



Investment Opportunity!

For Sale

\$10,650,000.00

Van Mall Professional Campus

9300 Van Mall Drive, Vancouver, WA 98662

Four Buildings 100% leased (\$181.54 per square foot)

Strong Credit Tenants!

Four Buildings ...Excellent Location in Vancouver, WA

Ease of access off I-205 or 500, Just minutes to PDX, Across the street from Vancouver Mall, ample parking with 4 parking stalls per 1,000 sq ft.

Building

9300 Van Mall Drive 15,000 sq ft

9310 Van Mall Drive 15,000 sq ft

9320 Van Mall Drive 20,000 sq ft

9330 Van Mall Drive 15,000 sq ft

Total GLA 65,000 sq ft



9300 Van Mall Drive

- 15,000 square feet



Suite 100 Elite Family Dentistry
Suite 101 Hawthorn Successor LLC
Suite 102 New Horizons In Home Health Care
Suite 202 Family Resources Home Care
Suite 203 Sleep Technologies
Suite 204 Thrive Collection Services
Suite 205 Columbia River Implants and Periodontics

9310 Van Mall Drive

- 15,000 square feet
- Fully Leased to Hawthorn Senior Living
- Hawthorn Senior Living Corporate Headquarters is located at the Van Mall Professional Campus
- Hawthorn owns and operates 77 Senior Living Communities through out the United States



9320 Van Mall Drive

- 20,000 square feet
- Suite 100 Bloodworks
- Suite 101 Environmental Controls
- Suite 102 Hawthorn Senior Living
- Suite 103 Coastal Software
- Suite 200 Hawthorn Senior Living



9330 Van Mall Drive

- 15,000 square feet
- Suite 100 Peacehealth Orchards Clinic
- Suite 200 Aquawolf
- Suite 201 NW Testing Drug Screens & Physicals
- Suite 202 Melissa M Cosgrove, Nurse Practitioner
- Suite 203 Clear Modern Mortgage





PeaceHealth set to open PeaceHealth Orchards Clinic and invites public to open house

February 26, 2024 | News



Vancouver, Wash. – PeaceHealth will open a new primary care clinic, PeaceHealth Orchards Clinic, on Monday, March 4, offering primary care services for the whole family. Prior to the opening, PeaceHealth will hold an open house on Wednesday, Feb. 28, from 4:30 – 6:30 p.m. All are welcome.

The clinic, located near the Vancouver Mall at 9330 NE Vancouver Mall Drive, will be staffed by a comprehensive healthcare team including two providers, Sophia Kim, MD and Lisa Rinker, MD.

The unique layout, the first-of-its-kind for PeaceHealth, is designed for greater collaboration of the care team and ease of check-in for patients. Patients, if able, have the opportunity to electronically check-in and self-room themselves in their designated exam room, each one identified with a distinct color and number.

"We are pleased to open a primary care clinic at this location as we know there is a growing need for primary care services in the Orchards area," shares Leon McCook, MD, Chief Medical Officer of PeaceHealth Medical Group, Columbia Network. "Our care team is excited about the unique design aimed at improving the efficiency of how we deliver care while also improving how patients experience receiving care," added McCook.

Clinic hours of operations will be Monday through Friday, 8 a.m. to 5 p.m. Same-day appointments and online scheduling will be available for established patients. Later in the summer, the clinic expects to add primary care plus+ services with extended hours available to both PeaceHealth and non-PeaceHealth patients. More information about the clinic can be found at www.peacehealth.org/orchards

About PeaceHealth: PeaceHealth, based in Vancouver, Wash., is a not-for-profit Catholic health system offering care to communities in Washington, Oregon and Alaska. PeaceHealth has approximately 16,000 caregivers, a group practice with more than 1,200 providers and 10 medical centers serving both urban and rural communities throughout the Northwest. In 1890, the Sisters of St. Joseph of Peace founded what has become PeaceHealth. The Sisters shared expertise and transferred wisdom from one medical center to another, always finding the best way to serve the unmet need for healthcare in their communities. Today, PeaceHealth is the legacy of the founding Sisters and continues with a spirit of respect, stewardship, collaboration and social justice in fulfilling its Mission. Visit us online at peacehealth.org.

