



FOR SALE



OWNER-USER OPPORTUNITY

Mixed-Use Commercial Opportunity

Building Size: 2,664 SF | Lot Size: 23,087 SF

Sale Price: 1,250,000 (\$54.14/SF Land)

12200 NE Fourth Plain Blvd, Vancouver, WA 98682

- Great Opportunity For More Development
- Investment or Owner-User
- Easy Access to Interstate 205 and Public Transit
- Single-Family Unit Included
- Great Location with High Traffic Exposure

TIM PHOMMANY

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PROPERTY SUMMARY



FOR
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PROPERTY DETAILS

Address	12200 NE Fourth Plain Blvd Vancouver, WA 98682
Building Size	2,664 SF
Lot Size	23,087 SF
Sale Price	\$1,250,000 (\$54.14/SF Land)
Use Type	Mixed-Use Commercial
Zoning	CL, Vancouver
Property APN	158401000

Location Features

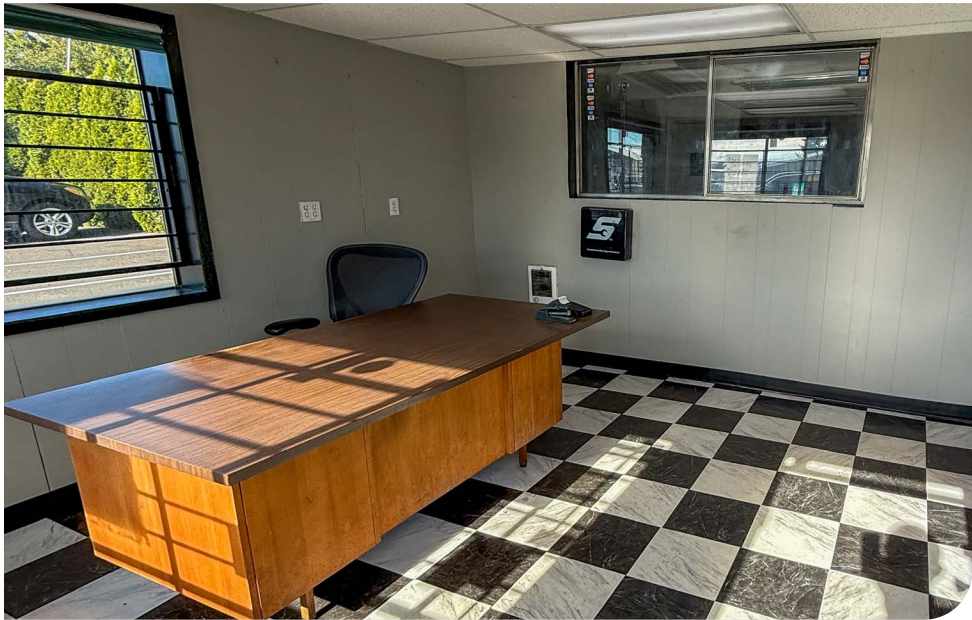
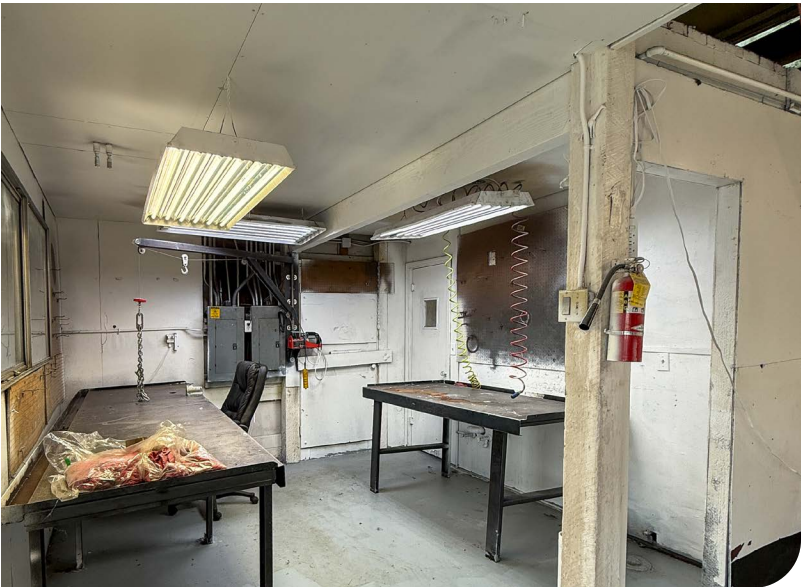
Prime Vacant Auto Mechanic Shop for Sale. Unlock the potential of this vacant retail auto mechanic service shop, perfectly positioned for your vision! Ideal for investors or owner-users, this property offers a fantastic opportunity for development and customization.

