



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.

<https://www.peacehealth.org/news/2024-02-26/peacehealth-set-open-peacehealth-orchards-clinic-and-invites-public-open-house?print=true>



"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 Barnes
Sr. Director Marketing and Communications, Columbia Network



<https://www.peacehealth.org/news/2024-02-26/peacehealth-set-open-peacehealth-orchards-clinic-and-invites-public-open-house?print=true>

6/6/24, 2:40 PM PeaceHealth set to open PeaceHealth Orchards Clinic and invites public to open house | PeaceHealth

2023

Bloodworks Northwest annual review 2023

A TIME OF GROWTH

EVERY DAY AT BLOODWORKS NORTHEAST, 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 our Research Institute.
- 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. Together, we make an even more positive difference.

Kindly,

Curt Bailey
CURT 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 BLOOD DONATIONS **195,233** SUCCESSFUL BLOOD COLLECTIONS

BLOODWORKS TRANSFUSION SERVICE LABS **50,418** BLOOD COMPONENTS ISSUED

BLOODWORKS HLA TESTING **700** ENABLED SOLID ORGAN TRANSPLANTS

RESEARCH DONOR PROGRAM **368** ACTIVE RESEARCH DONORS

BLOODWORKS BIO **1,129** PATIENT PROCEDURES

BLOODWORKS CORD BLOOD DONATION PROGRAM **2,242** COLLECTIONS (W/HE)