Related

[PeaceHealth Orchards Clinic](#)

Media Contact

Debra Cames

Sr. Director Marketing and Communications, Columbia Network



2023



A TIME OF GROWTH



EVERY DAY AT BLOODWORKS NORTHWEST, SOMETHING REMARKABLE HAPPENS. We deliver lifesaving transfusions and apheresis treatments to patients, donors give the gift of life, and transplant recipients are matched to their life-givers. We provide space for our community to gather and serve. What a delight and a privilege it is to work in partnership to provide life to people in the Pacific Northwest and beyond.

As we've shifted beyond the pandemic years, now is the time to grow our services and continue to advance our lifesaving mission. Examples abound around our investment of energy and resources into elevating our impact, including:

- Ensuring a safe and reliable blood supply for transfusion, transplantation, and research, each and every day of the year.
- Accelerating the growth of our mobile program to make donating blood more convenient and accessible in Western Washington and Oregon.
- Opening a new donor center and mobile hub serving Beaverton and the greater Portland area.
- Expanding donor eligibility through implementation of new FDA guidelines that offer more people the opportunity to donate blood.
- Growing products and services that enable clinical researchers to find specialized cell and gene therapies through Bloodworks Bio.
- Creating opportunities for new scientific discoveries in blood-related research and patient therapies through growth of our Research Institute.

Whether you are a blood donor, blood drive coordinator, financial donor, or volunteer, we thank you for your lifesaving commitment. With your wonderful help, Bloodworks makes an immense impact on the Pacific Northwest and beyond. We seek and continue to depend on your ongoing support in amplifying our mission of saving lives every day. Together, we make an ever more positive difference.

Kindly,

Clint Bailey

CLINT BAILEY, MBA
President and CEO
Bloodworks Northwest

SAVING LIVES THROUGH RESEARCH, INNOVATION, EDUCATION, AND EXCELLENCE IN BLOOD, MEDICAL, AND LABORATORY SERVICES IN PARTNERSHIP WITH OUR COMMUNITY.

COMMUNITY IMPACT

JULY 1, 2022 – JUNE 30, 2023

COMMUNITY BLOOD DONATIONS
195,233
SUCCESSFUL BLOOD COLLECTIONS

170,601
WHOLE BLOOD
20,798
PLATELETS
1,673
PLASMA
2,171
SUPER REDS

18,204
FIRST-TIME DONORS

1,975
MOBILE DRIVE DAYS

BLOODWORKS LABS
SERVICE LABS
50,418
BLOOD COMPONENTS ISSUED

BLOODWORKS HLA TESTING
700
ENABLED SOLID ORGAN TRANSPLANTS

BLOODWORKS BIO
APHERESIS CENTER
1,129
PATIENT PROCEDURES

RESEARCH DONOR PROGRAM
368
ACTIVE RESEARCH DONORS

700
TOTAL COLLECTIONS

BLOODWORKS CORD BLOOD DONATION PROGRAM
2,242
COLLECTIONS (NHL, HLT)

189
UNITS BANNED
16
UNITS DISTRIBUTED FOR TRANSPLANTATION

171
SUCCESSFUL COLLECTIONS

1 IN 7 PATIENTS ENTERING THE HOSPITAL WILL NEED BLOOD



Strong Credit Tenants

Tenants who make a true impact on the health and welfare of the local community

Solid Mix of Tenants - Medical, Dental, Sleep, Senior Housing, Financial Services, Construction Administration and Technology