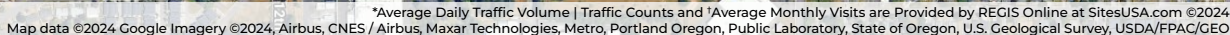
Located in a high-traffic area with excellent visibility, it's strategically situated near Interstate 205 and public transit for easy access. The included single-family unit provides flexibility for on-site living or rental income.

Vacant and ready for your business plan, this shop is a blank canvas in a prime location, poised for success in a bustling market. Act now to transform this space into a thriving auto service hub!



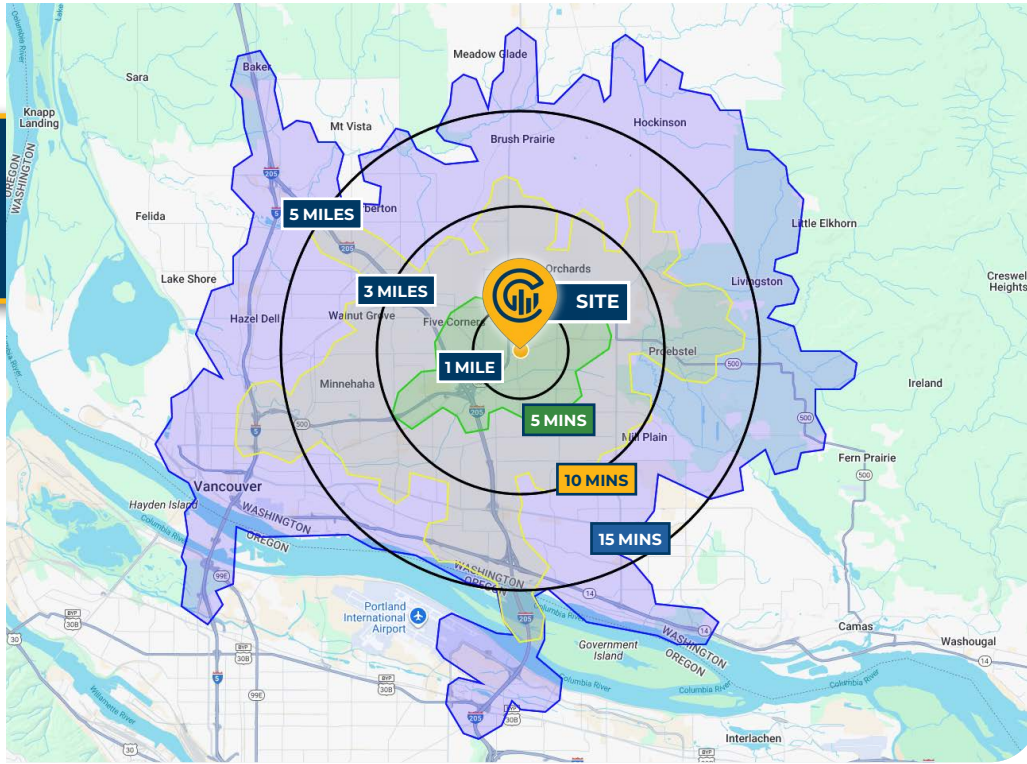
INTERIOR PHOTOS







DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	14,760	133,331	260,376
2030 Projected Population	14,532	138,564	267,220
2020 Census Population	13,601	123,317	245,324
2010 Census Population	12,123	100,326	204,965
Projected Annual Growth 2025 to 2030	-0.3%	0.8%	0.5%
Historical Annual Growth 2010 to 2025	1.4%	2.2%	1.8%
Households & Income			
2025 Estimated Households	5,473	49,234	99,934
2025 Est. Average HH Income	\$95,479	\$119,689	\$121,611
2025 Est. Median HH Income	\$79,719	\$93,083	\$93,934
2025 Est. Per Capita Income	\$35,456	\$44,286	\$46,778
Businesses			
2025 Est. Total Businesses	560	3,851	8,806
2025 Est. Total Employees	4,353	29,398	75,576

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,
TIGER Geography - R51


70

Walk Score®
"Very Walkable"


56

Bike Score®
"Bikeable"


32

Transit Score®
"Some Transit"

Ratings provided by www.walkscore.com/

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