189 UNITS BANKED

16 UNITS DISTRIBUTED FOR TRANSPLANTATION

All in Us **171** SUCCESSFUL COLLECTIONS

JULY 1, 2023 – JUNE 30, 2023

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

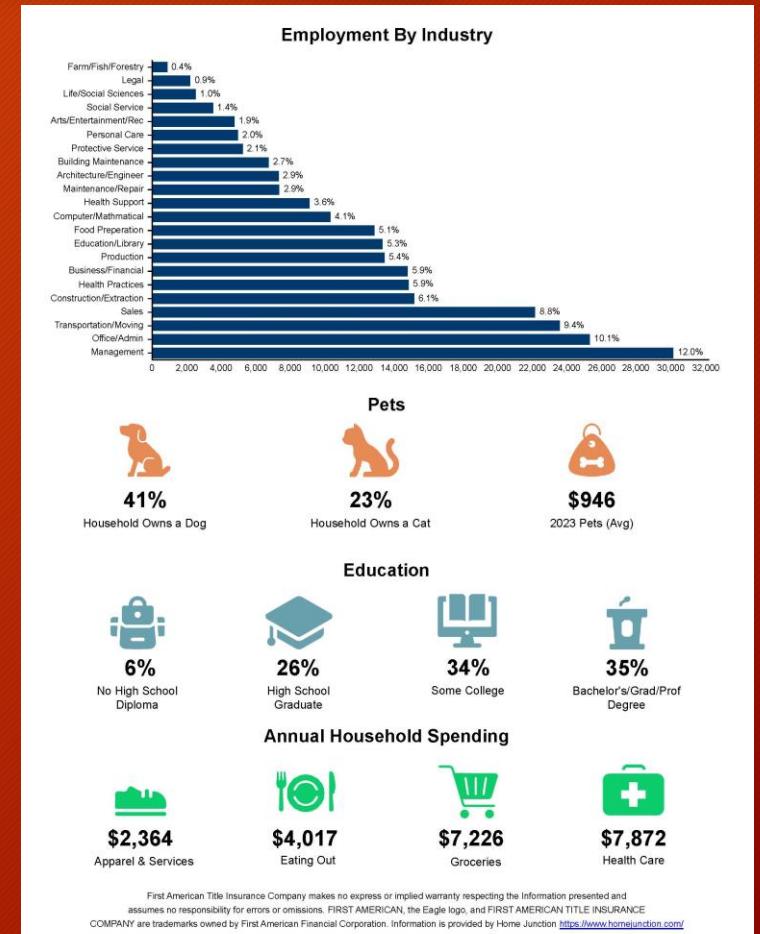
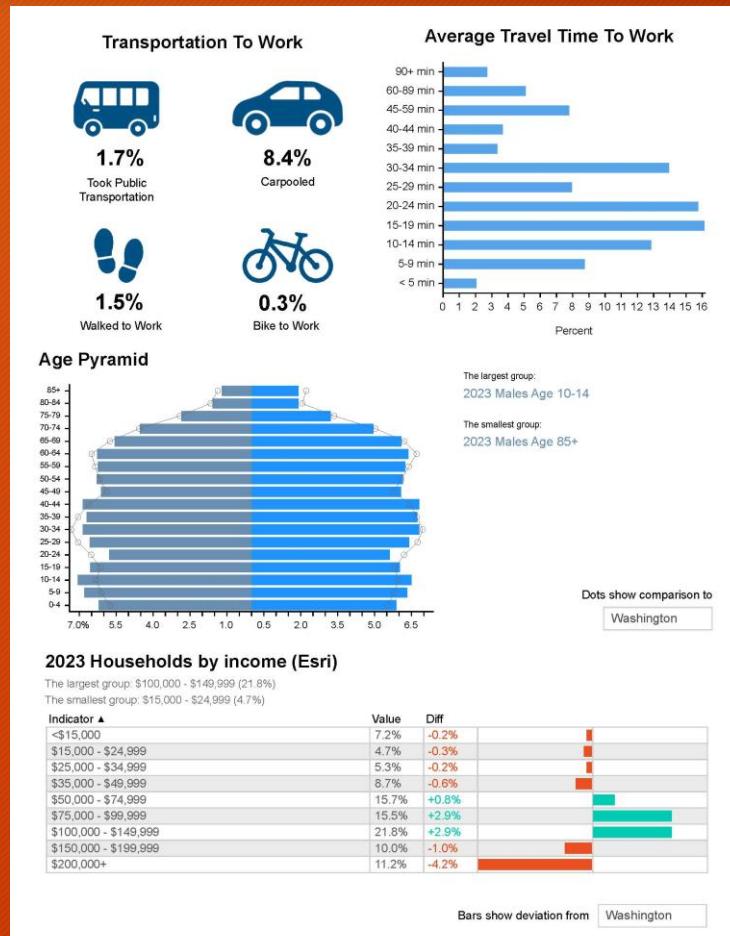
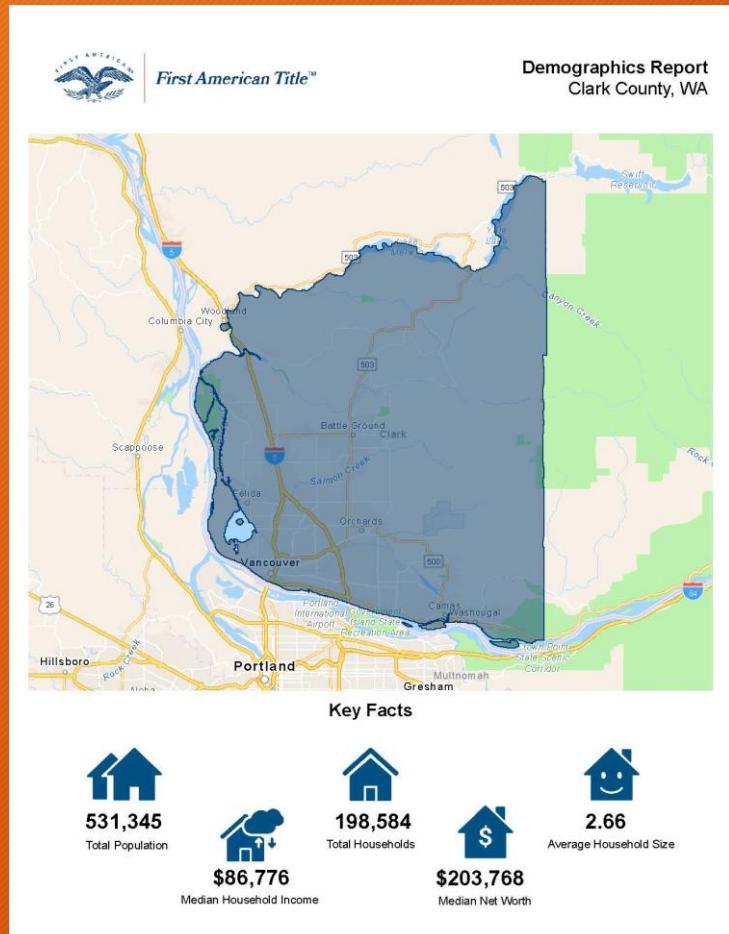
Financials