Commercial Lease Data Sheet

Lease Details - Washington

As of July 1, 2025

**Square footage is from Yardi per the lease*

Property Name	Tenant	Unit(s)	Lease Start Date	Lease Expiration	Years Occupied	Square Feet*
Vanmall Professional Campus	Dr. Jagjit Bhui, DMD dba Elite Family Dentistry	9300-100	2/26/2014	8/31/2027	11.4	2,345
Vanmall Professional Campus	Hawthorn Successor LLC	9300-101	5/10/2023	11/10/2025	2.2	2,157
Vanmall Professional Campus	Altru Home Care LLC dba New Horizons In-Home Care	9300-102	5/1/2024	8/31/2027	1.2	2,263
Vanmall Professional Campus	Geras LLC dba Family Resource Home Care	9300-202	5/17/2023	7/16/2028	2.2	1,708
Vanmall Professional Campus	Sleep Technologies Ltd	9300-203	3/19/2015	8/31/2026	10.3	1,299
Vanmall Professional Campus	Thrive Collection Services dba TCS Corp	9300-204	10/1/2017	9/30/2026	7.8	1,798
Vanmall Professional Campus	Garibov, PLLC	9300-205	12/8/2021	6/7/2032	3.6	2,350
Vanmall Professional Campus	Hawthorn Senior Living, LLC	9310-100, 9310-200	9/7/2017	8/31/2027	7.9	15,000
Vanmall Professional Campus	Bloodworks	9320-100	12/1/2006	11/30/2025	18.6	3,697
Vanmall Professional Campus	Environmental Controls	9320-101	7/14/2014	7/13/2029	11.0	2,850
Vanmall Professional Campus	Hawthorn Senior Living	9320-102	9/7/2017	n/a	7.9	817
Vanmall Professional Campus	Verosa LLC	9320-103	8/1/2019	8/31/2025	6.0	875
Vanmall Professional Campus	Hawthorn Senior Living, LLC	9320-201	9/7/2017	8/31/2027	7.9	10,238
Vanmall Professional Campus	PeaceHealth	9330-100	7/1/2023	11/30/2030	2.0	6,438
Vanmall Professional Campus	Aquawolf LLC	9330-200	2/1/2023	1/31/2026	2.4	1,868
Vanmall Professional Campus	Melissa M. Cosgrove NP, LLC dba NW Testing	9330-201	6/24/2013	6/30/2026	12.1	2,310
Vanmall Professional Campus	Melissa M Cosgrove NP LLC	9330-202	8/26/2021	8/25/2026	3.9	963
Vanmall Professional Campus	American Pacific Mortgage Corporation	9330-203	6/17/2022	9/30/2025	3.1	1,449

For complete rent roll information contact Elaine Gesik a confidentiality agreement will be required

