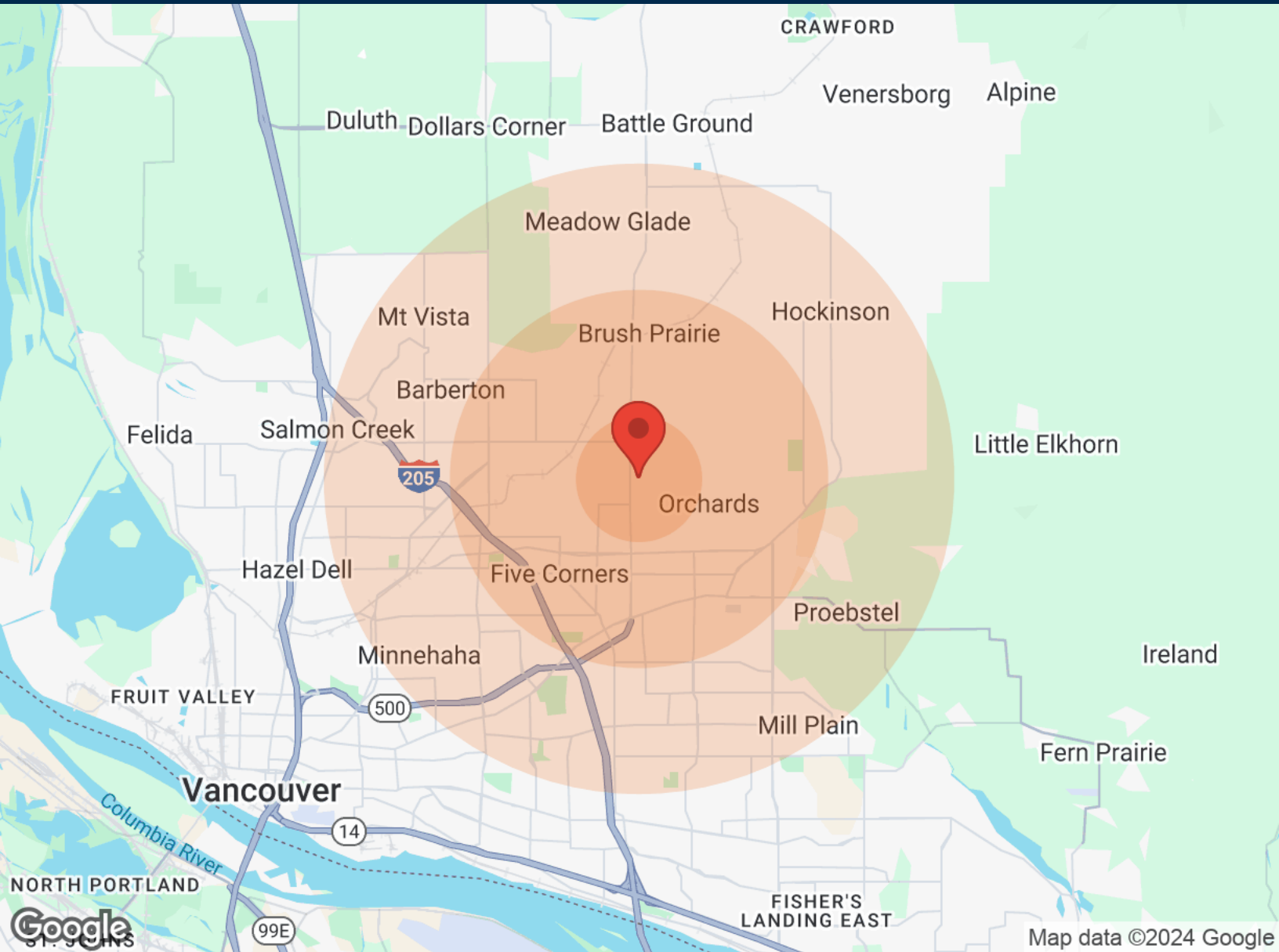


Jim@JimWestCommercialRE.com
www.JimWestCommercialRE.com
360.233.3048



DEMOGRAPHICS

FRVL Parcel 986028134
00 NE 119th Avenue | Vancouver, WA 98682



Population	1 Mile	3 Miles	5 Miles
Male	2,556	27,565	82,171
Female	2,580	28,166	83,075
Total Population	5,136	55,731	165,246

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,284	12,696	35,627
Ages 15-24	937	8,816	24,992
Ages 25-54	1,745	21,031	63,601
Ages 55-64	575	6,340	19,496
Ages 65+	595	6,848	21,530

Race	1 Mile	3 Miles	5 Miles
White	4,202	48,399	142,915
Black	105	695	2,621
Am In/AK Nat	8	180	430
Hawaiian	34	270	882
Hispanic	359	4,592	13,759
Multi-Racial	854	7,970	24,084

Income	1 Mile	3 Miles	5 Miles
Median	\$62,938	\$61,645	\$64,300
< \$15,000	80	1,185	4,344
\$15,000-\$24,999	120	1,340	5,032
\$25,000-\$34,999	302	1,572	4,993
\$35,000-\$49,999	90	3,219	9,079
\$50,000-\$74,999	349	4,855	14,678
\$75,000-\$99,999	242	3,172	9,292
\$100,000-\$149,999	313	2,644	8,253
\$150,000-\$199,999	147	520	2,223
> \$200,000	45	295	1,282

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,660	19,633	62,176
Occupied	1,579	18,661	59,049
Owner Occupied	865	13,517	38,909
Renter Occupied	714	5,144	20,140
Vacant	81	972	3,127