Summary Financial Results

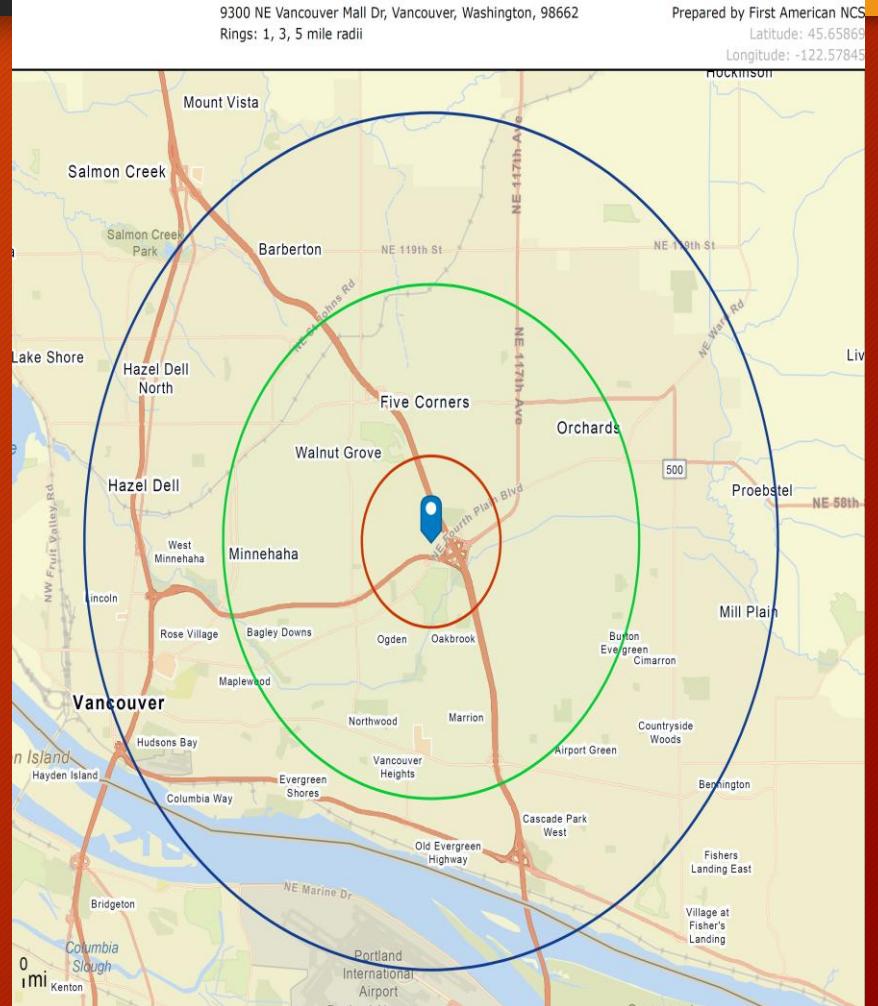
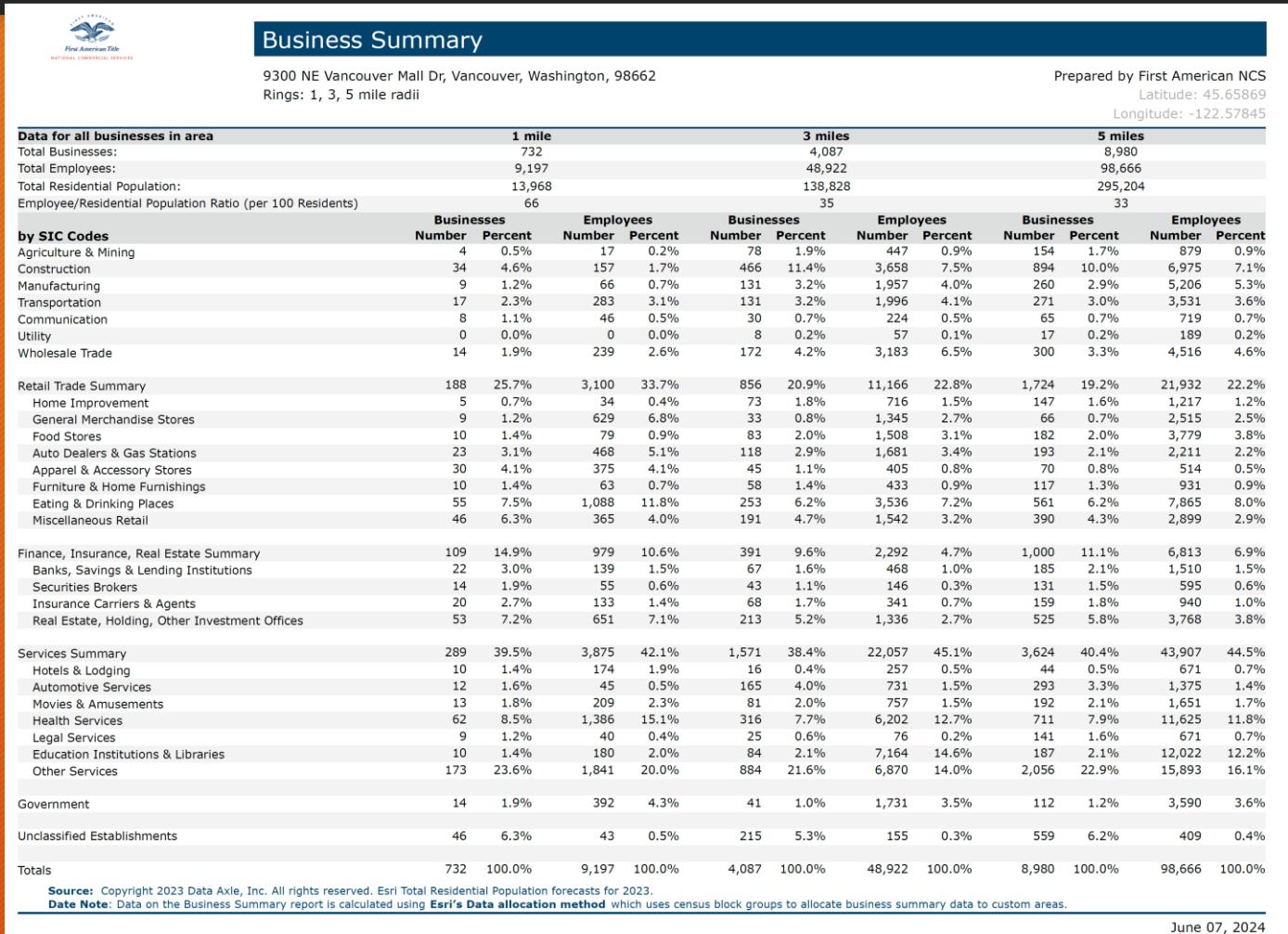
	2024	2025	2026
Revenue	1,375,055	1,455,619	1,522,543
Operating Expenses	635,201	704,305	739,521
Net Operating Income	739,854	751,314	783,023

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

Demographics Clark County, WA



1, 3, 5 mile radius



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.