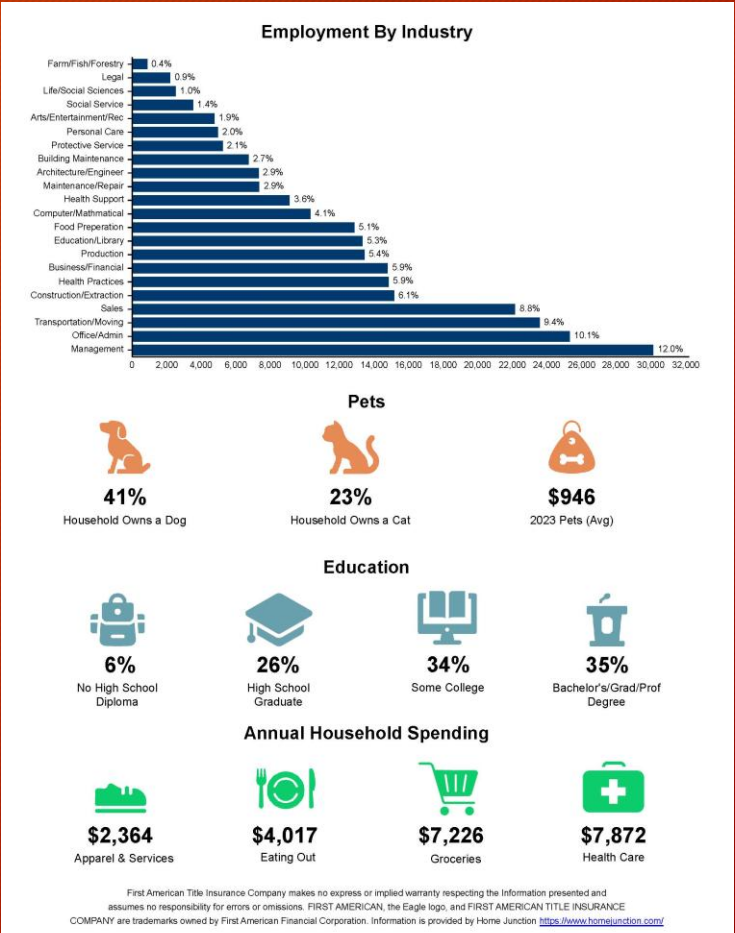
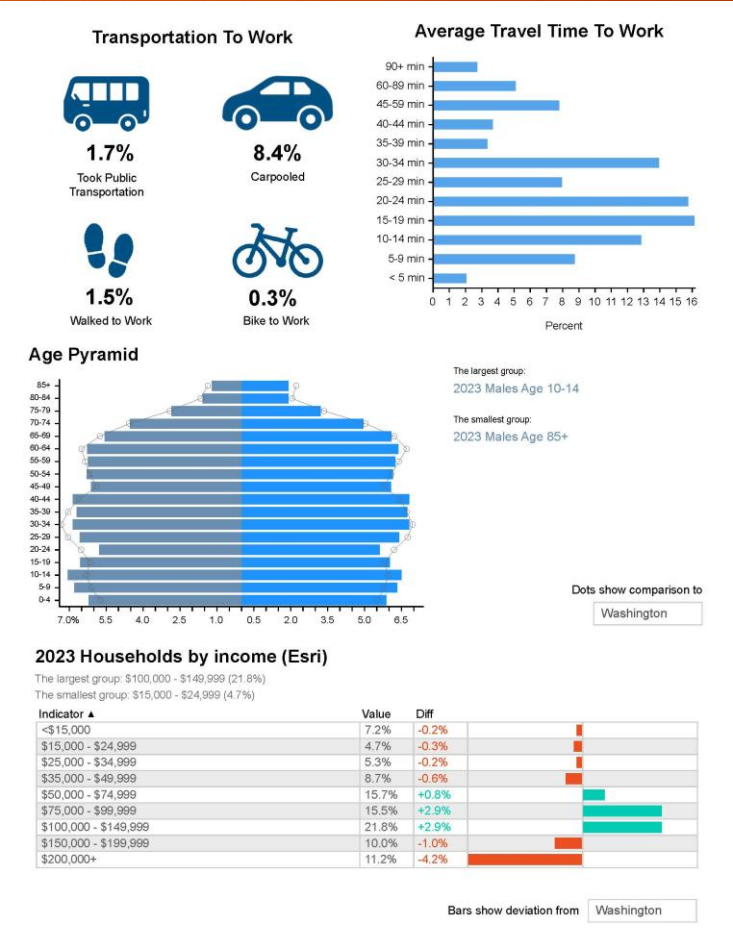
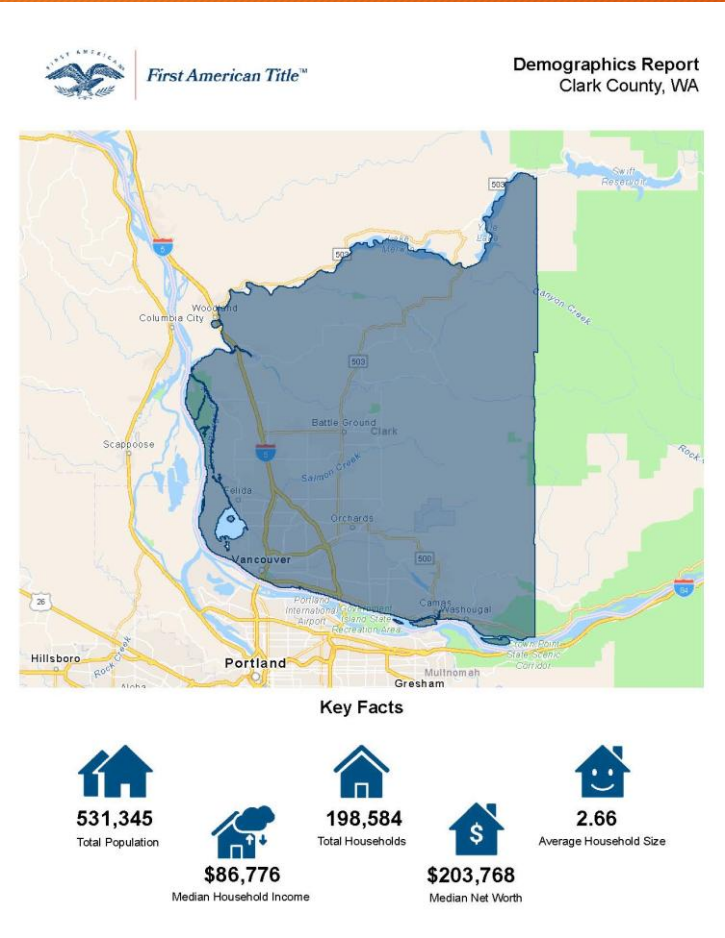
Financials

Summary Financial Results

	2024	2025	2026
Revenue	1,375,055	1,455,619	1,522,543
Operating Expenses	635,201	704,305	739,521
Net Operating Income	739,854	751,314	783,023

For complete detailed operating expense data confidentiality agreement is required contact Elaine Gesik

Demographics Clark County, WA



1, 3, 5 mile radius



Business Summary

9300 NE Vancouver Mall Dr, Vancouver, Washington, 98662
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.65869
Longitude: -122.57845

Data for all businesses in area			1 mile		3 miles				5 miles			
Total Businesses:			732		4,087				8,980			
Total Employees:			9,197		48,922				98,666			
Total Residential Population:			13,968		138,828				295,204			
Employee/Residential Population Ratio (per 100 Residents)			66		35				33			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	0.5%	17	0.2%	78	1.9%	447	0.9%	154	1.7%	879	0.9%
Construction	34	4.6%	157	1.7%	466	11.4%	3,658	7.5%	894	10.0%	6,975	7.1%
Manufacturing	9	1.2%	66	0.7%	131	3.2%	1,957	4.0%	260	2.9%	5,206	5.3%
Transportation	17	2.3%	283	3.1%	131	3.2%	1,996	4.1%	271	3.0%	3,531	3.6%
Communication	8	1.1%	46	0.5%	30	0.7%	224	0.5%	65	0.7%	719	0.7%
Utility	0	0.0%	0	0.0%	8	0.2%	57	0.1%	17	0.2%	189	0.2%
Wholesale Trade	14	1.9%	239	2.6%	172	4.2%	3,183	6.5%	300	3.3%	4,516	4.6%
Retail Trade Summary	188	25.7%	3,100	33.7%	856	20.9%	11,166	22.8%	1,724	19.2%	21,932	22.2%
Home Improvement	5	0.7%	34	0.4%	73	1.8%	716	1.5%	147	1.6%	1,217	1.2%
General Merchandise Stores	9	1.2%	629	6.8%	33	0.8%	1,345	2.7%	66	0.7%	2,515	2.5%
Food Stores	10	1.4%	79	0.9%	83	2.0%	1,508	3.1%	182	2.0%	3,779	3.8%
Auto Dealers & Gas Stations	23	3.1%	468	5.1%	118	2.9%	1,681	3.4%	193	2.1%	2,211	2.2%
Apparel & Accessory Stores	30	4.1%	375	4.1%	45	1.1%	405	0.8%	70	0.8%	514	0.5%
Furniture & Home Furnishings	10	1.4%	63	0.7%	58	1.4%	433	0.9%	117	1.3%	931	0.9%
Eating & Drinking Places	55	7.5%	1,088	11.8%	253	6.2%	3,536	7.2%	561	6.2%	7,865	8.0%
Miscellaneous Retail	46	6.3%	365	4.0%	191	4.7%	1,542	3.2%	390	4.3%	2,899	2.9%
Finance, Insurance, Real Estate Summary	109	14.9%	979	10.6%	391	9.6%	2,292	4.7%	1,000	11.1%	6,813	6.9%
Banks, Savings & Lending Institutions	22	3.0%	139	1.5%	67	1.6%	468	1.0%	185	2.1%	1,510	1.5%
Securities Brokers	14	1.9%	55	0.6%	43	1.1%	146	0.3%	131	1.5%	595	0.6%
Insurance Carriers & Agents	20	2.7%	133	1.4%	68	1.7%	341	0.7%	159	1.8%	940	1.0%
Real Estate, Holding, Other Investment Offices	53	7.2%	651	7.1%	213	5.2%	1,336	2.7%	525	5.8%	3,768	3.8%
Services Summary	289	39.5%	3,875	42.1%	1,571	38.4%	22,057	45.1%	3,624	40.4%	43,907	44.5%
Hotels & Lodging	10	1.4%	174	1.9%	16	0.4%	257	0.5%	44	0.5%	671	0.7%
Automotive Services	12	1.6%	45	0.5%	165	4.0%	731	1.5%	293	3.3%	1,375	1.4%
Movies & Amusements	13	1.8%	209	2.3%	81	2.0%	757	1.5%	192	2.1%	1,651	1.7%
Health Services	62	8.5%	1,386	15.1%	316	7.7%	6,202	12.7%	711	7.9%	11,625	11.8%
Legal Services	9	1.2%	40	0.4%	25	0.6%	76	0.2%	141	1.6%	671	0.7%
Education Institutions & Libraries	10	1.4%	180	2.0%	84	2.1%	7,164	14.6%	187	2.1%	12,022	12.2%
Other Services	173	23.6%	1,841	20.0%	884	21.6%	6,870	14.0%	2,056	22.9%	15,893	16.1%
Government	14	1.9%	392	4.3%	41	1.0%	1,731	3.5%	112	1.2%	3,590	3.6%
Unclassified Establishments	46	6.3%	43	0.5%	215	5.3%	155	0.3%	559	6.2%	409	0.4%
Totals	732	100.0%	9,197	100.0%	4,087	100.0%	48,922	100.0%	8,980	100.0%	98,666	100.0%

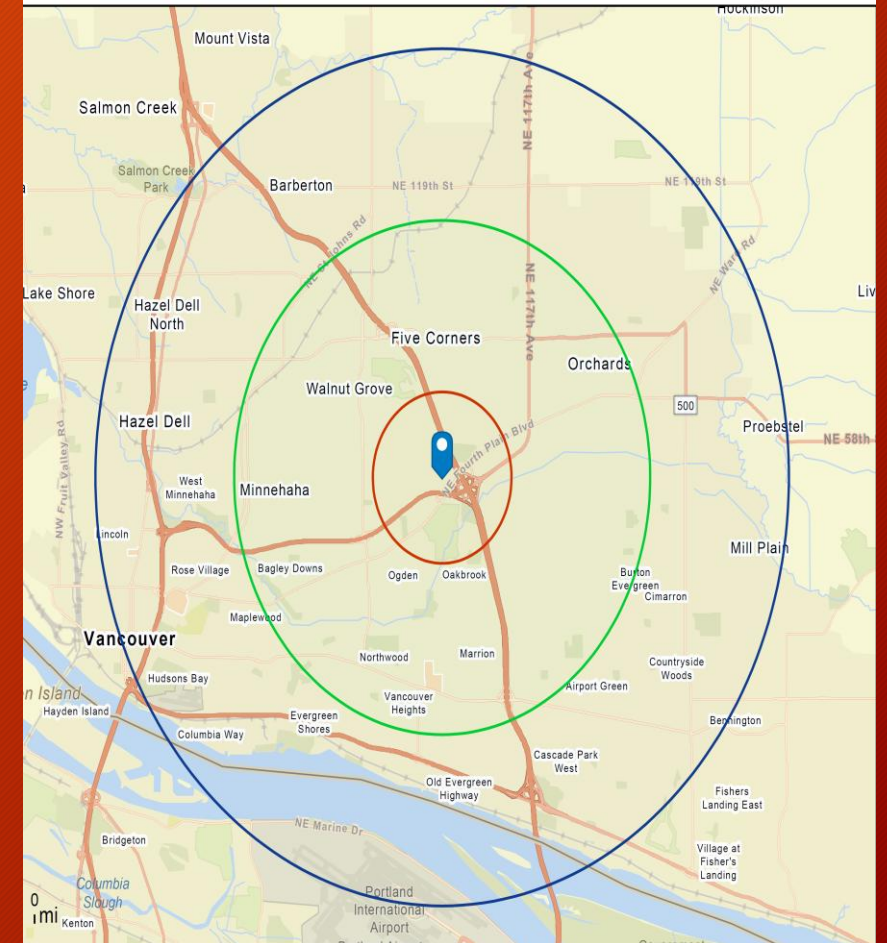
Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

June 07, 2024

9300 NE Vancouver Mall Dr, Vancouver, Washington, 98662
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.65869
Longitude: -122.57845



Don't Miss this Opportunity!

- Call Today!
- Elaine Gesik
- 503-508-4962
- egesik@1st-premier.com
- *All information deemed reliable but is subject to change. All potential buyers to complete their own due diligence. Property is being offered and sold on an "As-Is" basis.

